

NOTICE IS HEREBY GIVEN that the BOARD OF ZONING APPEALS of the INCORPORATED VILLAGE OF EAST HILLS has scheduled a meeting and public hearings for Tuesday, April 16, 2019 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York:

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 §271-228, Building Height, the height of residential buildings is limited to 30 feet. The proposed building height from average grade is 32.37 feet and a 2.37 foot variance is requested. 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 Applicant proposes a two-tier retaining wall system with a 5 foot wall near the home and a 6 foot rear yard retaining wall. Variances are requested for the proposed retaining walls.

PAUL GANGIAN requests **VARIANCES** for the property known as 62 GLEN COVE ROAD, designated as Section 19 Block 6 Lots 79, 80 and 100 on the Nassau County Land and Tax Map and within the Business B district of the Village. Pursuant to Village of East Hills Code § 271-89(B), Off Street Parking, business or professional buildings higher than one story must provide a minimum of one delineated parking space (size 10 feet by 20 feet) for every 300 square feet of building floor area. The proposed 2,919 sf of office space requires ten parking spaces, each 10 feet by 20 feet in size. Six parking spaces, 9 feet by 18 feet in size, are proposed and variances are requested.

AARON WERTHEIM requests a **SPECIAL EXCEPTION AND THREE VARIANCES** for the property known as 75 OAK DRIVE, designated as Section 7 Block 283 Lot 11 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 Village of 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. Variances are requested for the proposed 5 foot fence, partially of the estate type and located along the property line.

AMY FISCHER requests **ONE VARIANCE** for the property known as 53 FINCH DRIVE, designated as Section 19 Block 38 Lot 23 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 construction encroaches into the required height setback ratio for the front yard along Finch Drive. Therefore, a variance is requested for 1foot 6 inches of front yard height setback encroachment.

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 3, 2019