

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 Thursday February 9, 2017 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. ALAN BOCHNER** request TWO VARIANCES 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. Pursuant to Village of East Hills Code 271-41, Lot coverage, the maximum permitted lot coverage is 25%. The proposed lot coverage is 28%. Therefore a variance is requested for 3% of lot coverage.

**JRJM DEVELOPMENT II, LLC** requests TWO VARIANCES for the property known as 18 LAWN DRIVE, designated as Section 7 Block 273 Lots 33 and 36 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code § 271-235, Floor Area, the maximum permitted floor area in the R1 Zone is 6,100 sf. The proposed floor area is 10,088 sf. Therefore, a variance is requested for 3,988 square feet of floor area. Pursuant to Village of East Hills Code § 271-228, Building Height, the height of residential buildings is limited to 30 feet. The proposed building height from average grade is 34.5 feet. Therefore, a variance is requested for 4.5 feet of building height.

**MR. BILLY BREITNER** requests ONE VARIANCE for the property known as 65 POPLAR DRIVE, designated as Section 7 Block 302 Lot 11 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 is encroaching into the sky plane. Therefore, a variance is requested for 1 foot 6 inches of front yard height setback encroachment.

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: January 25, 2017