

CITY OF GLEN COVE
BOARD OF ZONING APPEALS
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held by the Glen Cove Board of Zoning Appeals on Thursday April 20, 2017, at 7:30 pm, at the Council Chambers, City Hall, 9 Glen Street, Glen Cove, N.Y. , when all interested persons will be given the opportunity to express their views on the following applications:

CASE # 2- 2017 131 Elm Avenue – Michele Solomita

The applicant proposes to maintain an outside rear staircase at 131 Elm Avenue, Glen Cove, N.Y. 11542 as shown on the Nassau County Land & Tax Map as Section 23, Block 56, Lot 69 with a rear yard setback of 22.9 feet when 30 feet is the minimum required setback in the R-4 Residential One – Two Family Zoning District.

CASE #3 - 2017 2 Sands Road – Michael Bellocco

The applicant proposes at 2 Sands Road Glen Cove, N.Y. 11542 as shown on the Nassau County Land & Tax Map as Section 23, Block 31, Lot 21A a one story rear addition to an existing one family dwelling providing (2) foot side yard when (10) feet are required and with lot coverage of 28.6% when 20% is the maximum permitted in the R-3A Single Family Zoning District.

CASE #4– 2017 8 Hazel Street – Anthony Macedonio

The applicant proposes the conversion of 8 Hazel Street Glen Cove, N.Y. 11542, as shown on the Nassau County Land & Tax Map as Section 21, Block H, Lot 10 from a Non-Conforming Single Family Residence to a Non-Conforming Two Family Residence in the I-2 Light Industrial Zoning District.

CASE# 5- 2017 31 Miller Street – Thomas E. Zebrowski

The applicant proposes at 31 Miller Street, Glen Cove, N.Y. 11542, as shown on the Nassau County Land & Tax Map as Section 31, Block 18, Lot 136 a first floor addition, entry vestibule and masonry steps on a non-conforming lot. Said lot has a width of 50ft when 65ft are required and a lot area of 5,050 sq.ft. when 6,500 sq.ft. are required. The additions result in a front yard setback of 11.8ft when 20 ft. are required in the the R-4 One-Two Family Zoning District.

CASE# 6 -2017 21 Jerry Lane – Frank Iglesias

The applicant proposes a finished basement at 21 Jerry Lane, Glen Cove, N.Y. 11542 as shown on the Nassau County Land & Tax Map as Section 23, Block, 57, Lot 11 having an excess Floor Area Ratio (FAR) of 6%. Proposing 4,197 sq.ft. (36%FAR) when 3,498 sq.ft. or (30% FAR) is the maximum permitted in the R-3 Quarter Acre Residential District.

Dated: April 10, 2017

BY THE ORDER OF THE BOARD OF ZONING
APPEALS OF THE CITY OF GLEN COVE
TIP HENDERSON, CHAIRMAN