

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 October 12, 2023 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

DEREK SHI requests TWO VARIANCES for the property known as 106 GREAT OAKS ROAD designated as Section 7 Block K01 Lot 302 on the Nassau County Land and Tax Map and in the R2 District of the Village. Pursuant to Village of East Hills Code §271-47(A), accessory buildings and structures may not occupy more than 15 percent of the rear yard (372.94 sf for this property). The existing patio, shed and proposed window well occupy 651.75 sf of the rear yard. Therefore, a variance is requested for 278.81 sf of rear yard lot coverage. Pursuant to Village of East Hills Code §271-47(B), accessory buildings and structures must be located in the rear yard not less than 10 feet from any side property line. The rear yard shed is 3 feet from the side property line. Therefore, a variance is requested for 7 feet of side yard setback.

ELLEN LIU CHAN requests TWO VARIANCES for the property known as 54 SHERRARD STREET designated as Section 19 Block 10 Lot 176 on the Nassau County Land and Tax Map and in the R4 District of the Village. Village of East Hills Code §271-237, Summary of Residential Construction and Building Requirements states that the Floor Area Ratio for the R-4 Residential Zone is 0.45 or 3,240 sf for your property. The proposal indicates a total floor area of 3,555.3 sf. Therefore, a variance is requested for 315.3 sf of floor area. Pursuant to Village of East Hills Code §271-58(A), Accessory Buildings and uses, accessory buildings and structures, including accessory equipment, shall not occupy more than 10 percent of the rear yard, or 308.8 sf for this property. The proposal indicates a rear yard lot coverage of 924 sf. Therefore, a variance is requested for 615.2 sf of rear yard lot coverage.

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.

ESAAK MULLAEV requests TWO VARIANCES for the property known as 85 CHESTNUT DRIVE designated as Section 7 Block 249 Lot 45 on the Nassau County Land and Tax Map and in the R1 District of the Village. Pursuant to Village of East Hills Code §271-30, Lot Coverage, all buildings, including accessory structures and equipment shall not cover more than 25% of the area of the lot, or 4,725.6 sf for your property. The proposal indicates a total lot coverage of 5,140.25 sf. Therefore, a variance is requested for 414.65 sf of total lot coverage. Pursuant to Village of East Hills Code §271-23(A), Accessory buildings and uses, accessory building or structures, including accessory equipment, shall not occupy more than 20% of the rear yard, or 2,215.26 sf for this property. The proposal indicates a total rear yard lot coverage of 2,795.25 sf. Therefore, a variance is requested for 580 sf of rear lot coverage.

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: September 27, 2023