

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 July 18, 2024 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

**ZEEV KLEIN** Requests ELEVEN VARIANCES for the property known as **151 MILBURN LANE**, designated as Section 7 Block 138 Lot 20 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 2,411.75 sf for your property. The proposal indicates a total lot coverage of 2,557.57 sf. Therefore, a variance is requested for 145.82 sf of total 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 4 feet 3 inches of front yard height setback for the north side second story gable. 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 4 feet 3 inches of front yard height setback for the south side second story reverse gable. 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 2 feet 10 inches of front yard height setback for the reverse gable above the new garage. East Hills Code §271-233, Side Yard Limitations, requires a side yard height setback ratio of 1.8:1 for properties in the R-2 residential zone. The proposal indicates a violation of this code provision. Therefore, a variance is requested for 2 feet 8 inches of side yard height setback ratio for the north side yard. Please note: as per Village Code, residences on a corner lot are considered to have two (2) front yards. Consequently, Section 271-232, Front Yard Limitations shall be applied to the south side of the house as follows: 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 3 feet 0 inches of front yard height setback for on the south side. East Hills Code §271-236(B), Exterior Wall Interruptions, new construction shall require that all front or side walls have a horizontal length of no more than 30 feet without a break of at least two feet. The proposal indicates the north first floor wall to be 42 feet 6 inches without such a break. Therefore, a variance is requested for 12 feet 6 inches of horizontal wall without a two foot break. East Hills Code §271-236(B), Exterior Wall Interruptions, new construction shall require that all front or side walls have a horizontal length of no more than 30 feet without a break of at least two feet. The proposal indicates the front first floor wall with a 1 foot break. Therefore, a variance is requested for one foot of exterior wall break at the front first floor wall. East Hills Code §271-236(B), Exterior Wall Interruptions, new construction shall require that all front or side walls have a horizontal length of no more than 30 feet without a break of at least two feet. The proposal indicates the front second story wall with a 6 inch break. Therefore, a variance is requested for one foot 6 inches of exterior wall break at the second story front wall. East Hills Code §271-236(B), Exterior Wall Interruptions, new construction shall require that all front or side walls have a horizontal length of no more than 30 feet without a break of at least two feet. The proposal indicates the south side front wall with an exterior wall break of 1 foot 6 inches. Therefore, a variance is requested for 6 inches of exterior wall break at the south side front wall. East Hills Code §271-236(D), Exterior Wall Interruptions, requires that at least 10 percent of each and every exterior wall shall be comprised of window or door fenestration. The proposal indicates a second floor north side wall with 3.06 sf of fenestration, when 8.75 sf is required. Therefore, a variance is requested for 5.67 sf of fenestration.

**MIGUEL QUEZADA** (return from April 16, 2024 meeting) 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. As per revised denial letter dated June 9, 2024, 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 application indicates a rear yard lot coverage of 1,514.47 sf. Therefore, a variance is requested for 763.72 sf of rear yard 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 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 15 feet distant from any side property line. The rear yard raised steps and platform is 14.3 feet from the north side property line. Therefore, a variance is requested for 0.7 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 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) 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 a variance is 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 line. Therefore, a variance is 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, a variance is requested for 7 feet 1.5 inches of side yard minimum encroachment. Pursuant to §271-14(A), Fences, fences are not permitted in the front yard. The fence at the driveway and the driveway gate are located in the front yard. Therefore, variances are requested for the fence and gate location.

**JOSHUA ELLNER** requests TWO VARIANCES for the property known as **39 SQUIRREL HILL ROAD**, designated as Section 7 Block 113 Lot 62 on the Nassau County Land and Tax Map and in the R-2 District of the Village. Pursuant to East Hills Code §271-47(B), Accessory Buildings and Uses, accessory buildings and structures shall be located in the rear yard. The proposal indicates a pergola approximately 20 ft by 15 ft located in the side yard. Therefore, a variance is requested for the pergola in the side yard. Pursuant to East Hills Code §271-47(B), Accessory Buildings and Uses, accessory buildings and structures shall be not less than 15 feet distant from the main building. The proposal indicates a pergola to be eleven (11) feet from the main building. Therefore, a variance is requested for 4 feet of separation of the accessory structure to the main building.

**NICOLE JOVANOVIC** (return from May 16, 2024 meeting) 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. As per revised denial letter dated June 17, 2024, 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 front 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 3,068.6 sf. Therefore, a variance is requested for 528.6 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 6 feet 8 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 6 feet 2 inches of front yard height-setback for the south, left second-story gable.

**YIHSIANG HSIAO AND SUCHEN LIN** request THREE VARIANCES and A DETERMINATION for the property known as **49 CRESCENT LANE**, designated as Section 7 Block 133 Lot 21 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 2,707.5 sf for your property. The proposal for a substantially improved structure indicates a total lot coverage of 3,053.2 sf. Therefore, a variance is required for 345.7 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 606.75 sf for your property. The proposal for a substantially improved structure indicates a total proposed rear yard lot coverage of 641 sf. Applicant seeks a determination that a variance of §271-47(A), Accessory Buildings and Uses, is not required since the proposed one story addition to the existing dwelling is not an accessory building or an accessory structure. Alternatively, a variance is requested for 34.75 sf of total rear yard lot coverage. Pursuant to East Hills Code §271-236(A), Exterior Wall Interruptions, alterations and additions to existing buildings shall require a front or side horizontal wall to extend no more than 30 feet without a change or break of at least 2 feet. The proposal indicates the south side wall on the first floor to be 41 feet in length with a break of 1.5 feet. Therefore, a variance is requested for 11 feet of horizontal wall without a two foot break or for 41 feet of horizontal wall with a 1.5 foot exterior wall break.

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: July 3, 2024