

**INCORPORATED VILLAGE OF GREAT NECK
ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING**

25 Maple Grove Street (Section 1/Block 87/Lot(s) 231)

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Great Neck shall hold a public hearing on Thursday, November 7, 2024 at 7:30PM at Village Hall, 767 Middle Neck Road, Great Neck, NY 11024, to hear the application of Creative Rel, LLC, owner, for the premises at 25 Maple Grove Street in Great Neck. The applicant is seeking the following variance(s) from the Village Zoning Codes for an application regarding a new single-family dwelling:

1. §Section 575-155 Parking in Residence Districts

J. Single-family, two-family, and three-family detached dwellings.

(1) As used in this subsection, the following terms shall have the following meanings:

ORIGINAL FLOOR AREA

The floor area of the dwelling on the date when the construction of the dwelling was first completed or on the date five years before the instant application whichever was the last date to occur.

REQUIRED PARKING

(a) Off-street parking spaces for the greater of the following:

[1] Three vehicles;

[2] One vehicle for the second and one additional vehicle for every additional room which could be used as a bedroom (for example, five bedrooms would require four parking spaces); or

[3] One vehicle for the first 1,000 square feet of floor area and one additional vehicle for every additional 500 square feet of floor area or part thereof.

(b) Such parking spaces may be located wholly or in part upon that portion of the paved driveway that runs from the owner's property line to the edge of the sidewalk closest to said property line, if there is a sidewalk, or, if there is no sidewalk, to the curb of the street.

Three parking spots are required, whereas two parking spots are provided. A variance for one parking spot is requested.

2. §Section 575-89 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.

Accessory structures such as retaining walls need to be in the rear yard, whereas the retaining wall is proposed in the front yard. This condition requires the approval of the Board of Zoning Appeals.

The premises also known as Section 1, Block 87, Lot 231 on the Nassau County Land and Tax Map, and are located 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

October 28, 2024