

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 May 16, 2024 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

NICOLE JOVANOVIC requests SIX VARIANCES for the property known as 57 MAGNOLIA LANE designated as Section 7 Block 128 Lot 6 on the Nassau County Land and Tax Map and in the R-2 District of the Village. Village of East Hills Code §271-230(A)(3) allows for one-story open porches to encroach into a front yard for a maximum of five feet, or a minimum front yard of 25 feet for your property. The proposal indicates a front porch/portico a distance of 24.4 feet from the front property line. Therefore, a variance is requested for 0.6 feet of front yard setback. Village of East Hills Code §271-43(A), Yards. Front yards in the R-2 residential zone have a minimum of 30 feet. The proposal indicates a first story addition allowing for a front yard setback of 28.6 feet. Therefore, a variance is requested for 1.4 feet of front yard setback. Village of East Hills Code §271-43(A), Yards. Front yards in the R-2 residential zone have a minimum of 30 feet. The proposal indicates a front addition to the garage that allows for a front yard of 24.85 feet. Therefore, a variance is requested for 5.15 feet of front yard setback. Pursuant to Village of East Hills Code §271-41, Lot Coverage, all buildings, including accessory structures and equipment, may not occupy more than 25 percent of the area of the lot, or 2,540 sf for your property. Your proposal indicates a total lot coverage of 3,026.3 sf. Therefore, a variance is requested for 486.3 sf of total lot coverage. East Hills Code §271-252, Front Yard Limitations. The R-2 residential district has a front yard height-setback ratio of 0.7: 1. The proposal indicates a violation of this code provision on the north, right-side second-story reverse gables. Therefore, a variance is requested for 9 feet 4 inches of front yard height-setback at the north, right-side second-story gables. East Hills Code §271-252, Front Yard Limitations. The R-2 residential district has a front yard height-setback ratio of 0.7: 1. The proposal indicates a violation of this code provision on the south, left-side second-story reverse gable. Therefore, a variance is requested for 8 feet 6 inches of front yard height-setback for the south, left second-story gable.

TONY GEORGITON requests a SPECIAL EXECEPTION and SEVEN VARINACES for the property known as 7 MIMOSA DRIVE designated as Section 7 Block 299 Lot 117 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 §271-143(A)(1), fences around a pool must be five feet in height. The proposal indicates a fence height of four feet. Therefore, a variance is requested for one foot of fence height. Pursuant to East Hills Code §271-143(A)(3), pool enclosure fences 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 plan indicates a pool fence along the rear and side property lines. Therefore, a variance is requested for the fence location. Pursuant to East Hills Code §271-14(A), no fences shall be located in the front yard. The proposal indicates a portion of the pool fence in the front yard. Therefore, a variance is requested for the fence in the front yard. Pursuant to East Hills Code §271-30, Lot Coverage, all buildings and structures, including accessory equipment, shall not cover more than 25 percent of the lot, or 4,891.18 sf for your property. The proposal indicates a total lot coverage of 7,427.4 sf. Therefore, a variance is requested for 2,536.22 sf of total lot coverage. Pursuant to East Hills Code §271-23(A), Accessory Buildings and Uses, all accessory buildings and structures, including accessory equipment, shall not occupy more than 20 percent of the rear yard, or 2,355.7 sf for your property. The proposal indicates a total rear yard lot coverage of 2,809.25 sf. Therefore, a variance is requested for 453.55 sf of rear yard lot coverage. Pursuant to East Hills Code §271-23(B), all accessory buildings and structures shall be in the rear yard. The proposal indicates approximately 1,680 sf of pool and patio in the front yard. Therefore, a variance is requested for 1,680 sf of accessory structure in the front yard. East Hills Code §213-1 requires that all accessory equipment, such as pool heaters and generator, is located in the rear or side yards immediately adjacent to the dwelling. The proposal indicates the pool equipment and generator in the front yard, approximately 31 feet from the dwelling wall. Therefore, variances are requested for the generator and for the pool equipment location in the front yard.

BENJAMIN TABAR requests FIVE VARIANCES for the property known as 72 WILLOW GATE designated as Section 7 Block 180 Lot 6 on the Nassau County Land and Tax Map and in the R-2 District of the Village. Pursuant to Village of East Hills Code §271-41, Lot Coverage, all buildings, including accessory structures and equipment, may not occupy more than 25 percent of the area of the lot, or 2,500 sf for your property. The proposal indicates a total lot coverage of 3,483 sf. Therefore, a variance is requested for 983 sf of total lot coverage. Pursuant to Village of East Hills Code §271-47(A), Accessory Buildings and Uses, accessory buildings or structures, including accessory equipment, shall not occupy more than 15 percent of the rear yard, or 592.5 sf for your property. The proposal indicates a rear-yard lot coverage of 1,344.28 sf. Therefore, a variance is requested for 751.78 sf of rear-yard lot coverage. East Hills Code §271-232, Front Yard Limitations, stipulates that the front yard height setback ratio shall not exceed a ratio of 0.7:1. The proposal indicates a violation of this code provision. Therefore, a variance is requested for 6 feet 4.5 inches of front yard height-setback. East Hills Code §271-233, Side Yard Limitations, requires a side yard height setback ratio of 1.8 for properties in the R-2 residential zone. The proposal indicates a violation of this code provision. Therefore, a variance is requested for 5 feet 1 inch of front yard height-setback. Pursuant to East Hills Code §271-260(A), Zoning Requirements for New Retaining Walls, the minimum setback from a property line for a retaining wall below grade of the public right-of-way shall be 10 feet. The proposal indicates a retaining wall at the property line. Therefore, a variance is requested for 10 feet of retaining wall setback from the property line.

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: May 1, 2024