

✓ \$100 to POB/land use
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ERIC PALATNIK, P.C.

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March 21, 2016

Via Certified Mail

Queens Community Board 2
43-22 50th Street,
Woodside, NY 11377
Chair: Patrick A. O'Brien
District Manager: Debra Markell Kleinert

**Re: BSA Calendar No.: 2016-4148-BZ
68-03 Roosevelt Avenue
Queens, New York (the "Premises")**

Dear Chairperson and Members of the Board:

We represent the owner of the above Premises in an application before the Board of Standards and Appeals ("BSA"). The application is filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York. The application was filed on March 18, 2016 and as per the Rules of Procedure of the BSA, we hereby provide your Board with notification of the filing.

For your information, we enclose a copy of our application form, Department of Buildings objection sheet, Statement of Facts, plans, photographs, relevant zoning map, affidavit of ownership, and BSA zoning analysis for the application.

We look forward to meeting with your board to discuss this matter, and trust that you will indicate your support of this application to the BSA.

Sincerely,

Eric Palatnik, Esq.

Encl.

cc: Board of Standards and Appeals

- Hon. Jimmy Van Bramer, City Councilmember (By Certified Mail)
- Hon. Melinda Katz, Queens Borough President (By Certified Mail)
- Mr. Christopher Holme, Department of City Planning (By Certified Mail)
- Ms. John Young, Department of City Planning (By Certified Mail)

BSA Calendar No: 2016-4148-BZ - 68-03 Roosevelt Ave - letter Dated
3/21/16 and related info



Board of Standards and Appeals

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

ZONING (BZ) CALENDAR
Application Form



BSA APPLICATION NO. _____
CEQR NO. _____

Section A

Applicant/
Owner

| | |
|---|--|
| Eric Palatnik, P.C. <small>NAME OF APPLICANT</small> | Universal Church <small>OWNER OF RECORD</small> |
| 32 Broadway, Suite 114 <small>ADDRESS</small> | 68-03 Roosevelt Avenue <small>ADDRESS</small> |
| New York NY 10016 <small>CITY STATE ZIP</small> | Queens NY 11377 <small>CITY STATE ZIP</small> |
| 212 425-4343 <small>AREA CODE TELEPHONE</small> | <small>LESSEE / CONTRACT VENDEE</small> |
| 212 425-4343 <small>AREA CODE FAX</small> | <small>ADDRESS</small> |
| eric@ericpalatnikpc.com <small>EMAIL</small> | <small>CITY STATE ZIP</small> |

Section B

Site
Data

68-03 Roosevelt Avenue 11377
STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

Fronting 69th Street between 38 Avenue and Roosevelt avenue
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

| | | | | |
|------------------------------------|---|------------------------|-----------------------------------|---|
| 1223 | 1 | Queens | 402 | N/A |
| <small>BLOCK</small> | <small>LOT(S)</small> | <small>BOROUGH</small> | <small>COMMUNITY DISTRICT</small> | <small>LANDMARK/HISTORIC DISTRICT</small> |
| Hon. Jimmy Van Bramer | R5D/R6 | | | 9d |
| <small>CITY COUNCIL MEMBER</small> | <small>ZONING DISTRICT</small> <small>(include special district, if any)</small> | | | <small>ZONING MAP NUMBER</small> |

Section C

Dept of Building
Decision

BSA AUTHORIZING SECTION(S) 72-21 for VARIANCE SPECIAL PERMIT (Including 11-41)
Section(s) of the Zoning Resolution to be varied ZR 23-523/ 23-631/ 24-521/ ZR 24-36/ 24-672/ 24-651
DOB Decision (Objection/ Denial) date: March 4, 2016 Acting on Application No: 4458806

Section D

Description

(LEGALIZATION YES NO IN PART)

This application is filed on behalf of the Universal Church (the "Church"), a 501(c)(3) religious based, not-for-profit organization. The application is filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York, as amended, (hereinafter the "Resolution"), for the following variations of the underlying R5D and R6/C1-4 zoning districts (the Premises is located on a split zoning lot): Total building height and sky exposure plane (ZR 23-523/ 23-631/ 24-521); Rear Yard (ZR 24-36); Windows (24-672/ 24-651)

Section E

BSA History
and
Related Actions

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

| | YES | NO |
|---|--------------------------|-------------------------------------|
| 1. Has the premises been the subject of any previous BSA application(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PRIOR BSA APPLICATION NO(S): _____ | | |
| 2. Are there any applications concerning the premises pending before any other government agency?.... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Is the property the subject of any court action?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Section F

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Signature of Applicant, Corporate Officer or Other Authorized Representative: Eric Palatnik, P.C. Attorney

SWORN TO ME THIS 16 DAY OF March 2016
ROBIN GONZALEZ
Notary Public, State of New York
No. 01GO6097433
Qualified in Kings County
My Commission Expires 08/18/2019
NOTARY PUBLIC

obj 8



AI1: Additional Information
Must be typewritten.



Page number _____ of _____ BIS Document No. _____

1 Location and Job Information Required for all applications.

House No(s) 68-03 Street Name ROOSEVELT AVENUE
Borough QUEENS Block 1223 Lot 1 BIN 4458806 CB No. 402

2 Revisions to Plans/Drawings Required whenever updating plans. All revisions for each page must be clearly described in section 3.

Submission is part of a Post Approval Amendment (PAA)? Yes PW1 required No Indicate all actions for this submission:

| Action | Original/New/ Omit Page ID | Superseding Page ID | Action | Original/New/ Omit Page ID | Superseding Page ID | Action | Original/New/ Omit Page ID | Superseding Page ID | Action | Original/New/ Omit Page ID | Superseding Page ID |
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For "Action" use "N" for new page, "S" for superseding page, "O" for omitting page. Is this section continued on additional AI1 forms? Yes No

3 Additional Information Required for all applications.

ZR 24-523 / ZR 23-631 / ZR 24-521: A building height of 40 feet maximum and compliance with sky exposure planes is required in the R5D portion of the zoning lot. A variance request is being made to allow the building height of 79 feet and a waiver of the sky exposure plane requirements in the R5D portion of the zoning lot.

RECONSIDERATION DENIED ON
MAR 04 2016
FOR OBJECTION # ABALK
BY: [Signature] [Signature] [Signature] Lzc. RA

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print) MOTHUS P. PHOMETSI, RA
Signature [Signature] Date 3/3/16
P.E. / R.A. Seal (apply seal, then sign and date over seal)



obj #4



AI1: Additional Information
Must be typewritten.



Page number _____ of _____ BIS Document No. _____

1 Location and Job Information Required for all applications.

House No(s) 68-03 Street Name ROOSEVELT AVENUE
Borough QUEENS Block 1223 Lot 1 BIN 4458806 CB No. 402

2 Revisions to Plans/Drawings Required whenever updating plans. All revisions for each page must be clearly described in section 3.

Submission is part of a Post Approval Amendment (PAA)? Yes PW1 required No Indicate all actions for this submission:

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For "Action" use "N" for new page, "S" for superseding page, "O" for omitting page. Is this section continued on additional AI1 forms? Yes No

3 Additional Information Required for all applications.

ZR 24-36: A rear yard of 30 feet is required in the R5D interior portion of the lot. A variance request is being made for a 10 feet rear yard in lieu of the 30 feet requirement.

RECONSIDERATION DENIED ON
MAR 04 2016
FOR OBJECTION # ABOVE
BY: [Signature] for Detek Ltz. R.F.A



Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print) MOTAWSI P. PHOMETSI, RA
Signature [Signature] Date 3/3/16
P.E. / R.A. Seal (apply seal, then sign and date over seal)

obj 14



AI1: Additional Information
Must be typewritten.



Page number _____ of _____ BIS Document No. _____

1 Location and Job Information Required for all applications.

House No(s) 68-03 Street Name ROOSEVELT AVENUE
Borough QUEENS Block 1223 Lot 1 BIN 4458806 CB No. 402

2 Revisions to Plans/Drawings Required whenever updating plans. All revisions for each page must be clearly described in section 3.

Submission is part of a Post Approval Amendment (PAA)? Yes PW1 required No Indicate all actions for this submission:

| Action | Original/New/ Omit Page ID | Superseding Page ID | Action | Original/New/ Omit Page ID | Superseding Page ID | Action | Original/New/ Omit Page ID | Superseding Page ID | Action | Original/New/ Omit Page ID | Superseding Page ID |
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For "Action" use "N" for new page, "S" for superseding page, "O" for omitting page. Is this section continued on additional AI1 forms? Yes No

3 Additional Information Required for all applications.

ZR24-672 / ZR24-651: Required windows must be set back 20 feet from property line.

A variance request is being made to allow required windows to be 10 feet from the R5D rear property line.

RECONSIDERATION DENIED ON
MAR 04 2016
FOR OBJECTION # 46876
BY: [Signature] ff Drzki Lee. R.S

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print) MOTUS PHOMETSI, RA
Signature [Signature] Date 3/3/16
P.E. / R.A. Seal (apply seal, then sign and date over seal)

