

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 February 11, 2025 at 6:00 PM at the Village Hall, 209 Harbor Hill Road, East Hills, NY 11576 to consider the following:

KEVIN COOPER requests ONE VARIANCE for the property known as 8 VANAD DRIVE, designated as Section 19 Block 24 Lot 4 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to East Hills Code §271-23(B), accessory buildings or structures shall be not less than 15 feet from any side property line. The proposed shed has a setback of 3 feet from the side property line. Therefore, a variance is requested for 12 feet of side yard setback.

BRIAN KOLIN requests ONE VARIANCE for the property known as 50 BIRCH DRIVE, designated as Section 7 Block 249 Lot 59 on the Nassau County Land and Tax Map and in the R-1 District of the Village. East Hills Code §271-23(B) requires a 15 foot side yard setback for accessory equipment in the R-1 Zone. The proposed generator is located 6 feet from the side property line. Therefore, a variance is requested for 9 feet of side yard setback.

DANIEL DURSCHLAG requests ONE VARIANCE for the property known as 18 MAPLEWOOD LANE designated as Section 7 Block 249 Lot 5 on the Nassau County Land and Tax Map and in the R-1 District of the Village. Pursuant to East Hills Code §271-23(B), all accessory buildings and structures shall be in the rear yard. The proposal indicates a shed in the front yard, approximately 1'6" from the front property line. Therefore, a variance is requested for an accessory structure in the front yard.

WILLIAM AND CATHERINE INTEMANN request ONE VARIANCE for the property known as 2 BOXWOOD LANE, designated as Section 7 Block 148 Lot 8 on the Nassau County Land and Tax Map and in the R-2 District of the Village. Pursuant to East Hills Code §213-1, all above-ground air-conditioning equipment and compressors shall be located in the rear of side yards immediately adjacent to the dwelling. The proposal indicates the air-conditioning to be placed in the front yard along Round Hill Road. Therefore, a variance is requested for accessory equipment in the front yard.

BRETT AND MARNI HARVEY request FOUR VARIANCES for the property known as 33 EAGLE LANE, designated as Section 19 Block 29 Lot 6 on the Nassau 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 (4,004.25 sf for this property). The proposed total lot coverage is 5,037 sf. Therefore, a variance is requested for 1,032.75 sf of total lot coverage. Pursuant to 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 1,021.4 sf for your property. The proposal indicates a total rear yard lot coverage of 2,261 sf. Therefore, a variance is requested for 1,239.6 sf of rear lot coverage. 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. The estate-type portion of the fence and the location of the front left portion of the existing fence are not in compliance with the original Zoning Board of Appeals decision dated March 15, 1995. Therefore, variances are required for fence location and 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: January 29, 2025