

ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING
2 Henry Street (Section 1/Block 23/Lot(s) 32-35)

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Great Neck shall hold a public hearing on Thursday, May 2, 2024, at 7:30PM at Village Hall, 767 Middle Neck Road, Great Neck, NY 11024, to hear the application of Ronen and Rebecca Shahkoohi, owners, for the premises 2 Henry Street, in Great Neck. The applicants are seeking the following variance(s) from the Village Zoning Codes for an application to construct a retaining wall:

1. §Section 575-61 Accessory Buildings

B. Unless otherwise provided in this article, accessory buildings or structures shall be located in the rear yard and shall be not less than 10 feet distant from the main building and not less than three feet distant from the rear and side lot lines. Notwithstanding the foregoing, the Superintendent of Buildings may permit a retaining wall closer than such distances when, in the judgment of the Superintendent, adequate arrangements have been made to retain soil on the same lot in the event of a breach in the retaining wall and otherwise provide for the safety of persons and structures in the vicinity. A refusal of such permission by the Superintendent may be appealed to the Board of Trustees, which shall consider the advice of such licensed engineer as the Village may, from time to time, appoint for this purpose.

The retaining wall is proposed in the front yard, which is not allowed and needs the approval of the Board of Zoning Appeals.

The premises, also known as Section 1, Block 23, Lot 32-35, on the Nassau County Land and Tax Map, and are in the Residence B Zoning District. A copy of the application material is available for review in the Village of Great Neck Building Department, 767 Middle Neck Road, during regular business hours. At said hearing, all parties and interests will be given an opportunity to be heard.

**BY ORDER OF THE BOARD OF APPEALS
OF THE VILLAGE OF GREAT NECK
DENNIS GROSSMAN, CHAIRMAN
April 22, 2024**