

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 August 15, 2017 at 7:30 p.m. relative to the following matter:

Applicant: Neal M. Wechsler, PC On behalf of: Colin Williams-Hawkes

Property Located at: 48 Springwood Path, Laurel Hollow

Sec. 14 Blk. A Lot(s) 1057

Zoning District: Residential Case #: ZV4-2017

Requirements for which Variance is requested: 1)accessory building to have less distance from front lot line as the principal building; 2)accessory building to exceed 25% of principal building; 3)accessory building to exceed 1000 square feet; 4)accessory building shall not have heating system; & 5)accessory building will not be used exclusively to accommodate caretakers.

Applicable Sections of Chapter 145-5(B)(2); 145-5(A)(1)(c); & 145-5(E)(3)(d)(1)

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 Reason: The request is extreme and will essentially create two principal buildings on one parcel.

2) Can the benefit sought by the applicant be achieved by a feasible alternative to the variance?

yes no Reason: The existing accessory building is sufficient for the proposed use.

3) Is the variance requested substantial?

yes no Reason: The dimensional relief sought is excessive and cannot be approved on the facts presented.

4) Will the variance have an adverse impact on the physical or environmental conditions in the neighborhood?

yes no Reason: See #1 above.

5) Is the alleged difficulty self-created?

yes no Reason: The applicant acquired the property with full knowledge of its limitations.

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

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

The benefit to the applicant does outweigh the detriment to the neighborhood or community.

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: _____

Adverse impact to be minimized: _____

Condition #2: _____

Adverse impact to be minimized: _____

Condition #3: _____

Adverse impact to be minimized: _____

**INCORPORATED VILLAGE OF LAUREL HOLLOW
DENIED / BZA**

ZV4-2017 10/25/2017 Russell A. Mohr
Case # Date Signature, Chairman, BZA

Record of Vote on Motion as stated above:

**Motion to Deny by Member Lebedin
Seconded by Chairman Mohr**

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