

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 & October 25, 2017 at 7:30 p.m. relative to the following matter:

Applicant: James Murphy, Esq On behalf of: Christopher Bragoli

Property Located at: 1216 Moore's Hill Road, Laurel Hollow

Sec. 26 Blk. C Lot(s) 2154

Zoning District: Residential Case #: ZV7-2017

Requirement for which Variance is requested: total surface coverage to exceed 20% of lot Area: 27.0% is proposed and 23.0% is existing

Applicable Section(s) of Chapter 145-5(A)(1)(d)

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: Elimination of the proposed tennis court and installation of substantial landscaping created a proposal suitable for the area.

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

yes no Reason: Installation of a swimming pool necessitated relief from surface coverage limitations.

3) Is the variance requested substantial?

yes no Reason: See #1 and #2 above.

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

yes no Reason: See #1 and #2 above.

5) Is the alleged difficulty self-created?

yes no Reason: However, on the facts of this case, approval of the application is 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 a variance of **surface coverage** of Section: **145- 5(A) (1)(d)** 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 impacts will result.**

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.**

ZV7-2017

10/25/2017

Russel A. Mohr

Case #

Date

Signature, Chairman, BZA

Record of Vote on Motion as stated above:

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

Member Name	Aye	Nay
Chairman Mohr	X	
Member Blumin	Excused	
Member Kaufman	Excused	
Member Burkett	X	
Member Lebedin	X	