

NOTICE IS HEREBY GIVEN that the BOARD OF ZONING APPEALS of the INCORPORATED VILLAGE OF EAST HILLS will hold a meeting and public hearings on Tuesday, September 20, 2016 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

MR. AND MRS. ANTHONY ZACHARIAS request ONE VARIANCE for the property known as 37 Tara Drive, designated as Section 19 Block 36 Lot 16 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code §271-14(A), entitled “Fences,” fences may not be located in front yards. Therefore, a variance is requested for the proposed front yard fence.

MR. AND MRS. RICHARD ORENT request a SPECIAL EXCEPTION and FIVE VARIANCES for the property known as 140 PEACH DRIVE, designated as Section 7 Block 296 Lot 29 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code §271-139(A), swimming pools require a special exception from the Zoning Board of Appeals. Pursuant to Village of East Hills Code § 271-14(A), Fences, the maximum allowable fence height is 4 feet. Pursuant to East Hills Code § 271-143(A)(3), pool enclosure fences must be erected at least five feet from the edge of the pool and at least 15 feet from any property line and Village of East Hills Code § 271-143(A)(1) requires a fence, five feet in height of the chain link type to be erected completely enclosing the pool, and permits only one gated entrance and egress. The proposed 5 foot high pool enclosure fence is located partially on the property line, is of the estate type, and has two gates, therefore variances are requested. Pursuant to Village of East Hills Code 271-23(B), accessory buildings and structures shall be located in the rear yard and shall be not less than 15 feet distant from the main building. The proposed accessory structure is 10 feet 3 inches from the house, therefore a variance is requested for 9 feet 9 inches of setback from the house.

Maps and plans regarding above applications are available for inspection at the office of the Village Clerk during the hours of 10:30 A.M. thru 3:30 P.M.

BY THE ORDER OF THE BOARD OF APPEALS
INCORPORATED VILLAGE OF EAST HILLS
Michael Kosinski, Chairman
Dated: September 7, 2016