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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR SEPTEMBER 18, 2024

RESIDENTIAL CALENDAR

**APPEAL #21592 - Seon Pak; 61 Manor Drive, Great Neck; Section 2, Block 109, Lot 1;
Zoned: Residence-B**

Variance from §70-40.B to construct a new home and a portico that are too close to the street (both primary and secondary front yards)

**APPEAL #21593 – Anastasios Zoitas; 147 Aldershot Ln., Manhasset; Section 3, Block 231,
Lot 1; Zoned: Residence-A**

Variance § 70-100.1.A to legalize a stationary BBQ located within a required side yard.

**APPEAL #21583 – United Cerebral Palsy Association of Nassau County; 9 Belleview Ave.,
Port Washington; Section 5, Block 81, Lot 10; Zoned: Residence-C**

Variances from §§ 70-44 & 70-208.G to convert a three family to a four-family house (not a permitted use) that is an expansion of a non-permitted use.

COMMERCIAL CALENDAR

**APPEAL #21595 - Pergament Properties; 110 Main Street, Port Washington; Section 5,
Block 81, Lot 4; Zoned: Business-B/ Residence-C**

Variance from §70-103.A(1) to construct interior alterations to convert general office space to medical office space with not enough parking on site.

**APPEAL #21596 – Fifth Avenue of Long Island Realty Associates, LLC (London Jewelers);
2044 Northern Boulevard, Manhasset; Section 3, Block 183, Lot 12; Zoned:Business-
A/Parking District**

Variance from §70-130.A to construct an addition that is too tall (exceeds the permitted height)