

**INCORPORATED VILLAGE OF GREAT NECK
NOTICE OF PUBLIC HEARING
2 MARGARET COURT (Section 1 /Block 128 / Lot 291)**

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 Emanuel Karmely, owner, represented by Isaac Rei, architect, for the premises at 2 Margaret Court in Great Neck. The applicant is seeking the following variance(s) from the Village Zoning Codes for an application regarding a two-story extension:

1. §Section 575-13 Front Yards

All lots shall have at least one front yard. A corner lot shall have a front yard on each public street on which the lot abuts. All front yards shall have a minimum depth equal to the greater of 30 feet or the average depth of the front yards of other lots which are on the same block front and within 200 feet. In no event, however, shall a front yard be required to have a depth which is greater than 50 feet.

The allowable minimum depth is 30 feet, whereas 18.6 feet is provided. A variance of 11.4 feet is requested. This is an existing non-conforming dwelling. This application is also existing non-conforming on the Arrandale Avenue right of way which is greater than 50 feet. 50.3 feet is existing on the front corner and 53.0 feet is existing on the rear corner (skewed) and will not be attributed or added to in any way.

2. §Section 575-14 Side Yards

B. On a corner lot, a single-family dwelling shall have only one side yard abutting an interior lot adjacent thereto. Said side yard shall have a minimum width of 12 feet, plus 1/2 of the width of the lot in excess of 80 feet measured in the same direction. The side yard shall be on the side adjoining the interior lot opposite the front yard having the greater street frontage. The two yards fronting on public streets shall be considered front yards, as provided by § 575-13, and the remaining yard shall be considered a rear yard and shall conform to the provisions of § 575-15.

The minimum side yard setback permitted is 12 feet, whereas 6.3 feet is provided. A variance of 5.7 feet is requested. This is an existing non-conforming dwelling.

The premises are also known as Section 1, Block 128, Lot 291 on the Nassau County Land and Tax Map, and are located in the Residence AA 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