

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, June 25, 2019 at 8:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, New York:

ANDOVER REALTY GROUP LLC requests FOUR VARINACES for the property known as 69 ANDOVER ROAD designated as Section 7 Block 142 Lot 23 on the Nassau County Land and Tax Map and within the R2 District of the Village. Pursuant to Village of East Hills Code §271-41, Lot Coverage, all buildings, including accessory buildings, shall not cover 25% of a plot. The proposed lot coverage is 31.6%. Therefore, a variance is requested for 6.5% (676 square feet) of lot coverage. Pursuant to Village of East Hills Code § 271-43(B), Side Yards, properties in the R-2 district must have a minimum side yard setback of 10 feet. The proposed right side yard setback is seven feet eleven inches. Therefore a variance is requested for two feet one inch of side yard setback encroachment. Pursuant to Village of East Hills Code § 271-43(B), Side Yards, properties in the R-2 district must have a side yard aggregate depth of 30 feet. The proposed side yard aggregate is 18.61 feet. Therefore a variance is requested for 11.39 feet of aggregate setback encroachment. Pursuant to Village of East Hills Code § 271-236(B), Exterior Wall Interruption, no front or side wall can extend to a length of more than 30 feet without a change or break of at least 2 feet. The right side wall extends to a length of 45.1 feet without a break. Therefore, a variance is requested for 15.1 feet of wall without a break for the right side wall.

CHARLES CASTRO requests ONE VARIANCE for the property known as 33 BLUEBIRD DRIVE designated as Section 7 Block 203 Lot 20 on the Nassau County Land and Tax Map and within the R2 District of the Village. Pursuant to Village of East Hills Code § 271-14(A), fences shall not exceed a height of four feet from ground level. The existing fence is 6 feet high. Therefore, a variance is requested for 2 foot of fence height.

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: June 12, 2019