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Board of Zoning Appeals

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CALENDAR FOR MAY 21, 2025

RESIDENTIAL CALENDAR

APPEAL #21490.A – Edward Probst; 52 Netz Pl., Albertson; Section 7, Block 197, Lot 94; Zoned: Residence-B

Variances from §§ 70-40.A, 70-41.A, 70-39 to construct additions too close to the front property line, too close to the side property line with not enough total side yard area, and that would make the home too big.

APPEAL #21698 - Joao Sousa; 78 Woodhollow Road, Albertson; Section 7, Block 200, Lot 20; Zoned Residence-C

Variance from §70-51.A to construct an addition with not enough total (aggregate) side yards.

APPEAL #21702 - Matt Prince; 15 Sycamore Lane, Roslyn Heights; Section 7, Block 225, Lot 23; Zoned: Residence-AA

Variance from §70-101.B to legalize a portico that is too close to the street.

APPEAL #21703 - Yaniv Lahiji (CXXVI Roslyn 1, LLC); 2 Willis Place, Greenvale; Section 20, Block 70, Lot 1; Zoned: Residence-B

Variance from §70-40.A to legalize an enclosed breezeway that is too close to the street.

RESIDENTIAL CALENDAR

APPEAL #21704 – RH361, LLC; 361-393 Willis Ave., Roslyn Heights; Section 7, Block 259, Lot 4; Zoned: Business-A/Residence-B

Appeal for determination for a conditional use from §70-126(H) or in the alternative variance from §70-34 for expansion of a parking lot into a residential area, and Variances from §§ 70-34, 70-100.1(B), 70-100.2(A)(2), 70-100.2(A)(4), 70-103(B), 70-103(M), & 70-132(A) to expand a parking lot, increase the size of a trash enclosure, and install EV charging stations where the trash enclosure is within a residential district (not a permitted use), trash enclosure too close to a rear property line, a fence in a front yard that is too tall, parking spaces that are too small, parking in a front yard, with a charging station and switch gear within a front yard.