

**INCORPORATED VILLAGE OF GREAT NECK  
ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING  
6 North Ravine Road (Section 1/Block 181/Lot 10)**

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 Rachel and Isaac Franco, owners, represented by Edna Guilor, architect, for the premises 6 North Ravine Road, 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 575-169 Driveways**

E. No retaining wall related to a driveway shall exceed four feet in height, and no two retaining walls may be closer than three feet to one another, measured wall face to wall face.

**The retaining wall associated with this driveway cannot exceed 4 feet, whereas proposed is 8 feet 7 inches. A variance of 4 feet 7 inches is requested.**

**2. §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, whereas it must be in the rear yard. A variance is requested.**

**3. §Section 575-54 Lot Coverage**

C. Side yard coverage: 10% or, for corner plots, 40% (but in both cases exclusive of coverage by that portion of a driveway whose width does not exceed 20 feet).

**The maximum allowable side yard coverage is 548.1 SF, whereas 648.6 SF are proposed. A variance of 100.5 SF is requested.**

The premises also known as Section 1, Block 181, Lot 10, 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