

**Town of North Hempstead
Board of Zoning & Appeals Regular Meeting Agenda**



Wednesday, January 22, 2025

10:00 AM

Residential Calendar

1. **APPEAL #21634 – Peter & Donna Rowlinson; 15 Lincoln Pl., Port Washington; Section 5, Block 41, Lot 7; Zoned: Residence-C**
Variances §§ 70-50(B), 70-51(B), 70-52, 70-52.3(A), 70-101(B), & 70-209(A) to construct additions to a dwelling, and to rebuild a dwelling that would be considered a new home that would be located too close to the street, too close to a side property line, too close to a rear property line, and would pierce the sky exposure plane, with a one-story porch located too close to a street, and to rebuild a home that would not be in compliance with the zoning code.
2. **APPEAL #21648 – Michael & Melissa Stolper; 59 Litchfield Rd., Port Washington; Section 5, Block 66, Lot 131; Zoned: Residence-A**
Variance § 70-29.C(1) to construct additions that would make the house too big.
3. **APPEAL #21583 – United Cerebral Palsy Association of Nassau County; 9 Belview 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.
4. **APPEAL #21653 - Ryan and Maureen Grosdidier; 39 Sandy Hollow Road, Port Washington; Section 5, Block 160, Lot 36; Zoned: Residence-C**
Variance from 70-49.C to construct additions to a dwelling that make the home too big.
5. **APPEAL #21654 – Muhammad & Malika Begawala; 46 Dogwood Rd., Albertson; Section 7, Block 305, Lot 19; Zoned: Residence-A**
Variance § 70-100.2.A. 2 to legalize a fence that is too tall.
6. **APPEAL #21655 - Malai Aziz; 97 Robby Lane, New Hyde Park; Section 8, Block 255, Lot 29; Zoned: Residence-A**
Variance from §70-100.2(A)(2) to legalize fencing located in a front yard (which is not permitted).

7. **APPEAL #21656 - Magdy & Amal Soliman; 567 Mineola Avenue, Carle Place; Section 10, Block 31, Lot 64; Zoned: Residence-C**
Variances from §70-100.2(A)(4)(b) and 70-100.2(A)(4) to construct fencing that is too tall.
8. **APPEAL #21657 – William & Elizabeth Palmer; 33 10th St., Carle Place; Section 10, Block 265, Lot 16; Zoned: Residence-B**
Variances § 70-40(C) & 70-101(B) to construct a one-story addition and portico too close to the front property line.
9. **APPEAL #21658 - Shirell Roebach; 4 Orient Court, Westbury; Section 11, Block 414, Lot 426; Zoned: Residence-C**
Variance from §70-52 to construct a deck that is too close to the rear property line.

Commercial Calendar

10. **APPEAL #21659 – 10-14 Davis Ave., LLC; 14 Davis Ave., Port Washington; Section 5, Block 132, Lot 567; Zoned: Industrial-B**
Variances § 70-212(B) & 70-192(B) to use a vacant lot for an outdoor storage area which is located too close to a front and rear property line.
11. **APPEAL #21617 - Napoleon Prime Properties LLC; 154 Mineola Avenue, Roslyn Heights; Section 7, Block G, Lot 970; Zoned: Business-B**
Variance from §70-196.J(1)(a) to construct too many signs on a wall.