

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 March 22, 2022 at 7:00 P.M. at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

(CONTINUED FROM NOVEMBER 18, 2022 MEETING) **ALAN WEINSTEIN** requests a SPECIAL EXCEPTION AND FOUR VARIANCES for the property known as 30 ORIOLE DRIVE, designated Section 7 Block 272 Lot 6 on the Nassau County Land and Tax Map and in the R1 District of the Village. By denial letter dated January 18, 2022, 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, 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 (1,420.3 sf). The proposed rear yard lot coverage is 1762 sf. Therefore, a variance is requested for 341.7 sf of rear yard lot coverage.

MOHAMMED ALAM, requests ONE VARIANCE for the property known as 390 LOCUST LANE, designated as Section 7 Block 201 Lot 62 on the Nassau County Land and Tax map and in the R District of the Village. Pursuant to Village of East Hills Code §271-23A, accessory buildings or structures shall not occupy more than 20 percent of the rear yard (5,704.4 sf for this property). The existing structures, including the new addition, have a total of rear yard lot coverage of 7,014.9 sf, and already exceed that allowable lot coverage by 1,310.5 sf. Therefore, a rear yard lot coverage variance is requested for the full size of the proposed new patio, 600 sf.

STEPHEN SALER requests ONE VARIANCE for the property known as 220 MIMOSA DRIVE, designated as Section 7 Block 299 Lot 85 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to Village of East Hills Code §271-233, Height Setback Ratio, the proposed work encroaches on the required height setback ratio for the side yard. Therefore, a variance is required for 5 feet 6 inches of side yard height setback.

SHARA AND MATTHEW MAVROSON request ONE VARIANCE for the property known as 57 LAUREL LANE, designated as Section 7 Block 114 Lot 79 on the Nassau County Land and Tax Map and in the R2 District of the Village. Pursuant to Village of East Hills Code §271-41, Accessory buildings, in the R-2 district a side yard setback of 10 feet must be maintained for accessory buildings and equipment. The proposed generator is 7 feet 6 inches from the side property line. Therefore, a variance is requested for 2 feet 6 inches of side yard setback.

ANTHONY AND JODI ZACHARIAS request a SPECIAL EXCEPTION and EIGHT VARIANCES for the property known as 37 TARA DRIVE designated as Section 19 Block 36 Lot 16 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 Village of East Hills Code §271-14(A), Fences, no fences are permitted to be erected within the front yard. Therefore, a variance is requested for the proposed front yard fence along the property line on Flamingo Road. 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 located along the property line. Pursuant to Village of East Hills Code §213-1, all accessory equipment must be located in the side or rear yard. The proposed location of the proposed pool equipment and proposed relocation of existing air conditioning units and relocation of the existing generator is to the front yard (Flamingo

Road side). Therefore, variances are requested for the proposed front yard location of the pool equipment, and relocated air conditioning units and generator. Pursuant to East Hills Code §271-23(A), Accessory buildings and uses, all accessory buildings, structures, and equipment shall not occupy more than 20 percent of the rear yard (1,084.59 sf for this property). The proposed rear yard lot coverage is 2,680.5 sf. Therefore, a variance is requested for 1,595.91 sf of rear yard lot coverage. Pursuant to East Hills §271-30, Lot coverage, All buildings, structures and equipment shall not cover more than 25 percent of the area of the plot (4,047.25 sf for this property). The proposed total lot coverage is 5,588.6 sf. Therefore, a variance is requested for 1,541.35 sf total lot coverage.

OLGA FRIEDMAN requests A SPECIAL EXCEPTION AND SEVEN VARIANCES for the property known as 75 FIR DRIVE designated as Section 7 Block 249 Lot 41 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 five feet high, 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 have only one gate. Therefore, variances are requested for the proposed 6 foot fence (rear) and four foot fence (sides), of the vinyl type, located along the property line and having two gates. East Hills Code §271-143(A)(10)(i) requires that pool equipment be located in the rear or side yard immediately adjacent to the house or at least 75 feet away from all other houses. Therefore a variance is requested for the pool equipment location. 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 (1,835.68 sf). The proposed rear yard lot coverage is 2,396.5 sf. Therefore, a variance is requested for 560.82 sf of rear yard lot coverage.

Maps and plans regarding the below applications are available for inspection on the Village's website at www.villageofeasthills.org/meetings.

BY THE ORDER OF THE BOARD OF APPEALS
INCORPORATED VILLAGE OF EAST HILLS
Michael Kosinski, Chairman
Dated: March 9, 2022