

***VILLAGE OF GREAT NECK ESTATES***

**Zoning Board of Appeals**

**Agenda**

**Thursday  
June 22, 2023  
8:00pm**

**Case #**

**Address**

**#1-2023  
Kerendian**

**12 Jordan Drive**

**To maintain pool, patios,  
driveway and artificial grass**

## NOTICE

PLEASE TAKE NOTICE that a meeting will be held as to the following matter:

Agency: Board of Appeals  
Village of Great Neck Estates  
Date: June 22, 2023  
Time: 8:00 p.m.  
Place: Village Hall, 4 Atwater Plaza, Great Neck, New York

Subject: Application of Jonathan Kerendian, 12 Jordan Drive, Great Neck Estates, New York, to (a) maintain a pool, patios and a driveway, which requires variances of the following Village Code sections: (i) 230-7(F), in that the pool is 24.2 feet from the rear property line, where a minimum setback of 35.66 feet is required, (ii) 230-7(F), in that the patio is 17.4 feet and 24.1 feet from the rear property line, where a minimum setback of 35.66 feet is required, (iii) 230-39, in that the impervious surface coverage is 10,055 square feet, where a maximum of 7,343.44 square feet is permitted and there exists a lawful non-conforming coverage of 9,636 square feet, and (iv) 230-61(B)(1), in that the construction exacerbates and increases the degree of existing non-conformity, where no such increase is permitted; and (b) maintain artificial grass in a sunken garden area, where Village Code §§167-54(E)(7) and 167-54(I) require that all areas from which topsoil has been removed be prepared in a loose seed bed, limed and fertilized with a mix of Timothy, Kentucky blue grass, Redtop, Perennial ryegrass, Alsike clover and Wild white clover. Premises are designated as Section 21, Block 103, Lot 156 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters.

Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 4 Atwater Plaza, Great Neck Estates, New York, during regular business hours.

Dated: May 18, 2023

BY ORDER OF THE BOARD OF APPEALS

Jerry Siegelman, Chair