



The City of New York

## Queens Community Board 11

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

Michael Budabin, **Chair** / Joseph Marziliano, **District Manager**

TO: All Board Members  
FROM: Eileen Miller, Central/Bayside Zoning Chair  
DATE: February 23, 2021

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On February 22, 2021, the Central/South Bayside Zoning Committee held a Zoom teleconference meeting to discuss BSA Cal. No. 2021-8-BZ, 79-26 214th Street, Oakland Gardens.

### **Present**

Eileen Miller, Committee Chair  
Christine Haider, 1<sup>st</sup> Vice Chair  
Henry Euler, 3<sup>rd</sup> Vice Chair  
Jack Fried, Committee Member  
Rob Liatto, Committee Member  
Fleur Martino, Committee Member

### **CB11 Staff**

Joseph Marziliano, District Manager  
Jane Bentivenga, Community Coordinator

### **Other**

Victor Han, representing the applicant  
Vanessa Ordonez, QBPO

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Mrs. Miller began the meeting by asking Mr. Han to review the application. Mr. Han screen-shared a copy of the plans. He explained that currently, the dining room is two stories high with a vaulted ceiling that extends to the underside of the roof. The owner is looking to fill in that space to be used as an additional bedroom. There will be no change to the exterior of the building, the roofline or the footprint of the building. The request for this special permit seeks to permit approximately 10% additional FAR from .49 to .55.

Mr. Euler asked what the zoning designation was in this area. Mr. Han stated it is R2A. Mr. Marziliano asked if anything else was being proposed with this application. Mr. Han said no, it will only be an increase to four bedrooms. Mr. Marziliano advised there are no complaints on file with the CB11 Office regarding this location. Mr. Euler asked what year the house was built. Mr. Han stated it was originally built in the 1950s. Mrs. Miller added that major alterations were done two years ago. Ms. Martino inquired about the windows. Mr. Han stated that the existing windows would remain. Mr. Marziliano asked what the hardship is requiring this application. Mr. Han stated this is not a variance application; it is a special permit application.

There is no hardship. An enlargement is allowed by special permit of not more than 10% FAR to a building that legally existed with a Certificate of Occupancy prior to 1961. Mrs. Haider asked how many feet between the back of the house and the property line. Mr. Han stated 31 feet.

Mr. Euler made a motion to approve the application as presented. The motion was seconded by Mr. Fried. A roll call vote was taken. All were in favor. The motion passed unanimously.

*Respectfully submitted 2/23/2021*