



THE CITY OF NEW YORK COMMUNITY BOARD 12

5910 13th Avenue
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Antonio Reynoso
Borough President

Yidel Perlstein
Chairperson

Barry Spitzer
District Manager

NOTICE OF PUBLIC HEARING

LOCATION: **In Person:** Amico Senior Center – 5901 13th Avenue (entrance on 59th Street) 3rd Floor
On Zoom: <https://us06web.zoom.us/j/82606454481>
By Phone: 646-558-8656 and enter Webinar ID: 826 0645 4481

DATE/TIME: Tuesday, December 13, 2022 at 6:30 P.M.

AGENDA: **4910 14th Avenue (Bobov 45) Variance Application** - This application is filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York, as amended, to request variances from the provisions of lot coverage, rear yard, maximum height of walls and required setbacks, and permitted obstructions, to permit the development of a Use Group 4A House of Worship at the Premises, located within an R6 zoning district.

The applicant proposes to build a five-story plus sub-cellar and cellar UG 4A House of Worship with no rear yard contrary to the minimum required 30'-0" rear yard required above 23'-0" pursuant to ZR § 24-361; 100% lot coverage contrary to the maximum permitted lot coverage of 70% for a corner lot and 65% for an interior lot above 23'-0" pursuant to ZR § 24-11; a 68'-0" street wall height with no setback contrary to the 60'-0" maximum permitted street wall height and 20'-0" setback required pursuant to ZR § 24-522; 1,010 square feet of obstructions on both 14th Avenue and 49th Street and 855 square feet of obstructions on 50th Street contrary to the maximum permitted 800 square feet on 14th Avenue and 49th Street and 400 square feet on 50th Street pursuant to ZR § 23-62(g); and a 10'-0" parapet wall contrary to the maximum permitted 4'-0" pursuant to ZR § 23-62(j). The proposed development facilitated by waivers of the above ZR Sections will provide necessary program space for the House of Worship.

To view the entire application please click on the following link:
[4910 14th Avenue BSA Application](#)

APPLICANT: Sheldon Lobel P.C. on behalf of Khal Bobov 45, Inc.

To register to speak at the meeting or to leave a written comment for the committee to review please fill out a google form at this link: [Public Hearing Sign-Up Form](#)

We will not accept any submissions past 5:00pm on the day of the meeting.

To request this information be sent to you, please email us at bk12@cb.nyc.gov or call 718-851-0800. This information is also available on our [website](#) and on Twitter at @BrooklynCB12.

ATTENTION NEIGHBORS, LANDLORDS AND TENANTS: JUST IN CASE YOUR NEIGHBOR IS NOT AWARE OF THE PUBLIC HEARING, PLEASE PASS THIS INFORMATION ON TO THEM.