

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 17, 2024 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

ERIC & NICOLE MEYER request SIX VARIANCES for the property known as 42 CARDINAL DRIVE, designated as Section 19 Block 44 Lot 10 on the Nassau County Land and Tax Map and in the R-1 District of the Village. East Hills Code §271-233, Side Yard Limitations, requires a side yard height-setback ratio of 1.2: 1 in the R-1 residential district. The proposal for a new reverse gable at the existing roof line on the left side of the front elevation is in violation of this code. Therefore, a variance is requested for 5 feet 3 inches of side yard height-setback ratio. East Hills Code §271-232, Front Yard Limitations, requires a front yard height-setback ratio of 0.6: 1 in the R-1 residential district. The proposal for a new reverse gable at the existing roof line on the left side of the front elevation is in violation of this code. Therefore, a variance is requested for 7 feet 6 inches of front yard height-setback ratio. East Hills Code §271-232, Front Yard Limitations, requires a front yard height-setback ratio of 0.6: 1 in the R-1 residential district. The proposal for a new hip roof at the proposed portico on the front elevation is in violation of this code. Therefore, a variance is requested for 9 feet 0 inches of front yard height-setback ratio. East Hills Code §271-232, Front Yard Limitations, requires a front yard height-setback ratio of 0.6: 1 in the R-1 residential district. The proposal for a new reverse gable roof to the right of the proposed portico on the front elevation is in violation of this code. Therefore, a variance is requested for 6 feet 9 inches of front yard height-setback ratio. East Hills Code §271-232, Front Yard Limitations, requires a front yard height-setback ratio of 0.6: 1 in the R-1 residential district. The proposal for a new hip roof at the existing roof line on the right side of the front elevation indicates a violation of this code. Therefore, a variance is requested for 7 feet 6 inches of front yard height-setback ratio. Pursuant to Village of East Hills Code §271-190(D)(2)(d) Exterior materials and treatments, use of stucco in the exterior materials and treatments shall generally be considered to be dissimilar and inappropriate, provided that a majority of the members of the ARB present at a meeting at which there is a quorum of at least five members present may determine otherwise in a particular case. The plan indicates an increase in the use of stucco on the exterior façade in violation of this code. Therefore, a variance is requested for the use of stucco as an exterior material.

GRANT SENTNER requests a SPECIAL EXCEPTION and SIX VARIANCES for the property known as 70 HEATHER DRIVE, designated as Section 7 Block 285 Lot 25 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 fence along the property line of the chain link type and possibly estate-type fence in part. Therefore, variances are requested for fence height, location, and an additional variance for fence type is required if the front facing sections of the proposed fence are of the estate type. East Hills Code § 271-143(A)(1) stipulates that only one (1) gate opening in the pool fence shall be allowed. The proposal indicates two (2) such gate openings. Therefore, a variance is requested for the second gate opening. 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 2,683.8 sf for this property. The proposal indicates a total rear yard lot coverage of 3,850.00. Therefore, a variance is requested for 1,166.2 sf of rear yard lot coverage. 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 (6,102.0 sf for this property). The proposed total lot coverage is 6,872.1 sf. Therefore, a variance is requested for 770.1 of total lot coverage.

ADAM PANZER requests TWO VARIANCES for the property known as 20 FLAMINGO ROAD NORTH, designated as Section 19 Block 40 Lot 33 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 structures and equipment, may not occupy more than 25 percent of the total lot (3,781.9 sf for this property). The proposal for patios, retaining walls and walkways has a total lot coverage is 5,252,6 sf. Therefore, a variance is requested for 1,470.7 sf of total lot coverage. Pursuant to Village of East Hills Code §271-23A, Accessory buildings and uses, accessory building or structures, including accessory equipment, shall not occupy more than 20% of the rear yard, or 1,370.36 sf for your property. The proposal indicates a total rear yard lot coverage of 2,422.8 sf. Therefore, a variance is requested for 1,052.44 sf of rear lot coverage. The Zoning Board of Appeals decision dated April 21, 1993 granted a Special Exception for a pool and granted variances for a 5 foot high chain link property line fence. By Notice of Violation dated September 13, 2024, the applicant is required to restore/relocate the pool enclosure fence onto the applicant's property in accordance with the April 21, 1993 Decision. Should any part of the restored fence be of the estate type, an additional variance is required for fence type.

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: October 2, 2024