

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 March 19, 2019 at 7:30 p.m. relative to the following matter:

Applicant: Vincent J. Amato On behalf of: himself

Property Located at: 38 Vista Drive, Laurel Hollow

Sec. 25 Blk. 64 Lot(s) 17

Zoning District: Residential Case #: ZV6-2018

Requirement for which Variance is requested: maximum permitted floor area ratio to be greater than 0.09. Proposed F.A.R. = 0.1032

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 Reason: The portions of the dwelling causing the need for the relief sought will not be visible from surrounding properties.

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

yes no Reason: But on the facts of this case, denial is not mandated.

3) Is the variance requested substantial?

yes no Reason: The relief sought is reasonable under the specific facts of this case.

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

yes no Reason: See #1 and #3 above.

5) Is the alleged difficulty self-created?

yes no Reason: See #2 above.

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 floor area ratio 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 adverse effects will not result to surrounding properties.

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 / BZA

Majority vote not obtained. No action taken.

ZV6-2018

3/19/2019

R.A.M.L.
Signature, Chairman, BZA

Case #

Date

Record of Vote on Motion as stated above:

Motion to Approve by Member Parziale
Seconded by Chairman Mohr

Member Name	Aye	Nay
Chairman Mohr	X	
Member Blumin	Excused	
Member Kaufman	Abstain	
Member Parziale	X	
Member Lebedin	Abstain	

INC VLG OF LAUREL HOLLOW
Filed in the Office of the
Village Clerk on the 18
day of April, 2019
Signed: Nancy Lopez
Print: Nancy Lopez