

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 December 13, 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. AARON KATZ, request ONE VARIANCE for the property known as 65 SPRUCE DRIVE, designated as Section 7 Block 261 Lot 3 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code § 271-232, Height Setback Ratio Requirements, front yard limitations, the front elevation encroaches into the sky plane setback. Therefore a variance is requested for 1 foot of front yard height setback encroachment.

MR. AND MRS. ALAN BOCHNER request ONE VARIANCE for the property known as 175 Revere Road, designated as Section 7 Block 139 Lot 4 on the Nassau County Land and Tax Map and within the R2 district of the Village. Pursuant to Village of East Hills Code 271-43(c), Yards, the minimum rear yard setback in the R-2 district is 25 feet. The proposed setback is 19 feet. Therefore a variance is requested for a 6 foot rear yard setback encroachment.

MRS. KAREN BLACK requests a SPECIAL EXCEPTION and FOUR VARIANCES for the property known as 5 WREN DRIVE, designated as Section 19 Block 45 Lot 12 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, and 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. 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. Therefore, variances are requested for the proposed 5 foot pool enclosure fence, partially of the estate type and located within 15 feet of the property line. Village of East Hills Code § 271-143(A)(4) requires that a walkway of at least four feet in width shall be built on all sides of the pool. The proposed walkway does not comply with this requirement. Therefore, a variance is requested for the walkway.

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: November 30, 2016