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Mayor

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CITY OF GLEN COVE

City Hall
9 Glen Street
Glen Cove, NY 11542-4106

TO: BOARD OF ZONING APPEALS
FROM: ROSA RIZZO
SUBJECT: MEETING ON THURSDAY, AUGUST 18, 2016
at 7:30 p.m. AT COUNCIL CHAMBERS, CITY HALL

A. Public hearing – (see attached notice)

Case # 6- 2016 - CEDAR BROOKE PROPERTIES
38 Forest Avenue

Case # 7 -2016 - CARMINE FILIPPONE
4 Kelly Street

Cc: Mayor Reginald Spinello
John M. Chase, Esq.
Richard Summa, DBD

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, August 18, 2016, at 7:30 P.M., 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 application:

Case #6 – 2016 – CEDAR BROOKE PROPERTIES -

The applicant proposes the conversion of the rear building at 38 Forest Avenue, Glen Cove, N.Y. 11542 as shown on the Nassau County Land & Tax Map as Section 23, Block 2, Lot 239 from residential to commercial use with a property line setback of 1 foot 9 inches when 10 feet are required; with a rear yard setback of 1 foot 11 inches when 10 feet are required; and with a side yard setback of 1 foot 9 inches when 10 feet are required in the B-2 Peripheral Commercial District as per the Zoning Code of the City of Glen Cove.

Case # 7 – 2016 – CARMINE FILIPPONE –

The applicant proposes to maintain at 4 Kelly Street, Glen Cove, N.Y. 11542 as shown on the Nassau County Land & Tax Map as Section 22, Block A, Lot 410 a one story addition, garage, porch and finished basement with a rear yard setback of 0.9 feet when 30 feet are required; with a side yard setback of 0.6 feet when 10 feet are required; with a lot coverage of 37% when 25% is permitted; with a skyplane exposure violation at the rear of the property; with an interior floor area of 42.7% when 37.5% is permitted; and with 26.6% of the property paved and/or used for parking roadways or driveways where 20% is permitted in the R-4 Residential District as per the Zoning Code of the City of the Glen Cove.

Dated: August 3, 2016

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