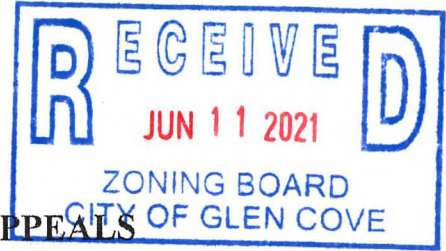


CITY OF GLEN COVE



APPLICATION TO THE BOARD OF APPEALS
FOR AN AREA VARIANCE

1. Applicant hereby appeals to the City of Glen Cove Zoning Board of Appeals from the decision of the Building Department Director in denying a building permit for:

Detached Garage

2. Applicant's Name, Address and phone number are:

Jodie Imbriano, 12 Lamarcus Ave., Glen Cove, NY 11542

(516) 637-1411

3. If the Applicant is NOT the owner of record, the Applicant is (circle one):

a. contract vendee (attached copy of contract)

OR

b. the tenant (attach copy of lease)

OR

c. prospective tenant (attach copy of conditional lease or binding letter of intent)

4. The address of the property which is the subject of this Application is:

12 Lamarcus Ave., Glen Cove, NY 11542

Nassau County Land & Tax Map designation is:

Section: 021 Block: 258 Lot: 65

City of Glen Cove Zoning District is: R-2

5. Applicant became the owner of the subject property on September 23, 2008

by deed dated 9/23/08 recorded in Liber D12437 Page 750

6. State whether the subject premises is located within 500 feet of the boundary line of any Village or Town, of any County or State Park, of any County or State parkway, thruway, expressway, road or highway, of any County stream or drainage channel, of any County or State owned land on which a public building or institution is situated, or of any farm operation located in an agricultural district.

Yes _____ No _____

7. The Petitioner requests the following relief from the Board of Appeals:

A variance to erect a detached garage which exceeds the maximum sky
exposure plane.

8. The Applicant seeks variance(s) from [or challenges interpretation of] the following section(s) of the Zoning Chapter 280 :

280-45 R

9. a. State how the granting of the relief requested will benefit the applicant and why it is necessary.

The garage cannot be built without the requested variance.

b. State why the requested variance(s) will not cause an undesirable change in the character of the neighborhood or a detriment to nearby properties if the application is granted.

The required variance will have no effect on the character of the neighborhood.

c. State why the benefit sought cannot be achieved by some method feasible for the Applicant to pursue other than an area variance.

The proposed garage cannot be placed adjacent to the house and the existing driveway without a variance.

d. Describe the difference between the proposed dimensions and the Code requirement for each variance.

It is a violation of the sky plane requirement.

e. Explain why the requested relief will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The proposed garage is not a significant structure and will have no adverse impact on the neighborhood.

10. Has the subject premises been the subject of prior applications for variances, special use permits and/or subdivisions?

Yes _____ No X

If 'Yes', please describe and provide written decisions, if any, on those prior applications.

11. State the names and phone numbers of any of the following licensed professionals who may appear at the public hearing representing the Applicant:

a. Attorney: Peter Morra, Esq. (516) 248-8111

b. Architect: Paul Russo, AIA (516) 671-5082

c. Engineer: (P.E.): _____

d. Certified Planner: _____

12. If the Applicant is a corporation, the Petitioner has adopted a resolution (copy attached) authorizing the following corporate officer to act on its behalf:

_____	_____
Name	Title

13. The approximate dimensions in linear feet of the subject premises (lot) are as follows:

a. Width: 100'

b. Depth: 226'

c. Size of lot (in acres): .5

14. Are there current violations and/or criminal charges which relate to this Application pending against the subject premises and/or the Applicant?

Yes _____ No X

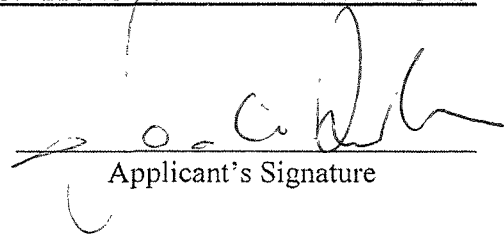
If 'Yes', please describe.

15. Does the Applicant seek to legalize a use of land and/or structures and buildings which already exist?

Yes _____ No X

16. The Applicant represents that Applicant has received a copy of the Board's Rules of Procedure and acknowledges that Applicant has complied with said Rules in all respects as the same apply to this Application.

I HAVE READ THE FOREGOING APPLICATION AND UNDERSTAND THAT ANY FALSE STATEMENT MADE THEREIN IS PUNISHABLE AS A CLASS 'A' MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE NEW YORK STATE PENAL LAW.


Applicant's Signature

Date: 6/9/2021



CITY OF GLEN COVE

City Hall
9 Glen Street
Glen Cove, New York 11542

BUILDING DEPARTMENT

Date: April 1, 2021
To: The Chairman and Members of the Board of Appeals
Application: Imbriano – Detached Garage
Address: 12 Lamarcus Avenue, Glen Cove, NY 11542
Type of USE: DETACHED GARAGE at 1 Family Residence

SECTION	BLOCK	LOT	ZONE
021	258	65	R-2

DENIED for the following reason:

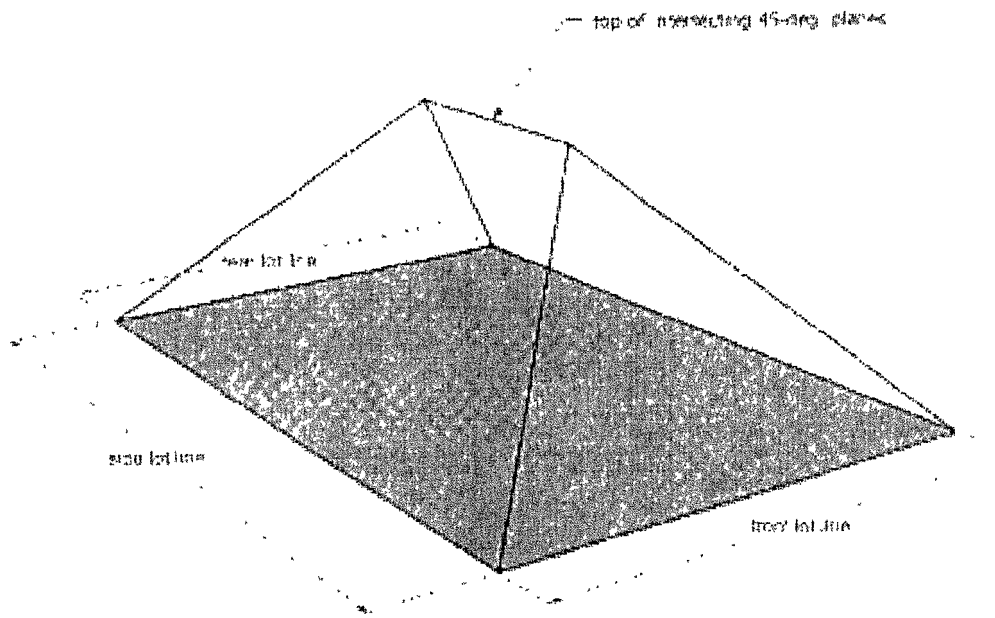
Variance 1

Pursuant to the Municipal Code of the City of Glen Cove, § 280-45 Regulations applicable to all districts.

The following regulations shall apply to all districts.

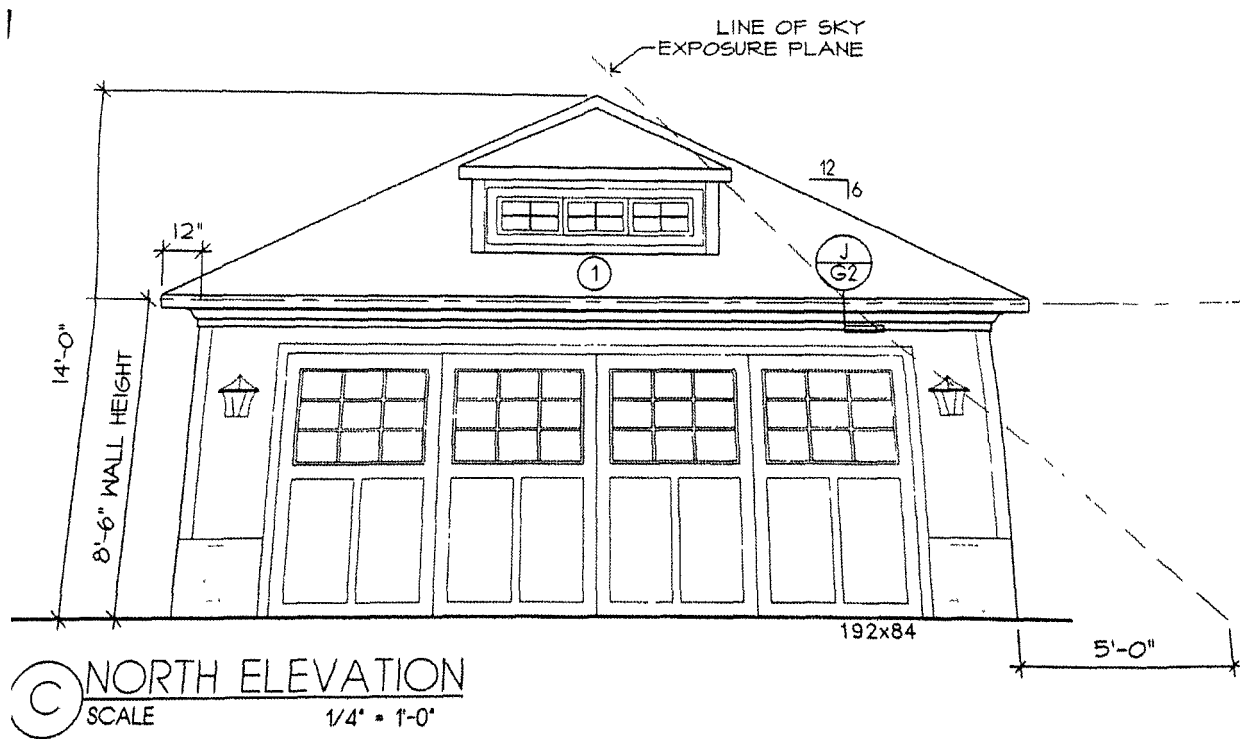
R. Sky exposure planes.

(1) In the R-1A, R-1 and R-2 Districts, no portion of any structure shall extend above a set of sky exposure planes which shall include planes measured at a forty-five-degree angle beginning from the existing natural grade of the front, side and rear lot lines. See below diagram.



COMPOSITE SKY EXPOSURE DIAGRAM

APPLICANT IS PROPOSING

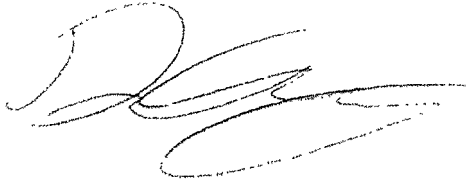


THIS IS FOR A ZONING BOARD APPLICATION ONLY. DOES NOT CONSTITUTE APPROVAL OF DRAWINGS SUBMITTED FOR CONSTRUCTION.

Please contact the Board of Appeals secretary Rosa Rizzo at 676-4448 for variance applications and requirements.

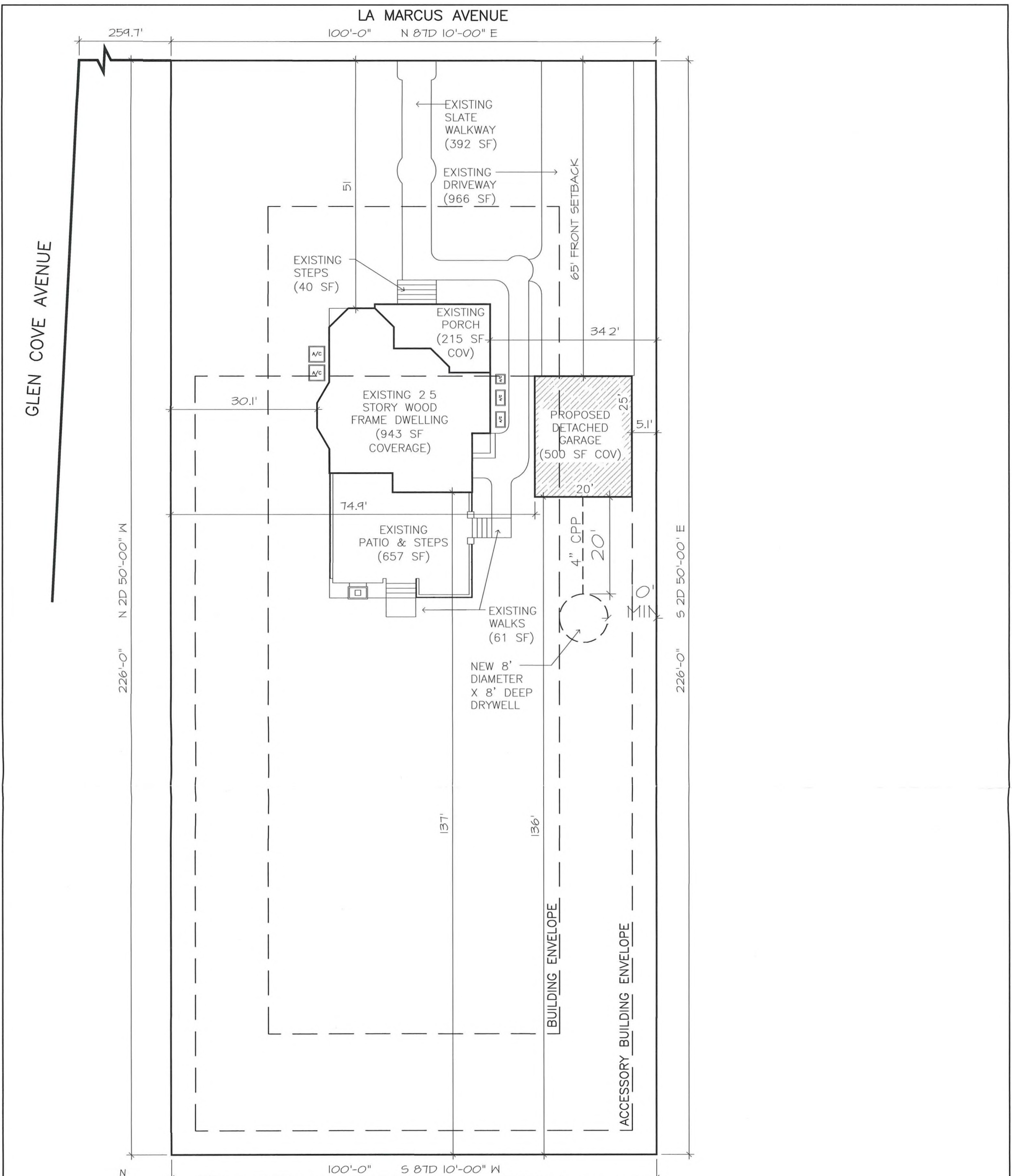
(1) Variance required	\$200.00
-----------------------	----------

Thank you,



David Jimenez

Director – The City of Glen Cove Building Department



A SITE PLAN
SCALE 1" = 20'-0"

SECTION 21
BLOCK 258
LOT 65

NOTE
THE INFORMATION USED FOR THIS PLOT PLAN WAS OBTAINED DIRECTLY FROM THE LAND SURVEY

ZONING REQUIREMENTS FOR ACCESSORY STRUCTURES IN ZONE "R-2"		
	REQUIRED	EXISTING/PROPOSED
LOT AREA	20,000 SF MIN	22,600 SF EXISTING
LOT FRONTAGE	35' MIN	100' EXISTING
LOT WIDTH	100' MIN	226' EXISTING
HEIGHT	14' MAX	14'-0" PROPOSED
STORIES	1 MAX	1 STORY PROPOSED
LAND COVERAGE	10% OR 500 SF MAX	500 SF PROPOSED
FRONT SETBACK	65' MIN	65' PROPOSED
REAR SETBACK	5' MIN	136' PROPOSED
SIDE SETBACK	5' MIN	5'1" & 74'9" PROPOSED
SKY EXPOSURE PLANE	45 DEGREE FROM ALL PROPERTY LINES	NOT COMPLAINT
TOTAL BUILDING COVERAGE	15% (3,390 SF) MAX	7.3% (1,658 SF) PROPOSED
FRONT YARD COVERAGE	40% OF 5,012 SF (2,004 SF) MAX	27.8% (1,398 SF) PROPOSED
REAR YARD COVERAGE	40% OF 13,697 (5,478 SF) MAX	5.3% (736 SF) PROPOSED

BUILDING COVERAGE
943 SF EXISTING 2 STORY DWELLING
215 SF EXISTING FRONT PORCH
500 SF PROPOSED DETACHED GARAGE
1,658 SF TOTAL LOT COVERAGE

FRONT YARD (5,012 SF AREA)
966 SF EXISTING DRIVEWAY
392 SF EXISTING WALKWAY
40 SF EXISTING FRONT STEPS
1,398 SF TOTAL FRONT YARD COVERAGE

REAR YARD (13,697 SF AREA)
61 SF EXISTING WALKWAYS
657 SF EXISTING PATIO & STEPS
18 SF REAR PORTION OF NEW GARAGE
736 SF TOTAL REAR YARD COVERAGE



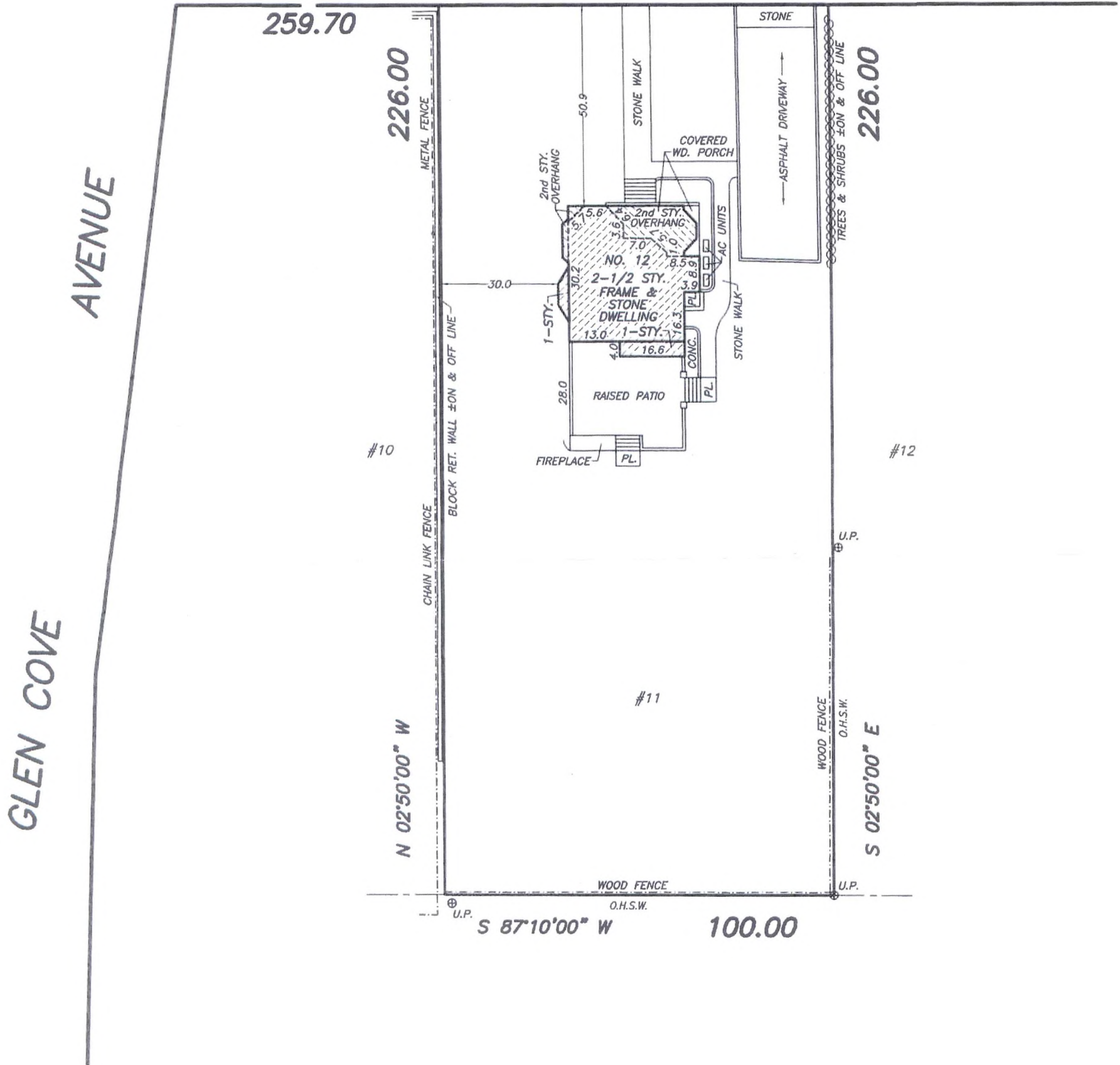
B ZONING CALCULATIONS
SCALE NTS

MAP OF PROPERTY SITUATED IN
GLEN COVE
NASSAU COUNTY, N.Y.
TAX SECT.: 21 TAX BLOCK: 258 TAX LOT(S): 65



LA MARCUS AVENUE

N 87°10'00" E 100.00



LOT 11 ON
"MAP OF THOMPSON PARK"
FILED ON NOVEMBER 1, 1910 AS MAP #50 CASE #364
SCALE: 1"=20'

SURVEYED UNDER COVER OF SNOW. ONLY VISIBLE POSSESSIONS ARE SHOWN AND LOCATED.

SURVEYED: FEBRUARY 8, 2021

UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, THE TITLE COMPANY, THE GOVERNMENTAL AGENCY AND THE LENDING INSTITUTION LISTED ON THIS SURVEY MAP. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS AND/OR SUBSEQUENT OWNERS. FENCE OFFSETS TAKEN AT POST.

ENCROACHMENTS OR VAULTS BELOW SURFACE ARE NOT SHOWN. RIGHT OF WAYS AND/OR EASEMENTS OF RECORD NOT SHOWN ON THIS SURVEY ARE NOT CERTIFIED.

OFFSETS AND DIMENSIONS HEREON ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED IN THE ERECTION OF ADDITIONAL STRUCTURES, FENCES OR OTHER IMPROVEMENTS.

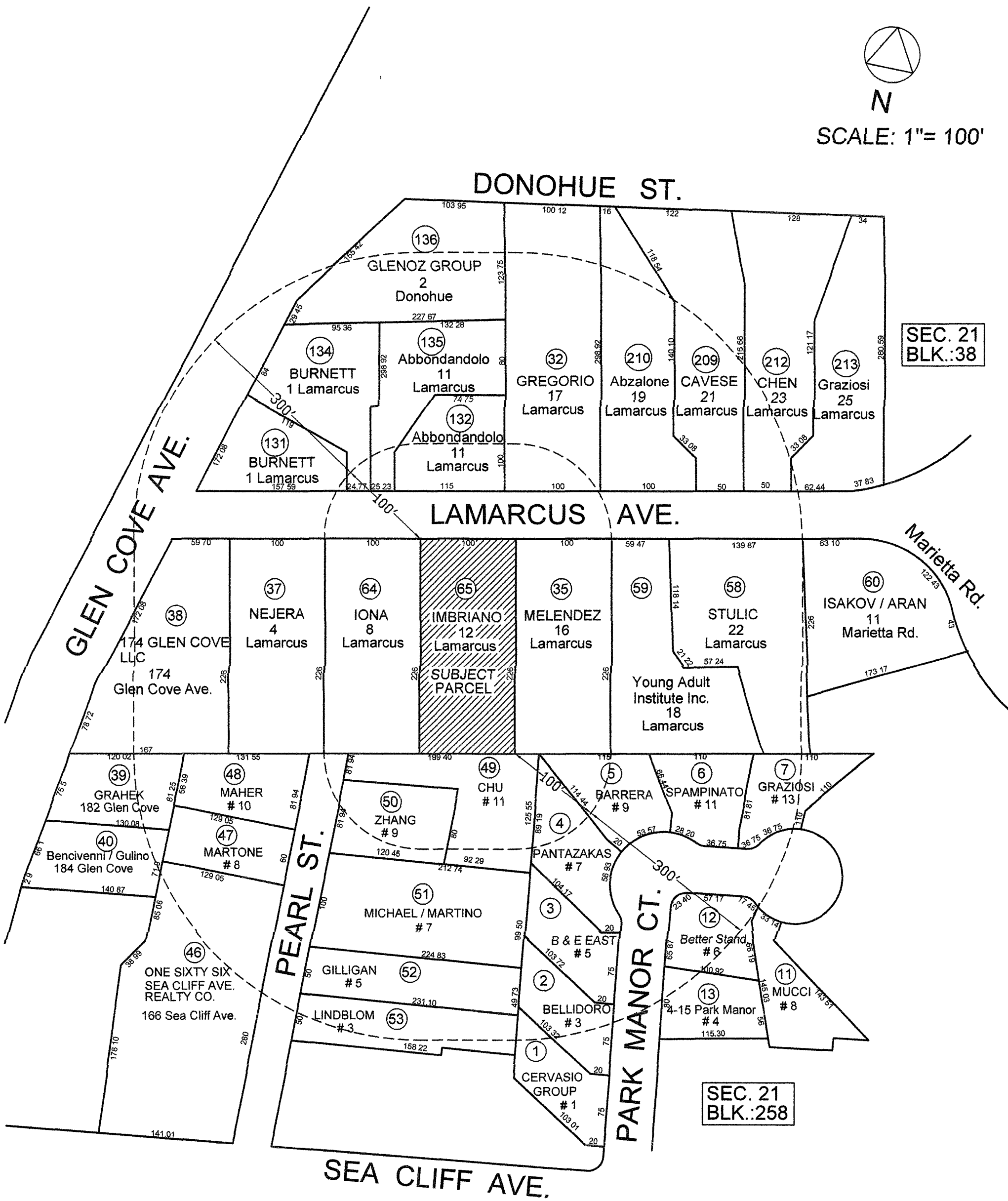
AS-BUILT SURVEY

Empire State Land Surveyor, P.C.
Frank I. Galluzzo Professional Land Surveyor
 Records of Albert A. Bianco
 Stephen J. Reid - M. Berry Carman - G. W. Haviland
 Vandewater & Lapp - Robert E. Carlin - William J. Daly
 1005 Glen Cove Avenue, Glen Head, NY, 11545
 empiresurveys@aol.com | (516)-240-6901





SCALE: 1"= 100'



<p>PROPERTY LOCATED AT 12 LAMARCUS AVE. GLEN COVE, NY 11542 SEC: 21 BLOCK: 258 LOT: 65</p>	<p>PREPARED BY: NASSAU RADIUS 516-221-0086 DATE: 5-17-2021</p>
--	--

PROPERTIES WITHIN RADIUS
OF 100- 300 FEET FROM SUBJECT PREMISES
 12 LAMARCUS AVE. Section 21 Block 258 Lot 65

MAP DESCRIPTION

SEC.	BLK.	LOT	OWNER	ADDRESS
WITHIN 100 FOOT RADIUS:				
21	258	4	PETER PANTAZAKAS	7 Park Manor Ct. Glen Cove, NY 11542
21	258	5	LUIS & MARTHA BARRERA	9 Park Manor Ct. Glen Cove, NY 11542
21	258	37	MARCIAL NEJERA	4 Lamarcus Ave. Glen Cove, NY 11542
21	258	64	RINALDO & VIVIANA IONA	17 Ralph Young Ave. Glen Cove, NY 11542
21	258	35	JOHN & RUTH MELENDEZ	16 Lamarcus Ave. Glen Cove, NY 11542
21	258	59	Young Adult Institute Inc.	460 W. 34 th ST. New York, NY 11036
21	258	49	CLIFFORD CHU	11 Pearl St. Glen Cove, NY 11542
21	258	50	XIANG ZHANG	9 Pearl St. Glen Cove, NY 11542
21	38	32	LISA & ARCANGELO GREGORIO	17 Lamarcus Ave. Glen Cove, NY 11542
21	38	131	P.O. BURNETT & L. LENETSKY	1 Lamarcus Ave. Glen Cove, NY 11542
21	38	132	FRANK ABBONDANDOLO & RINE CAPRARELLA	11 Lamarcus Ave. Glen Cove, NY 11542
21	38	134	P.O. BURNETT & L. LENETSKY	1 Lamarcus Ave. Glen Cove, NY 11542
21	38	135	FRANK ABBONDANDOLO & RINE CAPRARELLA	11 Lamarcus Ave. Glen Cove, NY 11542
21	38	210	CARMINE ABZALONE & NADA LILEIKA MARIA STANCO	19 Lamarcus Ave. Glen Cove, NY 11542
WITHIN 300 FOOT RADIUS:				
21	258	1	CERVASIO GROUP LTD	11 Sea Cliff Ave. Glen Cove, NY 11542
21	258	2	DOMINICK BELLIDORO	3 Park Manor Ct. Glen Cove, NY 11542
21	258	3	B & E EAST LLC	1670 Old Country Rd. Ste 203 Plainview, NY 11803
21	258	6	RENATO SPAMPINATO	11 Park Manor Ct. Glen Cove, NY 11542
21	258	7	ANTONIO & JOSEPHINE GRAZIOSI	20 Wolfe St. Glen Cove, NY 11542
21	258	11	HELEN MUCCI	8 Park Manor Ct. Glen Cove, NY 11542
21	258	12	BETTER STANDARDS INCORP.	72 Smith St. Glen Cove, NY 11542
21	258	13	4-15 PARK MANOR LLC	310 Forest Ave. Locust Valley, NY 11560
21	258	38	174 GLEN COVE LLC	94 VALENTINE AVE. Glen Cove, NY 11542
21	258	39	JOSEF & SUZAN GRAHEK	1 Ford Pl. Port Washington, NY 11050
21	258	40	CHRISTINA & UGO BENCIVENNI & ANNE MARIA & JOSEPH GULINO	63-45 Fitchett St. Rego Park, NY 11374

21	258	46	ONE SIXTY SIX SEA CLIFF AVE. REALTY CO.	166 Sea Cliff Ave. Glen Cove, NY 11542
21	258	47	LAWRENCE MARTONE	8 Pearl St. Glen Cove, NY 11542
21	258	48	HOWARD & CAROL MAHER	10 Pearl St. Glen Cove, NY 11542
21	258	51	E. MICHAEL & FRANCES MARTINO	7 Pearl St. Glen Cove, NY 11542
21	258	52	SARAH & EILEEN GILLIGAN	5 Pearl St. Glen Cove, NY 11542
21	258	53	RICHARD & ROBERT LINDBLOM	3 Pearl St. Glen Cove, NY 11542
21	258	58	MARIJAN & SLAVKA STULIC	22 Lamarcus Ave. Glen Cove, NY 11542
21	258	60	JOHN & RUTH MELENDEZ	16 Lamarcus Ave. Glen Cove, NY 11542
21	38	136	GLENOZ GROUP LLC	585 Stewart Ave. Suite 630 Garden City, NY 11530
21	38	209	B & R CAVESE	21 Lamarcus Ave. Glen Cove, NY 11542
21	38	212	XUE CHEN	23 Lamarcus Ave. Glen Cove, NY 11542
21	38	213	ARMANDO & CONCETTA GRAZIOSI	25 Lamarcus Ave. Glen Cove, NY 11542