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

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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. <u>14</u> Blk. <u>14</u> Lots <u>19, 20</u>						
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.						
Will an undesireable change be produced in the character of the neighborhood or be a detriment to nearby properties?     yes no _X 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 X no Reason: However, under the facts of this case, the relief sought is appropriate.						
3) Is the variance requested substantial?  yes X 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 _X Reason: <u>Adequate visual screening will be provided to eliminate</u> visual impacts.						
5) Is the alleged difficulty self-created?  yes <u>X</u> no Reason: <u>See #3 above.</u>						

The Board of Appeals, after taking into consideration the above five factors, finds that:							
	t to the applicant does not or ore the variance requested		iment to the Neighborhood or community				
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 accessory structure not set back 40' from lot lines not abutting a street of Sections: 145-5(B)(2) 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 impacts have been							
mitigated to the	maximum extent practica	able.					
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:	Zoning Appeals with a mi	nimum height of	ngs and screening suitable to Board o 8 to 10 feet at planting in order to screer ane and from adjoining properties.				
Adverse impact to be minimized: Visual impacts from Stillwell Lane and adjoining properties							
Condition #2:							
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.							
	ZV4-2019	4/17/2019	(K-t.4-				
	Case #	Date	Şignature, Chairman, BZA				
Record of Vote or	n Motion as stated above:	<u>Member Na</u> Chairma	ime <u>Aye Nay</u>				
Motion to Approve by Member Parziale Seconded by Member Kaufman		Member Member Ka Member F	Blumin X aufman X Parziale X				
INC VLG OF THE Filed in the C Village Clerk of TUA	on the 13	Member L	_ebedin <u>X</u>				