

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 November 16, 2023 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

KATHLEEN EISMAN requests THREE VARIANCES for the property known as 34 Tara Drive, designated as Section 19 Block 40 Lots 7A&7B on the Nassau County Land and Tax map and in the R-1 District of the Village. Pursuant to Village of East Hills Code § 271-232, Front yard limitations, residences in the R-1 residential district are limited in the front yard by a height setback ratio of 0.6. The proposal indicates a violation of these limits for the proposed center gable on the front roof by 1 foot 2 inches. Therefore, a variance is requested for 1 foot 2 inches of front yard height setback ratio for the proposed center gable. Pursuant to Village of East Hills Code § 271-232, Front yard limitations, residences in the R-1 residential district are limited in the front yard by a height setback ratio of 0.6. The proposal indicates a violation of these limits for the proposed right side gable by 4 feet. Therefore, a variance is requested for 4 feet of front yard height setback ratio for the proposed right side gable. Pursuant to Village of East Hills Code § 271-232, Front yard limitations, residences in the R-1 residential district are limited in the front yard by a height setback ratio of 0.6. The proposal indicates a violation of these limits for the proposed left side gable by 5 feet 9 inches. Therefore, a variance is requested for 5 feet 9 inches of front yard height setback ratio for the proposed left side gable.

(CONTINUED FROM OCTOBER 12, 2023 MEETING) SAHARNAZ ITALIAN requests A SPECIAL EXCEPTION AND SIX VARIANCES for the property known as 20 APPLETREE LANE designated as Section 7 Block 302 Lot 14 on the Nassau County Land and Tax Map and in the R-1 District of the Village. By denial letter dated September 18, 2023 for plans submitted August 15, 2023, pursuant to East Hills Code §271-143(A), pools of permanent construction 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 5 feet in height, of the chain link type, and 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. The application is for a 5 foot, partially metal estate-type fence (in the front), on the property line (chain link). Therefore, variances are requested for fence height, fence location and fence type. Pursuant to East Hills Code § 271-14(A), no fences are permitted in the front yard. The proposal indicates an estate-type fence in the front yard on both sides of the property. Therefore, a variance is requested for the front yard fence. Pursuant to East Hills Code §271-23(A), Accessory buildings and uses, accessory buildings and structures, including accessory equipment, shall not occupy more than 20 percent of the rear yard, or 1,115.8 sf for this property. The plan indicates a total rear yard lot coverage of 1.614.5 sf. Therefore, a variance is requested for 498.7 sf of rear yard lot coverage. East Hills Code §271-143(A)(10)(i) requires that all heaters and pool equipment must be located immediately adjacent to the residence or no closer than 75 feet from the nearest residence. The plan indicates a distance of 65 feet from the adjacent residence. Therefore, a variance is requested for 10 feet of pool equipment setback from the adjoining residence.

BETH MCAVEY AND ADAM GRAZIANI request TWO VARIANCES for the property known as 205 Birch Drive, designated as Section 7 Block 276 Lot 2 on the Nassau Land and Tax Map and in the R-1 District of the Village. Village of East Hills Code §271-237, Summary of Residential Construction and Building Requirements, stipulates that the maximum permitted height in the R-1 residential district is 30 feet. The existing building height is 31 feet 2.75 inches. Therefore, a variance is requested for one foot 2.75 inches of building height. Pursuant to Village of East Hills Code §271-232, Front yard limitations, a height setback ratio factor of 0.6 is required for the R-1 District. The as-built front right gable is in violation of this requirement. Therefore, a variance is requested for 4 feet 5 inches of front yard height setback.

Maps and plans regarding the above 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: November 1, 2023