

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 August 10, 2023 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

**ROSARIO DIMARCO** requests TWO VARIANCES for the property known as 38 HUMMINGBIRD DRIVE designated as Section 19 Block 27 Lot 32 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to East Hills Code §271-30, Lot coverage, all buildings, including accessory buildings and structures shall not occupy more than 25 percent of the area of the lot or 5,149.5 sf for this property. The existing lot coverage is 7,257 sf, meaning your existing lot coverage is already in variance of 2,107.5 sf. The application proposes an additional 299.2 sf of lot coverage. Therefore, a variance is requested for either a) 2,406.7 sf of total lot coverage or b) 299.2 sf of total lot coverage in addition to the pre-existing non-conforming lot coverage of 2,107.5 sf. Pursuant to Village of East Hills Code §271-230(A)(3), Projection of Buildings, one story open porches shall project into the front yard not more than 5 feet. The proposal indicates a front yard porch projecting eight feet into the front yard minimum setback. Therefore, a variance is requested for 2 feet 11 inches of front yard setback.

**GHIAS BHUIYAN** requests SIXTEEN VARIANCES for the property known as 150 MIMOSA DRIVE designated as Section 7 Block 299 Lot 78 on the Nassau County land and Tax Map and in the R1 District of the Village. Pursuant to Village of East Hills Code §271-32(A), Yards, the minimum front yard for the R-1 Residential District is 35 feet. The proposal indicates a two story front yard addition that is 19.8 feet from the front property line. Therefore, a variance is requested for 15.2 feet of front yard setback. Pursuant to Village of East Hills Code §271-228(A), Building height, the maximum height of buildings in the R-1 Residential District is 30 feet. The proposal indicates a building height of 30 feet 9 inches. However, a calculation of the average grade surrounding the property indicates an actual height of 33 feet 9 inches above grade. Therefore, a variance is requested for 3 feet 9 inches of building height. Pursuant to Village of East Hills Code § 271-232, Front yard limitations, the front yard height setback rules require a 0.6:1 factor. The proposal indicates two (2) violations of this code in the front yard. The height-setback for the main roof is in violation by 13 feet 3 inches and the roof over the two story portico is in violation by 12 feet 6 inches. Therefore, two (2) variances are requested for front yard height setback ratio of 13 feet 3 inches and 12 feet 6 inches, respectively. Pursuant to Village of East Hills Code § 271-233, Side yard limitations, the side yard height setback rules require a 1.2:1 factor. The proposal indicates a violation of this code on the right side. Therefore, a variance is requested for 3 feet 3 inches of side yard height setback. Pursuant to Village of East Hills Code § 271-233, Side yard limitations, the side yard height setback rules require a 1.2:1 factor. The proposal indicates a violation of this code on the left side. Therefore, a variance is requested for 6 feet 3 inches of side yard height setback. Village of East Hills Code §271-236(D), Exterior Wall Interruptions, requires that at least 10% of every exterior wall shall be comprised of fenestrations. The proposal indicates the front section of the right side wall to be 303.5 sf, requiring 30.35 sf of fenestration, but only 16 sf is proposed. Therefore, a variance is requested for 14.35 sf of fenestration on the front section of the right wall. Village of East Hills Code §271-236(D), Exterior Wall Interruptions, requires that at least 10% of every exterior wall shall be comprised of fenestrations. The proposal indicates the rear section of the right side wall to be 553.5 sf, requiring 55.35 sf of fenestration, but only 16 sf is proposed. Therefore, a variance is requested for 39.35 sf of fenestration on the rear section of the right wall. Village of East Hills Code §271-236(D), Exterior Wall Interruptions, requires that at least 10% of every exterior wall shall be comprised of fenestrations. The proposal indicates the left side wall to be 516.75 sf, requiring 51.68 sf of fenestration, but none is proposed. Therefore, a variance is requested for 51.68 sf of fenestration on the left side wall. Village of East Hills Code §271-236(B), Exterior Wall Interruptions, requires that new construction of buildings shall require a front building wall to not extend more than 30 feet of horizontal length without a change or break of at least 2 feet. The proposal shows a front building wall of 34 feet without such a break. Therefore, a variance is requested for 4 feet of front exterior wall without a break. Village of East Hills Code §271-236(C), Exterior Wall Interruptions, requires that no more than 75% of a two story front or side wall shall be constructed in one vertical plane and must be separated by at least two feet. The proposal indicates a front wall with a break in the vertical plane of 5 inches. Therefore, a variance is requested for 1 foot 7 inches of vertical plane violation. Village of East Hills Code §271-236(C), Exterior Wall Interruptions, requires that no more than 75% of a two story front or side wall shall be constructed in one vertical plane and must be separated by at least two feet. The proposal indicates the front and rear sections of the right side wall with breaks in the vertical plane of 5 inches. Therefore, variances are requested for 1 foot 7 inches of vertical plane violation for the front and rear sections of the right side wall. Village of East Hills Code §271-236(C), Exterior Wall Interruptions, requires that no more than 75% of a two story front or side wall shall be constructed in one vertical plane and must be separated by at least two feet. The proposal indicates a left side wall with a break in the vertical plane of 5 inches. Therefore, a variance is requested for 1 foot 7 inches of vertical plane violation for the left side wall. Pursuant to East Hills Code §271-32(B), Yards, the minimum side yard setback for the R-1 residential district is 15 feet. The proposal indicates new air conditioning condensers in the side yard 12 feet 6 inches from the property line. Therefore, a variance is requested for 2 feet 6 inches of side yard setback for the air conditioning equipment location. Pursuant to East Hills Code §271-32(B), Yards, the minimum side yard setback for the R-1 residential district is 15 feet. The proposal indicates a new generator in the side yard 12 feet 6 inches from the property line. Therefore, a variance is requested for 2 feet 6 inches of side yard setback for the generator location.

Maps and plans regarding the above 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: August 2, 2023