

**INCORPORATED VILLAGE OF GREAT NECK  
NOTICE OF PUBLIC HEARING  
105 Maple Street (Section 1 /Block 189/ Lot 3)**

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Great Neck shall hold a public hearing on Thursday, March 6, 2025, at 7:30PM at Village Hall, 767 Middle Neck Road, Great Neck, NY 11024, to hear the application of Yoav Arjhang, owner, represented by Jerry Yang, architect, for the premises at 105 Maple Street in Great Neck. The applicant is seeking the following variance(s) from the Village Zoning Codes for an application regarding a two-story addition:

**1. §Section 575-80 Building Area and Floor Area Ratio**

A. For single-family dwelling use, the building area shall not exceed 35% of the lot area and, subject to any modifications required by § 575-167 of this chapter, the floor area ratio shall not exceed the limits hereinafter set forth:

(1) On interior lots: 0.50 of the first 5,000 square feet of lot area; 0.20 of the lot area in excess of the first 5,000 square feet which is less than 100 feet from the street on which the lot abuts; and 0.10 of the lot area in excess of the first 5,000 square feet which is farther than 100 feet from said street. To the extent required, all of the area of the lot within 100 feet of the street on which the lot abuts must be included in the calculation of the first 5,000 square feet of lot area.

**The allowable FAR is 2,725 SF, whereby 3,209.77 SF are proposed. A variance of 484.77 SF is requested.**

The premises are also known as Section 1, Block 189, Lot 3 on the Nassau County Land and Tax Map, and are located in the Residence C Zoning District. A copy of the application material is available for review in the Village of Great Neck Building Department, Village Hall, during regular business hours.

BY ORDER OF THE BOARD OF APPEALS  
OF THE VILLAGE OF GREAT NECK  
DENNIS GROSSMAN, CHAIRMAN  
February 20, 2025