



CITY OF GLEN COVE

City Hall, 9 Glen Street, Glen Cove, NY 11542

BOARD OF ZONING APPEALS

THURSDAY, SEPTEMBER 18, 2025

AGENDA

- A. PRE -BOARD MEETING - 7:00 p.m. in the First Floor Conference Room
- B. PUBLIC HEARING - 7:30 p.m. in the Main Chambers

Case # 8 – 2025 Dan & Julia de Roulet Residence – 14 Morgan Lane, Glen Cove

Application of Dan & Julia de Roulet requesting variances from Sections 280-55 R-1 One-Acre Residence District B (6) of the Glen Cove Zoning Code to construct a new basement entrance on the West side of the existing house.

The applicants are proposing a side yard setback of 9 feet 3 inches, where a minimum of 25 feet is required; the existing house is already non-conforming, with a current side yard setback of 15 feet 6 inches. The subject property is in the R-1 Zoning District and is designated as Section 23, Block 70, Lot 9B on the Land and Tax Map of Nassau County.

Case # 9 – 2025 Shore Auto Sales, Inc– 6/8 Chadwick Street, Glen Cove

Application of Shore Auto Sales, Inc for an appeal of a Stop Work Order issued for the property located at 6/8 Chadwick Street, Glen Cove, NY. The property is in the B-2 Zoning District and is designated as Section 22, Block N-1, Lot 488 on the Land and Tax Map of Nassau County.

- C. ALL OTHER BOARD BUSINESS