

VILLAGE OF LAUREL HOLLOW BOARD OF ZONING APPEALS  
AREA VARIANCE FINDINGS AND DECISION

A public hearing of the Board of Zoning Appeals was held in the Village Hall, Village of Laurel Hollow, on October 25, 2017 at 7:30 p.m. relative to the following matter:

Applicant: Gregory & Nicolle DeRosa On behalf of: \_\_\_\_\_

Property Located at: 31 Woodfield Court, Laurel Hollow

Sec. 14 Blk. A Lot(s) 1127

Zoning District: Residential Case #: ZV11-2017

Requirement for which Variance is requested: Maximum permitted floor area ratio shall be .090  
**Proposed F.A.R. = .094**

Applicable Section(s) of Chapter 145-5(D)(4)

At said hearing the Board considered the following factors and made determinations as stated.

1) Will an undesirable change be produced in the character of the neighborhood or be a detriment to nearby properties?  
yes \_\_\_\_\_ no X Reason: The proposed additions fit in with the character of the area.

2) Can the benefit sought by the applicant be achieved by a feasible alternative to the variance?  
yes X no \_\_\_\_\_ Reason: The additions can be reduced in size but the facts of this case support approval of the relief request.

3) Is the variance requested substantial?  
yes \_\_\_\_\_ no X Reason: The relief requested is de minimus.

4) Will the variance have an adverse impact on the physical or environmental conditions in the neighborhood?  
yes \_\_\_\_\_ no X Reason: See #1 and #2 above.

5) Is the alleged difficulty self-created?  
yes X no \_\_\_\_\_ Reason: However, on the facts of this case, approval of the application is nonetheless appropriate.

The Board of Appeals, after taking into consideration the above five factors, finds that:

The benefit to the applicant does not outweigh the detriment to the Neighborhood or community and therefore the variance requested is denied.

X The benefit to the applicant does outweigh the detriment to the neighborhood or community, and the Board of Zoning Appeals further finds that variances of maximum permitted F.A.R. of Sections: **145- 5(D)(4)** of the Zoning Code is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community because no adverse consequences will result to the surrounding area.

and for these reasons the variance is granted with conditions as indicated.

CONDITIONS: The Board of Zoning Appeals finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

**Condition #1:** N/A

Adverse impact to be minimized: \_\_\_\_\_

**Condition #2:** \_\_\_\_\_

Adverse impact to be minimized: \_\_\_\_\_

**Condition #3:** \_\_\_\_\_

Adverse impact to be minimized: \_\_\_\_\_

INCORPORATED VILLAGE OF LAUREL HOLLOW  
APPROVED / BZA

These plans were approved by the Board of Appeals of the Incorporated Village of Laurel Hollow. **This is not a permit.**

**Applicant must now submit any and all additional documentation required by the Building Inspector in order to obtain a permit in a timely manner.**

ZV11-2017

10/25/2017

Case #

Date

Signature, Chairman, BZA

Record of Vote on Motion as stated above:

**Motion to Approve by Member Burkett  
Seconded by Member Lebedin**

<u>Member Name</u>	<u>Aye</u>	<u>Nay</u>
<b>Chairman Mohr</b>	<b>X</b>	
<b>Member Blumin</b>	<b>Excused</b>	
<b>Member Kaufman</b>	<b>Excused</b>	
<b>Member Burkett</b>	<b>X</b>	
<b>Member Lebedin</b>	<b>X</b>	