

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 13, 2024 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

MR. AND MRS. RON MELTS request ONE VARIANCE for the property known as **76 GEORGE STREET**, designated as Section 19 Block 12 Lot 50-53 on the Nassau County Land and Tax Map and in the R4 District of the Village. Pursuant to East Hills Code §271-58(A), Accessory Buildings and Uses, accessory buildings and structures shall not occupy more than 10 percent of the rear yard, or 581.6 sf for this property. The total existing rear lot coverage is 970.6 sf including the existing rear patio to be legalized along with the 208 sf proposed roof over section. Therefore, a variance is requested for 389 sf of rear yard coverage.

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.

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: July 31, 2024