

NOTICE IS HEREBY GIVEN that the BOARD OF ZONING APPEALS of the INCORPORATED VILLAGE OF EAST HILLS has scheduled a meeting and public hearings via videoconference pursuant to Governor's Executive Order 202.1 (as extended by EO 202.92) for February 23, 2021 at 5:00 PM to consider the following:

**SETH AND KIMBERLY HENSLOVITCH** request A SPECIAL EXCEPTION AND FOUR VARIANCES for the property known as 18 EAGLE LANE, designated as Section 19 Block 28 Lot 18 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to East Hills Code §271-139(A), swimming pools require a special exception from the Zoning Board of Appeals. Pursuant to 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, and must only have one gate. Therefore, variances are requested for the proposed 5 foot fence, partially of the estate type, located along the property line. Pursuant to East Hills Code §271-143(A)(4), a four foot walkway is required on all sides of the pool. A partial walkway is proposed along two sides of the pool. Therefore a variance is requested.

**MICHELLE LEVIN** requests a SPECIAL EXCEPTION AND FOUR VARIANCES for the property known as 25 CHESTNUT DRIVE, designated as Section 7 Block 195 Lot 15 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to East Hills Code §271-139(A), swimming pools require a special exception from the Zoning Board of Appeals. Pursuant to 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 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, not of the chain link type, located along the property line. Pursuant to East Hills Code §271-143(i), the pool equipment must be located at least 75 feet from neighboring homes. If the pool equipment is within 75 feet, a variance is required.

**MICHAEL SILVERMAN** requests a SPECIAL EXCEPTION and SIX VARIANCES for the property known as 165 BIRCH DRIVE, designated as Section 7 Block 276 Lot 6 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to East Hills Code §271-139(A), swimming pools require a special exception from the Zoning Board of Appeals. Pursuant to 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, and must only have one gate. Therefore, variances are requested for the proposed 5 foot fence, partially of the estate type and located along the property line. Pursuant to East Hills Code §271-23(A), Accessory buildings and uses, Accessory buildings or structures shall not occupy more than 20 percent of the rear yard. The proposed rear yard lot coverage is 26.7 percent. Therefore, a variance is requested for 6.7 percent (438 sf) of rear yard lot coverage. Pursuant to East Hills §271-142(B), the drywell must be located at least 20 feet from the proposed swimming pool. The proposed drywell is located 10 feet from the pool. Therefore, a variance is requested for 10 feet of drywell setback. Pursuant to East Hills Code §271-143(A)(2) No part of any pool shall be located within 20 feet of any property line. The proposed pool is located 10 feet from the rear property line. Therefore, a variance is requested 10 feet of rear yard setback.

**RACHEL AND LANCE STIER** request TWO SPECIAL EXCEPTIONS AND FIVE VARIANCES for the property known as 45 FIR DRIVE, designated as Section 7 Block 277 Lot 11 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to East Hills Code §271-162, where permitted, Athletic Courts require a special exception from the Zoning Board of Appeals. Pursuant to Village of East Hills Code 271-167, no part of the athletic court or any fence enclosing any part of it shall be located

within 20 feet of any rear or side lot line. The proposed athletic court is located 15 feet from the rear property line. Therefore, a variance is requested for 5 feet of rear yard setback. Pursuant to Village of East Hills Code §271-139(A), swimming pools require a special exception from the Zoning Board of Appeals. Pursuant to East Hills Code §271-143(A)(2), no part of any pool shall be located within 20 feet of any property line. The proposed pool patio is located 15 feet from the side property line. Therefore, a variance is requested for 5 feet of side yard setback. Pursuant to 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, and must only have one gate. Therefore, variances are requested for the proposed 5 foot fence, of the estate type and located along the property line.

**VIDYASEGAR VAIRAVAMURTHY** requests ONE VARIANCE for the property known as 9 SPARROW LANE, designated as Section 19 Block 33 Lot 6 on the Nassau County Land and Tax Map and in 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 9.5 feet of front yard height setback.

**NEIL AND LANA LEVINBROOK** request TWO VARIANCES for the property known as 114 WESTWOOD CIRCLE designated as Section 7 Block 145 Lot 189 on the Nassau County Land and Tax Map and in the R2 District of the Village. Pursuant to East Hills Code §271-235, Floor Area, the maximum permitted floor area for this property is 4,500 sf. The proposed floor area is 4,998 sf. Therefore, a variance is requested for 498 square feet of floor area. Pursuant to 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 1.5 feet of front yard height setback.

Due to the current health crisis the public meeting and hearings will not be held in person at Village Hall. Instead the public is welcome to observe and participate online at [www.zoom.us](http://www.zoom.us) meeting ID number 899 6485 8709, password 119526 or by phone at (929)205-6099. Additional dial in options may be found at [www.villageofeasthills.org/meetings](http://www.villageofeasthills.org/meetings). In addition, comments with respect to the applications may be submitted prior to the meeting by email to [nfuteran@villageofeasthills.org](mailto:nfuteran@villageofeasthills.org). Maps and plans regarding the below applications are available for inspection on the Village's website at [www.villageofeasthills.org/meetings](http://www.villageofeasthills.org/meetings).

BY THE ORDER OF THE BOARD OF APPEALS  
INCORPORATED VILLAGE OF EAST HILLS  
Michael Kosinski, Chairman  
Dated: February 10, 2021