

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 25, 2018 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

CONTINUATION FROM AUGUST 14, 2018: SHAWN LERNER requests **FOUR VARIANCES** and a **SPECIAL EXCEPTION** for the property known as 40 BIRCH DRIVE, designated as Section 7 Block Lot on the Nassau County Land and Tax Map and within the R-1 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 East Hills Code § 271-14 (A), the maximum allowable fence height is 4 feet. Pursuant to East Hills Code § 271-143(A)(1) and §271-143(A)(3), pool enclosure fences must be five feet in height, of the chain link type, erected at least five feet from the edge of the pool, and at least 15 feet from any property line. Therefore, variances are requested for the proposed 5 foot pool enclosure fence, partially of the estate type, located five feet from the property line. Village of East Hills Code § 271-143(A)(10)(i) requires that pool equipment be located in the rear yard immediately adjacent to the house or at least 75 feet away from all other houses. The proposed pool equipment is in the rear yard not immediately adjacent to the house. Therefore, a variance is requested.

ADAM LILLING requests **ONE VARIANCE** for the property known as 15 VANAD DRIVE, designated as Section 19, Block 25, Lot 7 on the Nassau County Land and Tax Map and within the R-1 district of the Village. Pursuant to Village of East Hills Code §271-32(B), Yards, in the R-1 District, the minimum side yard setback is 15 feet. The proposed generator location does not meet the required side yard setback. Therefore a variance is requested for 6.58 feet of side yard setback.

MARAT LEMPERT requests **FOUR VARIANCES** for the property known as 15 OAKDALE LANE, designated as Section 7 Block 131 Lot 12 on the Nassau County Land and Tax Map and within the R2 district of the Village. Pursuant to Village of East Hills Code § 271-232, Front Yard Limitations, the front elevation encroaches into the required height setback ratio for the front yard. Therefore, a variance is requested for 4 feet 6 inches of front yard height setback encroachment. Pursuant to Village of East Hills Code § 271-233, Side Yard Limitations, the left side elevation encroaches into the required height setback ratio for the side yard. Therefore, a variance is requested for 4 feet of side yard height setback encroachment. Pursuant to Village of East Hills Code § 271-235, Floor Area Ratios and Maximums, the maximum floor area for this lot is 4,118.76 square feet ($11441 \times 36\% = 4118.76$). The proposed floor area is 4,161.81 square feet. Therefore, a variance is requested for 42.75 square feet of floor area. Pursuant to Village of East Hills Code 271-41, Lot Coverage, the maximum permitted lot coverage is 25%. The proposed lot coverage is 31.9%. Therefore a variance is requested for 6.9% (789.47 square feet) of lot coverage.

ADAM AND DEBORAH ZUCKER request a **SPECIAL EXCEPTION** for the property known as 20 ASH DRIVE designated as Section 7 Block 286 Lot 22 on the Nassau County Land and Tax Map and within the R1 district of the Village. Pursuant to Village of East Hills Code §271-162, Athletic courts require a special exception from the Zoning Board of Appeals.

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 12, 2018