

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: James M. Murphy On behalf of: David and Kristina Jacobson

Property Located at: 1314 Ridge Road, Laurel Hollow, NY 11791

Sec. 26 Blk. C Lots 254, 256

Zoning District: Residential Case #: ZV6-2019

Requirement for which Variance is requested: existing accessory structures are not set back at least 40 ft. from lot lines not abutting a street; Generator rear yard setback=13.5; Frame shed side yard setback=20.6; & Frame shed rear yard setback=11.6'

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 structures to be maintained have existed for an extended period of time with no adverse impact.

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

yes no Reason: Relocation of the structures, on balance, is not mandated on the facts of this case.

3) Is the variance requested substantial?

yes no Reason: See #1 above.

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: However, on the facts of this case, approval 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 variances of accessory structures 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 approval will not result in adverse Impacts 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: Installation of adequate evergreen screening on the easterly, westerly and southerly sides of the shed to the satisfaction of the Board of Zoning Appeals. The applicant shall submit a revised drawing depicting proposed screening

Adverse impact to be minimized: Visual impacts from the shed structure.

Condition #2: Screening as currently exists will be maintained surrounding the generator.

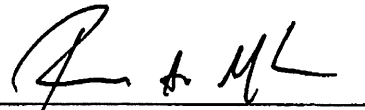
Adverse Impact to be minimized: Visual impacts from the generator.

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.**

ZV6-2019
Case #

4/17/2019
Date


Signature, Chairman, BZA

Record of Vote on Motion as stated above:

**Motion to Approve by Member Parziale
Seconded by Member Kaufman**

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

INC VLG OF LAUREL HOLLOW
Filed in the Office of the
Village Clerk on the 13
day of JUNE 2019
Signed: Nancy Pepper
Print: Nancy Pepper

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

Garage 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: James M. Murphy On behalf of: David and Kristina Jacobson

Property Located at: 1314 Ridge Road, Laurel Hollow, NY 11791

Sec. 26 Blk. C Lots 254, 256

Zoning District: Residential Case #: ZV6-2019
Requirement for which Variance is requested: existing accessory structure having a building area of more than 500 square feet is not set back at least 50 ft. from every lot line not abutting a street; existing side yard setback of garage=40.5'

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 structures to be maintained have existed for an extended period of time with no adverse impact.

2) Can the benefit sought by the applicant be achieved by a feasible alternative to the variance?
yes no Reason: Relocation of the structures, on balance, is not mandated on the facts of this case.

3) Is the variance requested substantial?
yes no Reason: See #1 above.

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: However, on the facts of this case, approval 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 variances of accessory structures not set back 50' 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 approval will not result in adverse impacts 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:

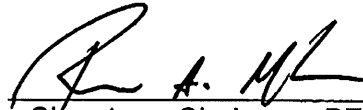
INCORPORATED VILLAGE OF LAUREL HOLLOW
APPROVED / BZA

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.

ZV6-2019

4/17/2019



Case #

Date

Signature, Chairman, BZA

Record of Vote on Motion as stated above:

**Motion to Approve by Member Parziale
Seconded by Member Kaufman**

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

INC VLG OF LAUREL HOLLOW

Filed in the Office of the
Village Clerk on the 13
day of JUNE, 2019
Signed: Nancy Popper
Print: Nancy Popper