



CITY OF GLEN COVE

APPLICATION TO THE ZONING BOARD OF APPEALS
FOR AN AREA VARIANCE

1. Applicant hereby appeals to the City of Glen Cove Zoning Board of Appeals from the decision of the Building Department Director in denying a building permit for:

proposed 24 X 28 detached
Garage

2. Applicant's Name, Address and phone number are:

Kenneth Johnson 516-306-1086
3 Whitman lane Glen Cove NY 11542

3. If the Applicant is NOT the owner of record, the Applicant is (circle one):

- a. contract vendee (attached copy of contract)
OR
b. the tenant (attach copy of lease)
OR
c. prospective tenant (attach copy of conditional
lease or binding letter of intent)

4. The address of the property which is the subject of this Application is:

3 Whitman lane Glen Cove NY 11542

Nassau County Land & Tax Map designation is:

Section: 21 Block: 084 Lot: 29

City of Glen Cove Zoning District is: R4

5. Applicant became the owner of the subject property on _____

by deed dated _____ recorded in Liber _____ Page _____

6. State whether the subject premises is located within 500 feet of the boundary line of any Village or Town, of any County or State Park, of any County or State parkway, thruway, expressway, road or highway, of any County stream or drainage channel, of any County or State owned land on which a public building or institution is situated, or of any farm operation located in an agricultural district.

Yes No

7. The Petitioner requests the following relief from the Board of Appeals:

maximum height of one story of 14
proposed at 17.8. max land coverage
of 10% or 500sq ft, proposed 672sq ft.

8. The Applicant seeks variance(s) from [or challenges interpretation of] the following section(s) of the Zoning Chapter 280 :

280-59, 280-59.1

9. a. State how the granting of the relief requested will benefit the applicant and why it is necessary.

The proposed garage will provide
a protective location for cars

b. State why the requested variance(s) will not cause an undesirable change in the character of the neighborhood or a detriment to nearby properties if the application is granted.

The requested variance will not
cause any undesirable change, the
surrounding area all dwellings have
a garages or detached garages

c. State why the benefit sought cannot be achieved by some method feasible for the Applicant to pursue other than an area variance.

Proposed attached garage
would still require a variance
based off current Dwelling Setbacks

d. Describe the difference between the proposed dimensions and the Code requirement for each variance.

Proposed height of 17.8 max permitted 14
Proposed 672 SF, 500sf max permitted.

e. Explain why the requested relief will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Proposed location is already
used for parking

10. Has the subject premises been the subject of prior applications for variances, special use permits and/or subdivisions?

Yes No

If 'Yes', please describe and provide written decisions, if any, on those prior applications.

NA

11. State the names and phone numbers of any of the following licensed professionals who may appear at the public hearing representing the Applicant:

a. Attorney: _____

b. Architect: Mack Anthony Munisteri

c. Engineer: (P.E.): _____

d. Certified Planner: _____

12. If the Applicant is a corporation, the Petitioner has adopted a resolution (copy attached) authorizing the following corporate officer to act on its behalf: NA

_____	_____
Name	Title

13. The approximate dimensions in linear feet of the subject premises (lot) are as follows:

a. Width: 100 Irregular lot
b. Depth: 126.45
c. Size of lot (in acres): 0.26085859

14. Are there current violations and/or criminal charges which relate to this Application pending against the subject premises and/or the Applicant?

Yes No

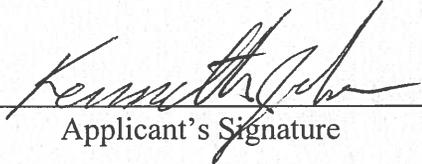
If 'Yes', please describe.

15. Does the Applicant seek to legalize a use of land and/or structures and buildings which already exist?

Yes No

16. The Applicant represents that Applicant has received a copy of the Board's Rules of Procedure and acknowledges that Applicant has complied with said Rules in all respects as the same apply to this Application.

I HAVE READ THE FOREGOING APPLICATION AND UNDERSTAND THAT ANY FALSE STATEMENT MADE THEREIN IS PUNISHABLE AS A CLASS 'A' MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE NEW YORK STATE PENAL LAW.


Applicant's Signature

Date: 9-21-20

APPLICABLE TO BUSINESSES ONLY
(continued)

SHAREHOLDERS:

ADDRESS:

Your deponent is a (General) Partner of _____,

a co-partnership (Limited Partnership) having a principal place of business at _____

comprising the following named (General) Partners, whose addresses are set opposite each partner's names:

NAME:

HOME ADDRESS:

TO BE ANSWERED BY ALL

Are any state officer(s) or any Officer(s) or employee(s) of the County of Nassau or of the City of Glen Cove or a Political Party Officer(s), interested in the favorable exercise of discretion of the Board of Zoning Appeals in the above-entitled proceeding?

* Kg NO _____ YES
(initial required)

(If yes, please complete below)

NAME	POSITION	ADDRESS	NATURE & EXTENT OF INTEREST

Kenneth Johnson

PRINT NAME (Exactly as it appears on deed, lease and/or contract)

Sworn to before me this

21 day of SEP, 2020

[Signature]
Notary Public

[Signature]
Signature

PRINT NAME (if more than one owner or applicant)

Signature

SHININGSTAR RUIZ
Notary Public, State of New York
Reg. No. 01RU6362390
Qualified in Nassau County
Commission Expires 07/31/2021

[Signature]