

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 November 14, 2024 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

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 proposed total lot coverage is 5,252.6 sf. Therefore, a variance is required 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. Your proposal indicates a total rear yard lot coverage of 2,422.8 sf. Therefore, a variance is required for 1,052.44 sf of rear lot coverage.

HARRIS STONE requests a SPECIAL EXCEPTION and SEVEN VARIANCES for the property known AS 90 WALNUT DRIVE, designated as Section 7 Block 263 Lot 14 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 and estate fence types. Therefore, variances are requested for fence height, location, and 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 1,214.7 sf for this property. The proposal indicates a total rear yard lot coverage of 1,751.56 sf. Therefore, a variance is requested for 536.86 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 (3,878.0 sf for this property). The proposed total lot coverage is 5,077.07 sf. Therefore, a variance is requested for 1,199.07 sf of total lot coverage. East Hills Code §271-143(A)(6) requires that all pools have a separate drywell for pool maintenance. The plan omits such a drywell. Therefore, a variance is requested for the missing drywell.

TANZINA NASHID requests SIX VARIANCES for the property known as 2 SHORT STREET, designated as Section 7 Block 139 Lot 16 on the Nassau County Land and Tax map and in the R-2 District of the Village. Pursuant to East Hills Code §271-43(C), Yards, the minimum rear yard setback is 25 feet. The proposal for a substantially improved structure includes a rear addition with a rear setback of 21.31 feet. Therefore a variance is requested for 3.69 feet if rear yard setback. 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 for the roof over the front portico. Therefore, a variance is requested for 6 feet 9 inches of front yard height setback at the proposed front portico. 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 for the south/left side second story gable. Therefore, a variance is requested for 5 feet of front yard height setback at the south/left 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 for the north/right side second story gable. Therefore, a variance is requested for 5 feet 9 inches of front yard height setback at the north/right 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 for the hip roof over the second floor addition on the south. Therefore, a variance is requested for 1 foot of front yard height setback at the hip roof over the second floor addition on the south. Pursuant to East Hills Code §271-47(B), Accessory Buildings and Uses, accessory buildings shall be located in the rear yard. The proposal indicates a shed in the front yard. Therefore, a variance is requested for an accessory structure in the front yard.

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 30, 2024