



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Christine L. Haider Chairperson / **Susan Seinfeld** District Manager

COMMITTEE REPORT

To: Board Members
From: Joan Garippa and Allan Palzer, Co-Chairs
Little Neck Zoning Committee
Re: City Planning Authorization Application No. N 160203 ZAQ
255-23 58 Avenue

On Monday, April 25, 2016, the Little Neck Zoning met with the Carolina Paravalos, owner of the above-referenced property, her brothers, Evangelos and Christopher Paravalos, and their architect Christopher Papa. They have applied to the Dept. of City Planning for a waiver of the zoning regulation 22-42. Present from the Little Neck Zoning Committee were Joan Garippa and Allan Palzer, Chris Petallides, Irene Cheung, Stanley Jin, Laura James, 1st Vice Chair, and community member Ed Doster. Also present were District Manager Susan Seinfeld, Steve Behar representing Council Member Barry Grodenchik, Scott Solomon from City Planning, and two residents.

The zoning regulation for an R3X zoning district for a detached two-family residence requires that at least 75% of one dwelling to be located directly above or below the other. Ms. Paravalos, the owner of a one family home on a corner lot at 255-23 58 Avenue in Little Neck proposes to replace her home with two-family, side-by-side attached home which would be in violation of this requirement for an R3X zone as approved in rezoning this area in 2008. Ms. Paravalos will reside in the house.

The City Planning Commission may, upon application, authorize the waiver of this requirement provided that the proposed building is compatible with the scale and character of the surrounding area in terms of height, bulk, and design features and does not give the appearance of a semi-detached building. The bulk of the building must follow the as-of-right building envelope and its form must be consistent with other two-family homes in the vicinity. Currently, the area has a mix of one and two-family detached homes.

City Planning has requested that CB11 make a recommendation during the 30 day comment period which starts today. City Planning will then have 60 days to investigate and make its decision on the application.

The architect stated the proposed two-family home maintains the scale of the neighborhood and will be two stories in height with a partially visible cellar level, pitched roof and a single curb cut for the driveway to access a two-car garage. The floor area

ratio, lot coverage, lot size, yards heights, setbacks, parking, planting, and parking requirements will comply with the R3X district. The proposed building's corner location will permit it to give the appearance of a two-family detached residence. An entrance to one unit will be on 58th Ave. and an entrance for the other unit on 256th Street. There will be one continuous roofline. While semi-detached building designs usually have separation of yards for each building unit, the proposed design will be continuous giving the appearance of a detached building.

The unit on 58th Ave. will be two stories, 1023 sq. ft., over the cellar, with kitchen on the ground floor and bedrooms on the second floor. The other unit, to be occupied by the owner, will face 256th St. and will have two stories, 1,804 sq. ft. over a two-car garage. The architect explained the advantage of this construction gives the appearance of a one-family home. The owner also wanted the absence of noise frequently encountered from tenants living on the floor above. Construction is expected to be completed in six months.

Concerns were expressed by two neighbors who felt that other contractors would take advantage of the same design on other homes in the neighborhood. The City Planning representatives made it clear that each waiver application is judged on its own merits. A motion was made to approve the waiver application as presented. The committee voted six in favor and one opposed.