



Community Board No. 5

Borough of Queens
Ridgewood, Maspeth, Middle Village and Glendale
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Vincent Arcuri, Jr.
Chairperson

Gary Giordano
District Manager

3/24/2016
GG-DM

Zoning and Land Use Review Committee Meeting Notice

Date : Tuesday, April 5th, 2016 - 7:30 PM
Place : Myrtle Avenue Office of CB5Q

AGENDA

- 1) **Discussion/Recommendation re: BSA Cal Nos. 2016-1219BZ and 2016-1220A**
IN THE MATTER OF two applications to the NY City Board of Standards and Appeals by Sheldon Lobel, P.C. Attorneys At Law, on behalf of 74th and Myrtle LLC. The first application is for a variance, pursuant to Sections 72-21, 23-141, 23-45/24-31, 24-35, 25-22 and 22-12 of the Zoning Resolution, to permit the development of a two-story plus cellar mixed-use building, with ground floor commercial use and residential use on the second floor, contrary to residential floor area (FAR), front yard, side yard, parking and use regulations within an R4-1 Zoning District, at **73-45 Myrtle Avenue** (aka 78-70 74 Street), in Glendale, Queens, NY.
This site is a vacant lot located on Myrtle Avenue, at the northwest corner of 74 Street. The second Application seeks a waiver of General City Law, Section 35, to permit the development of this two-story plus cellar building partially within the bed of a mapped street.
- 2) **Discussion of Recently Approved Citywide Zoning Text Amendments**
 - a) Zoning for Quality and Affordability (ULURP No. 160049 ZRY) and
 - b) Mandatory Inclusionary Housing (ULURP No. 160051 ZRY)
- 3) **Other Business.**