

**INCORPORATED VILLAGE OF GREAT NECK**  
**ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING**  
**7 Brown Road (Section 1/Block 142/Lot(s) 68)**

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Great Neck shall hold a public hearing on Thursday, April 4, 2024, at 7:30PM at Village Hall, 767 Middle Neck Road, Great Neck, NY 11024, to hear the application of Emil and Michelle Ben-David, owners, represented by Cindi Dickman, E.W. Dickman Architect, for the premises 7 Brown Road, in Great Neck. The applicants are seeking site plan approval and the following variance(s) from the Village Zoning Codes for an application to construct a two-story rear addition:

**1. §Section 575-57 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 20 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 eight feet, plus 2/5 of that portion of the minimum required aggregate width of both side yards in excess of 20 feet. Where 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 side yard required is 20.78 feet, whereas 17.5 feet is proposed. A variance of 3.28 feet is requested.**

**2. §Section 575-51 Population Density and Street Frontage**

A. No single-family dwelling shall be constructed on or occupy an interior lot having an area of less than 6,000 square feet or having a street frontage of less than 60 feet.

**A maximum frontage of 60 feet is required, whereas 51.23 feet is provided. A variance of 8.77 feet is requested.**

**3. §Section 575-172 Noncomplying Dwellings**

Nothing in this article shall be deemed to prevent normal maintenance and repair, structural alteration in or the reconstruction or enlargement of a noncomplying building, provided that such action does not increase the degree of or create any new noncompliance regarding the regulations pertaining to such buildings.

**The degree of nonconformity is proposed to be increased by the non-conforming aggregate side yard and is therefore not allowed.**

The premises also known as Section 1, Block 142, Lot 68, 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  
March 25, 2024