



CITY OF GLEN COVE

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

BOARD OF ZONING APPEALS

THURSDAY, MAY 21, 2026

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 # 3 – 2026 Olga Kovacs– 1 Mercadante Place, Glen Cove

Application of Olga Kovacs requesting variances from Sections 280-58 (B)(6) and (B)(12) of the Glen Cove Zoning Code to construct a second-floor addition with expansion over garage to an existing one-story single-family dwelling. The property is a 5,905-square-foot nonconforming lot (6,500 square feet required) with 22.7% lot coverage (20% permitted) and side yards of 2 feet 11.5 inches and 5 feet 8 inches (10 feet required). The proposed work will result in a total floor area of 2,845 square feet and an FAR of 48.2% (30% permitted). The property is in the R-3A Zoning District and is designated as Section 23, Block 42, Lot 110 on the Land and Tax Map of Nassau County.

Case # 4 – 2026 Glengariff Rehabilitation & Healthcare Center – 141 Dosoris Lane, Glen Cove

Application of Glengariff Rehabilitation & Healthcare Center seeking a variance from Section 280-54 (R-1A Two-Acre Residential District) (D)(2) of the Glen Cove Zoning Code for the renovation and enlargement of an existing 24'x24' storage garage that has been expanded by the addition of a second-floor with access stair. Construction commenced without the required permits, and a Stop Work Order is currently in effect. The garage is approximately 21'-5" in height from grade to ridge, whereas Section 280-54 (D)(2) limits accessory detached garages to one story and a maximum height of 16 feet. The property is in the R-1A Zoning District designated as Section 31, Block J, Lot 53 on the Land and Tax Map of Nassau County.

- C. ALL OTHER BOARD BUSINESS