

**AGENDA  
BOARD OF APPEALS  
VILLAGE OF NORTH HILLS  
SEPTEMBER 20, 2022  
7:30 P.M.  
VILLAGE HALL**

**1. Announcements**

**2. Public Hearings:**

- A. Application #22-06za. (Continued) Application of Minghua Hu, 52 Stone Hill Drive South, Manhasset, NY to construct a rear sunroom addition which requires variances of (a) Village Code §215-11(D)(5), to permit a side yard setback of 23.7 feet, where a minimum of 25 feet is required, and (b) Village Code §215-11(D)(9), to permit building coverage of 26.75%, where a maximum of 15% is permitted. The premises are designated as Section 3, Block 239, Lot 77 on the Nassau County Land and Tax Map.
  
- B. Application #22-07za. (Continued) Application Chris Hu, 73 Saxony Court, Manhasset, NY, for (i) an accessory use permit pursuant to Village Code §215-25(E)(2)(b) for a swimming pool, and (ii) variances of (a) Village Code §215-33(B)(2), to permit the pool to be located 18.083 feet from the side property line and 17.083 feet from the rear property line, where no such structure shall be located less than 25 feet from a side or rear property line, and (b) Village Code §215-25(E)(5)(c), to permit a barbeque to be 11 and 10.5 feet wide, where a maximum of 6 feet is permitted. The premises are designated as Section 3, Block 239, Lot 10 on the Nassau County Land and Tax Map.
  
- C. Application #22-08za. Application of Rubin Lo, 18 Stone Hill Drive North, Manhasset, NY, for (i) accessory use permits pursuant to (a) Village Code §215-25(E)(2)(h) for a four (4) foot high metal fence, and (b) Village Code §215-25(E)(2)(e) for a garden shed, and (ii) a special use permit pursuant to Village Code §215-33 (A), for a four (4) foot high metal fence. The premises are designated as Section 3, Block 239, Lot 60 on the Nassau County Land and Tax Map.

**3. Board Discussion**

- A. Proposed rule regarding filing of application material.

**4. Unfinished Business**

**5. New Business**