

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 7, 2024 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

MIGUEL QUEZADA requests VARIANCES for the property known as 5 LAKEVILLE COURT designated as Section 19 Block 34 Lot 15 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to § 271-36 and 271-23(A), Accessory Buildings and Uses, accessory buildings or structures shall not occupy more than 20 percent of the rear yard, or 750.75 sf for your property. The existing rear yard lot coverage is 1,626.5 sf. Therefore, a variance is requested for 875.75 of rear yard coverage. Pursuant to § 271-30, Lot coverage, all buildings and structures, including accessory equipment, shall not cover more than 25 percent of the area of the lot, or 4,262.0 sf for your property. The existing lot coverage is 4,312.5 sf. Therefore, a variance is requested for 50.5 sf of total lot coverage. Pursuant to §271-23(B), Accessory Buildings and Uses, accessory buildings or structures shall be located in the rear yard and shall be not less than 10 feet from the rear property line. The existing rear patio is 8.5 feet from the rear property line. Therefore, a variance is requested for 1.5 feet of rear yard setback encroachment. Pursuant to § 271-23(B), Accessory Buildings and Uses, accessory buildings or structures, including accessory equipment, shall be located not less than 10 feet distant from any rear property line. The existing rear yard shed is 1.4 feet from the rear property line. Therefore, a variance is requested for 8.6 feet of rear yard setback encroachment. Pursuant to § 271-23(B), Accessory Buildings and Uses, accessory buildings or structures, including accessory equipment, shall be located not less than 15 feet distant from any side property line. The existing wood burning fireplace is 11 feet from the north side property line. Therefore, a variance is requested for 4 feet of side yard setback encroachment. Pursuant to § 271-23(B), Accessory Buildings and Uses, accessory buildings or structures, including accessory equipment, shall be located not less than 15 feet from the side property line. The two (2) existing air conditioning condensing units are located in the side yard 11.5 feet from the northern property line. Therefore a variance is requested for 3.5 feet of north side yard setback encroachment. Pursuant to § 271-23(B), Accessory Buildings and Uses, accessory buildings or structures, including accessory equipment, shall be located not less than 15 feet from the side property line. The two existing (2) basement window wells were installed approximately two (2) feet above grade and 11 feet from the north side property line. Therefore, a variance is requested for 4 feet of minimum side yard encroachment. Pursuant to § 271-23(B), Accessory Buildings and Uses, accessory buildings and structures shall be located in the rear yard. The existing gazebo over patio is in the front yard. Therefore, variances are requested for accessory structures located in the front yard. Pursuant to § 271-23(A), Accessory Buildings and Uses, the minimum front yard distance is 35 feet. The existing gazebo over a patio is 7 feet 4.5 inches from the front property. Therefore, variances are requested for 27 feet 7.5 inches of front yard setback. Pursuant to § 271-23(B), Accessory Buildings and Uses, accessory buildings or structures shall be located not less than 15 feet from the side property line. The existing gazebo over patio is 7 feet 10.5 inches from the north side property line. Therefore, variances are requested for 7 feet 1.5 inches of side yard minimum encroachment.

DAVID AND CHLOE GRANET request a SPECIAL EXCEPTION and TEN variances for the property known as 155 SYCAMORE DRIVE designated as Section 7 Block 249 Lot 49 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to East Hills Code §271-228, Building Height, the maximum building height for the R-1 residential district is 30 feet. The proposal indicates a rear addition that would create an overall building height of 38 feet. Therefore, a variance is requested for 8 feet of building height. Pursuant to East Hills Code §271-128, Restrictions on Flat Roofs, flat roofs shall only be permissible for one-story additions. The proposal indicates a rear second story flat roof over the one-story addition. Therefore, a variance is requested for a second story flat roof. 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 fence on the property line, partially of the white PVC picket fence type. Therefore, variances are requested for fence height, fence location and fence type. Pursuant to East Hills Code §271-23(A), Accessory buildings and Uses, accessory buildings and structures, including accessory equipment, shall not cover more than 20 percent of the rear yard, or 4,788.76 sf for this property. The proposal indicates a total rear yard lot coverage of 5,514 sf. Therefore, a variance is requested for 725.24 sf of rear yard lot coverage. East Hills Code §271-143(A)(6) states that separate drywells are required for pool drainage/backwash operation. The proposal lacks such a drywell and therefore a variance is requested for not providing a separate drywell for pool drainage and backwash. 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 application does not indicate the separating distance. Therefore, a variance is requested for pool equipment setback from adjoining properties. Pursuant to East Hills Code §271-261(A), Retaining Wall Design, new single or tiered retaining walls shall not exceed four feet in height. The proposal indicates double tiered walls in the rear yard that vary in height from five feet to eight feet in height. Therefore, variances are requested for up to four feet of height for the proposed retaining walls.

JONATHAN MORRIS requests a SPECIAL EXCEPTION AND SEVEN VARIANCES for the property known as 10 FERN DRIVE designated as Section 7 Block 289 Lot 1 on the Nassau County Land and tax map and in the R-1 District of the village. 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, metal estate-type fence on the property line. Therefore, variances are requested for fence height, fence location and fence type. Pursuant to East Hills Code §271-30, Lot Coverage, all buildings, including accessory structures and equipment, may not occupy more than 25 percent of the total lot (5,008.7 sf for this property). The proposed total lot coverage is 5,059 sf. Therefore, a variance is requested for 50.3 sf of total lot coverage. 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 1,030.04 sf for this property. The proposal indicates a total rear yard lot coverage of 1,306.6 sf. Therefore, a variance is requested for 276.56 sf of rear yard lot coverage. East Hills Code §271-143(A)(6) states that separate drywells are required for pool drainage/backwash operation. The proposal lacks such a drywell and therefore a variance is requested the separate drywell for pool drainage and backwash. 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 proposal indicates the pool equipment to be 45 feet to the nearest dwelling. Therefore, a variance is requested for 30 feet of pool equipment setback.

JARED AND LINDSEY ROSEN request FOUR VARIANCES for the property known as 25 HEATHER DRIVE designated as Section 7 Block 284 Lot 6 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to East Hills Code §271-30, Lot Coverage, all buildings, including accessory buildings and equipment, may not occupy more than 25 percent of the total lot (4,754.25 sf for this property). The proposed total lot coverage is 6,603.0 sf. Therefore, a variance is requested for 1,848.75 sf of total lot coverage. 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 1,508.68 sf for this property. The proposal indicates a total rear yard lot coverage of 3,001 sf. Therefore, a variance is requested for 1,492.32 sf of rear yard lot coverage. Section 271-285 stipulates that Village of East Hills Code shall follow New York State 10 NYCRR Appendix 75-A. This requires all drywells to be a minimum of 10 feet from all property lines. The proposal indicates two (2) drywells that are 5 feet from the west side property line. Therefore, variances are requested for 5 feet of side yard setback for each of the two (2) drywells.

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: February 21, 2024