

**INCORPORATED VILLAGE OF GREAT NECK
ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING
41 STRATHMORE ROAD (Section 1/Block 203/Lot(s) 66)**

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 David Khalili, owner, represented by Isaac Rei, architect, for the premises 41 Strathmore Road, in Great Neck. The applicant is seeking the following variance(s) from the Village Zoning Codes for an application for a second story addition and façade renovation:

1. §Section 575-42 Front Yard

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 25 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 35 feet.

The minimum required front yard is 35 feet, whereas 32 feet-6 inches are provided. A variance of 2 feet-6 inches is requested. This is an existing non-conforming condition.

2. §Section 575-43 Side Yards

A. On an interior lot, a single-family dwelling shall have two side yards, one on each side of the main building. The aggregate width of the two side yards shall not be less than 18 feet, plus 1/2 of the width of the lot in excess of 60 feet. No side yard shall have a width of less than 1/2 of the minimum required aggregate width of both side yards. When practical, the wider of the two side yards shall be placed adjacent to the narrower of the side yards of an adjoining lot or lots.

The minimum required aggregate side yard is 37.05 feet, whereas 20.6 feet is provided. A variance of 16.45 feet is requested.

3. §Section 575-43 Side Yards

D. On an interior lot, a building other than a single-family dwelling shall have two side yards, neither of which shall be less than 20 feet.

The minimum side yard requirement is 20 feet, whereby 9.8 feet is provided on the west side and 10.8 feet is provided on the east side. A variance of 10.2 feet and 9.2 feet is requested.

4. §Section 575-168 Facades of Single-Family Dwellings

A. No horizontal plane of a front or side facade shall extend for more than 30 feet without a change or break in said plane of at least two feet in width. The horizontal plane of a front facade shall have at least one break of at least two feet in width, regardless of the overall width of the façade.

On the west façade 31.6 feet are proposed which is 1.6 feet longer than allowed. A variance is requested.

5. **§Section 575-36**

The maximum height of a building shall not exceed 30 feet or 22 feet at the eaves.

The maximum height of the residence shall not exceed 30 feet whereas proposed is 30.41 feet is proposed. A variance of .41 feet is requested.

The premises also known as Section 1, Block 203, Lot(s) 66, on the Nassau County Land and Tax Map, and are in the Residence A-1 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
February 20, 2025