



Chairman, Alvin Warshaviak

The City of New York
Borough of Queens

Community Board 8

197-15 Hillside Avenue
Hollis, NY 11423-2126
Telephone: (718) 264-7895
Fax: (718) 264-7910
Qn08@cb.nyc.gov
www.nyc.gov/queenscb8



District Manager, Marie Adam-Ovide

PUBLIC HEARING NOTICE

Date: Tuesday, April 19, 2016

Time: 7:30 p.m.

PLACE: Rabbinical Seminary of America
76-01 147th Street
Flushing, NY 11367

Re: BSA Cal. No.: 65-94-BZ
144-02 Jewel Avenue *aka BBL: 4-6462-2*
Queens, NY 11367

This application seeks an extension of term of a variance previously granted, pursuant to §72-21 of the New York City ZR, permitting in an R4B zoning district within a former two story and cellar dwelling with accessory garage the change in use to a community facility (UG4) on the ground floor and cellar with commercial offices (UG6) in the garage and the enlargement of the building which does not conform to district use regulations and creates non-compliance with side yard requirements.