

NOTICE IS HEREBY GIVEN that the BOARD OF ZONING APPEALS of the INCORPORATED VILLAGE OF EAST HILLS will hold a meeting and public hearing on Tuesday July 25, 2017 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following application:

MITCHELL DELGAIS AS AGENT FOR KENNETH HIGGINS, OWNER requests FOUR VARIANCES for the property known as 89 George Street, designated as Section 19 Block 10 and Lot 186 on the Nassau County Land and Tax Map and within the R4 district of the Village. Pursuant to Village of East Hills Code § 271-231, Height Setback Ratio, the proposed work encroaches on the required height setback ratio for the front yard and the right side yard. Pursuant to Village of East Hills Code § 271-128, Flat Roofs, flat roofs are not permitted on the second floor. Pursuant to Village of East Hills Code § 271-236(B), Exterior Wall Interruption, no front or side building walls may extend to a horizontal length of no more than 30 feet without a change or break of at least two feet. The proposed side wall is 45 feet in length without a break. Therefore variances are requested for 3 feet of front yard height setback, 5 feet of side yard height setback, a flat roof, and for 15 feet of wall without a break.

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: July 12, 2017