

**INCORPORATED VILLAGE OF GREAT NECK
ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING
16 Elm Place (Section 1/Block 128/Lot(s) 31)**

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Great Neck shall hold a public hearing on Thursday, August 1, 2024, at 7:30PM at Village Hall, 767 Middle Neck Road, Great Neck, NY 11024, to hear the application of Denise Wu, owner, for the premises 16 Elm Place, in Great Neck. The applicant is seeking the following variance(s) from the Village Zoning Codes for an application to maintain a sunroom:

1. §Section 575-85 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 15 feet, plus 1/2 of the width of the lot in excess of 50 feet. No side yard shall have a width of less than six feet, plus 2/5 of that portion of the minimum required aggregate width of both side yards in excess of 15 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 required aggregate side yard is 20 feet, whereby 15.8 feet are proposed. A variance of 4.2 feet is requested.

The premises, also known as Section 1, Block 128, Lot 31, on the Nassau County Land and Tax Map, and are in the Residence C 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
July 15, 2024