

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEALS

NEW CASES APRIL 22, 2009

APPEAL # 18605 - Andrew & Dara Cefaloni/Andreas Letkovsky, AIA, variance 70-50(C) to permit the erection of a single family dwelling into the required average front yard setback; S/side #155 Sperry Blvd., 347.58' W/of Sperry Ct., New Hyde Park, Sec. 8, Blk. 347, Lot 33, R-C District.

APPEAL #18606 - Thomas Koshy/Michael Squicciarini, R.A, variance 70-100.1C to permit maintenance of a detached garage in rear yard with insufficient side yard setback; N/side #29 Third St., 378' W/of Central Ave., Garden City Park, Sec. 9, Blk. 241, Lots 369-370, R-C District.

APPEAL #18607 - Darlene Williams/ William Cook, AIA, variances 70-40.C & 70-101.B to permit alteration & addition to a single family dwelling into the required front yard setback; E/side #25 Titus Ave. 70' S/of Twelfth St., Carle Place, Sec. 10, Blk. 268, Lot 16, R-B District.

APPEAL #18608 - Caran Gormley/John Viscardi, AIA, variance 70-52 to permit maintenance of an existing A/C unit into a required rear yard setback; N/E/cor. #100 Fifth Ave. & Atlantic Ave., Garden City Park, Sec. 33, Blk. 135, Lots 2, 394, 601, R-C District.

APPEAL #18609 - Vito Lippolis/Angelo Miller, variance 70-197.A to permit the maintenance of a sign erected on the roof of a commercial building; N/side #83 Powerhouse Rd., 152.88' E/of Jefferson Ave., Roslyn Heights, Sec. 7., Blk. 47, Lot 204, B-A District.

APPEAL #18610 - Mansour Zarabi, variances 70-22.3A & 70-19.C to permit the maintenance of a new single family dwelling exceeding the permitted floor area & within the sky plane exposure; S/side #54 Arbor La., 302.74' W/of Schoolhouse La., Roslyn Heights, Sec. 9, Blk. 543, Lot 17, R-AA District.

APPEAL # 18611.A - Daniel Ostad/Merrivale Bldr's, LLC, variances 70-26, 70-32.7 & 70-31.BP to permit the maintenance of a new single family dwelling exceeding the maximum ridge height, exceeding the minimum drive-way slope requirement for an attached garage & the installation of an A/C unit into the side yard; W/side #26 Merrivale Rd., 81.17 N/of Dorset Rd., Great Neck; Sec. 2, Blk. 91, Lot 14, R-A District.

APPEAL # 18611.B - Daniel Ostad/Merrivale Bldr's, LLC, variances 70-26, 70-32.7 & 70-31.B to permit the maintenance of a new single family dwelling exceeding the maximum ridge height, exceeding the minimum drive-way slope requirement for an attached garage & the installation of an A/C unit into the side yard; S/W/cor. #26B Merrivale Rd. & Dorset Rd., Great Neck; Sec. 2, Blk. 91, Lot 15, R-A District.

APPEAL #18612 - 2001 Marcus Ave., LLC & Bldg. 1031 LLC, variance 70-103.A&B & 70-177 to permit the proposed conversion of an existing general office building for use as a medical office building with insufficient off-street parking; parking stalls of insufficient dimension & with parking within the required front yard setback; S/side #2001 Marcus Ave., 249.5' W/of New Hyde Park Rd., New Hyde Park, Sec. 8, Blk. B-18, Lot 304 & 340, I-A District.

ADJOURNED CASE APRIL 22, 2009

APPEAL #18478 - Hog Lady Holding Co., LLC/David Pollack, variance 70-202.1.C & D to permit construction of a retaining wall not in compliance with the code, in respect to height & setbacks; N/side #151 Haven Ave., 369.67 S/of Pine St., Port Washington, Sec. 5, Blk. 101, Lot 401, R-C District.