

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 April 24, 2018 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

JRJM DEVELOPMENT II, LLC requests THREE 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 § 271-128, flat roofs are not permitted on the second floor, therefore a variance is requested for a second floor flat roof. 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 35 feet. Therefore, a variance is requested for 5 feet of building height. Pursuant to Village of East Hills Code § 271-261 a new retaining wall or single tier of a multitier wall shall not exceed four feet in height. The proposed walls are 7 feet and 9 feet high. Therefore, variances are requested for 2 feet and 4 feet of retaining wall height respectively.

DANIELLE PRADAS request ONE VARIANCE for the property known as 40 ASH DRIVE designated as Section 7 Block 286 Lots 20 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: the proposed work encroaches on the required height setback ratio for the front yard. Therefore, a variance is requested for 3 feet of front yard height setback.

JRJM DEVELOPMENT II, LLC requests A SPECIAL EXCEPTION AND THREE 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 §271-139(A), swimming pools require a special exception from the Zoning Board of Appeals. Pursuant to Village of 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, 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 partially along the property line.

VICKI AND DOUG ANMUTH request A SPECIAL EXCEPTION AND THREE VARIANCES for the property known as 160 Redwood Drive, designated as Section 7 Block 296 Lot 19 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), 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, at least 15 feet from any property line. Therefore, variances are requested for the proposed 5 foot pool enclosure fence located along the property line. 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 location is not compliant. Therefore, a variance is requested for the pool equipment location.

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: April 11, 2018