

## THE CITY OF NEW YORK **COMMUNITY BOARD 12**

**5910 13th Avenue** Brooklyn, N.Y. 11219

Phone: (718) 851-0800 • Fax: (718) 851-4140 Email: bk12@cb.nvc.gov

> **Yidel Perlstein** Chairperson



**District Manager** 

## NOTICE OF PUBLIC HEARING

**In Person:** Community Board 12, 5910 13<sup>th</sup> Avenue **LOCATION:** 

**On Zoom:** https://us02web.zoom.us/j/82426110144

By Phone: 646-558-8656 and enter Webinar ID: 824 2611 0144

**DATE/TIME:** Tuesday, March 18, 2025, at 6:30 P.M.

**AGENDA:** 1981-1983 54th Street – This application is to request variances from the provisions of ZR §§ 24-11

> (lot coverage), 24-11 (floor area), 24-34 (front yard), 24-35 (side yard), and 24-521 (maximum height of walls and required setbacks), to permit the development of a Use Group ("UG") IIIB House of Worship – Ritual Bath (the "Mikvah") at the Premises, located within an R5 zoning

district.

The applicant proposes to build a four-story plus cellar Women's Mikvah with (1) 79% lot coverage contrary to the maximum permitted lot coverage of 60% for a corner lot pursuant to ZR § 24-11; (2) a 19,098 square foot building contrary to the maximum 12,422 square feet permitted pursuant to ZR § 24-11; (3) no front yard contrary to the 10'-0" front yard required pursuant to ZR §24-34; (4) only one 20'-0" side yard contrary to the two 8'-0" side yards required pursuant to ZR 24-35; and (5) a 52'-0" maximum height with no setback contrary to the 35'-0" maximum permitted wall height and 1:1 sky exposure plane required pursuant to ZR § 24-521; The proposed development facilitated by waivers of the above ZR Sections will provide necessary program space for the Mikvah.

Please refer to the Proposed Plans and Statement of Facts and Findings sections of the application for the full details of the project.

To view the entire application please click on the following link:

https://drive.google.com/drive/folders/1L1HGTesz4lEJQ FCdbgAl3ZQshWZOOws?usp=drive link

Sheldon Lobel P.C. on behalf of Mikvah of 20 Ave APPLICANT:

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: https://forms.gle/bogFd4ZjKDwm1PRo9

We will not accept any submissions after 3:30 PM on the day of the meeting.

This information is available by request at bk12@cb.nyc.gov or 718-851-0800, on our website at https://www.nyc.gov/site/brooklyncb12/meetings/upcoming-public-hearings.page on Twitter @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.