

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, January 8, 2019 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York to consider the following applications:

HARRY WEINGORD requests **ONE VARIANCE** for the property known as 132 DEERPATH, designated as Section 7 Block 109 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 § 271-235, Floor Area, the maximum permitted floor area for your property is 3,998.73 sf (36%). The proposed floor area is 4,285.51 sf. Therefore, a variance is requested for 286.88 square feet of floor area.

GARRET STIER requests a **SPECIAL EXCEPTION AND THREE VARIANCES** for the property known as 95 FIR DRIVE, designated as Section 7 Block 249 Lot 43 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 (3), pool enclosure fences must be of the chain link type, and be erected completely enclosing the pool 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 fence, partially of the estate type and located along the property line.

JOSH PERLA requests a **SPECIAL EXCEPTION AND FOUR VARIANCES** for the property known as 160 Chestnut Drive, designated as Section 7 Block 273 Lot 12 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 § 271-143(A)(1), pool enclosure fences must be five feet in height. The proposed fence is 54 inches high. Therefore, a 6 inch variance is requested for fence height. Pursuant to East Hills Code § 271-143(A)(1) and (3), pool enclosure fences must be of the chain link type, must be erected completely enclosing the pool at least five feet from the edge of the pool and at least 15 feet from any property line, and must only have one gate. Therefore, variances are requested for the fence partially of the estate type, located along the property line, and having two gates.

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: December 19, 2018