

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, October 10, 2017 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

ZACHARY AND LAUREN BLOOMGARDEN request ONE VARIANCE for the property known as 58 Starling Court, designated as Section 19 Block 46 and 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 § 271-231, Height Setback Ratio: the proposed work encroaches on the required height setback ratio for the front yard. Therefore, a variance is requested for 4 foot 6 inches of front yard height setback.

MR. AND MRS. AURI WEITZ APPEAL IN PART the May 15, 2017 Decision of the Architectural Review Board and request a SPECIAL EXCEPTION and FIVE VARIANCES for the property known as 168 Woodbine Road, designated as Section 7 Block 109 and Lot 6 on the Nassau County Land and Tax Map and within the R2 district of the Village. Pursuant to Village of East Hills Code § 271-186(16)(B), an applicant (*i.e., Mr. and Mrs. Weitz*) aggrieved by any decision of the Architectural Review Board may appeal to the Zoning Board of Appeals 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 and at least 15 feet from any property line. Therefore, variances are requested for the height, type, and location of the proposed pool enclosure fencing. Pursuant to Village of East Hills Code § 271-143(A)(6) and (7), water drained from pool shall be drained into a separate drywell with a minimum size of 8 feet diameter by 10 feet deep, the proposed new pool does not have a dedicated drywell, therefore a variance is requested. Pursuant to Village of East Hills Code § 271-143(A)(10)(i) pool equipment must be located in the rear yard immediately adjacent to the house or at least 75 feet away from all other houses. The proposed new pool equipment location is in the rear yard but within 75 feet of other houses. Therefore, a variance is requested for the new 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: September 27, 2017