

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

**Setback**

A public hearing of the Board of Zoning Appeals was held in the Village Hall, Village of Laurel Hollow, on 4/17/2019 at 7:30 pm relative to the following matter:

Applicant: Michael Rant On behalf of: Eugene and Mary Buccellato

Property Located at: 143 Stillwell Lane, Laurel Hollow, NY 11791

Sec. 14 Blk. 14 Lots 19, 20

Zoning District: Residential Case #: ZV4-2019

Requirement for which Variance is requested: proposed accessory structure is not set back at least 40 ft. from every lot line not abutting a street; proposed side yard setback for lower patio=35.6 feet.

Applicable Section(s) of Chapter 145-5(B)(2)

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 proposed structure will be adequately screened and will not adversely impact surrounding properties.

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

yes  no  Reason: However, under the facts of this case, the relief sought is appropriate.

3) Is the variance requested substantial?

yes  no  Reason: However, under the facts of this case, denial is not mandated.

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

yes  no  Reason: Adequate visual screening will be provided to eliminate visual impacts.

5) Is the alleged difficulty self-created?

yes  no  Reason: See #3 above.

