

INCORPORATED
VILLAGE OF GREAT
NECK
ZONING BOARD OF
APPEALS NOTICE OF
PUBLIC HEARING
5 FLORENCE AVENUE
(Section 1 /Block 129 /
Lot(s) 13)

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Great Neck shall hold a public hearing on Thursday, December 5, 2024, at 7:30PM at Village Hall, 767 Middle Neck Road, Great Neck, NY 11024, to hear the application of Tony Wu, owner, represented by Dennis Oliver, architect, for the premises at 5 Florence Avenue in Great Neck. The applicant is seeking the following variance(s) from the Village Zoning Codes for an application regarding a two story addition:

1. §Section 575-94 Building Area and Floor Area Ratio

A. For single-family dwelling use, the building area shall not exceed 30% of the lot area and, subject to any modifications required by § 575-167 of this chapter, the floor area ratio shall not exceed the limits hereinafter set forth:

1. On interior lots: 0.50 of the first 4,000 square feet of lot area; 0.20 of the lot area in excess of the first 4,000 square feet which is less than 100 feet from the street on which the lot abuts; and 0.10 of the lot area in excess of the first 4,000 square feet which is farther than 100 feet from said street. To the extent required, all of the area of the lot within 100 feet of the street on which the lot abuts must be included in the calculation of the first 4,000 square feet of lot area.

The maximum building area is 1,200 SF, whereby 1,506.29 SF is proposed. A variance of 306.29 SF is requested.

2. §Section 575- 99 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 40 feet. No side yard shall have a width of less than 1/3 of the minimum required aggregate width of both side yards. 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 aggregate side yard required is 17.505 feet, whereby 15.5 feet are provided. A variance of 2.005 feet is requested.

3. §Section 575-99 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 40 feet. No side yard shall have a width of less than 1/3 of the minimum required aggregate width of both side yards. 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 5.835 feet, whereby 2.4 feet are provided. A variance of 3.44 feet is requested.**

The premises known as Section 1, Block 129, Lot 13 on the Nassau County Land and Tax Map, and are located in the Residence D 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
November 21, 2024
11-28-24 IT# 1009254 GN