

Queens Borough President Recommendation

APPLICATION: ULURP #190422 ZMQ

COMMUNITY BOARD: Q06

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Sheldon Lobel, PC. on behalf of Dr T's Pediatrics PLLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map Section No. 14a, changing from an R1-2A District to an R3-2 District property bounded by 71st Road, a line 100 feet northeasterly of 112th Street, 72nd Avenue and 112th Street, Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated May 20, 2019.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on July 11, 2019 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were no other speakers for the application. The hearing was closed.

CONSIDERATION

Subsequent to review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is requesting a zoning map amendment to rezone a portion of 112-06 71st Road (Block 2248 Lot 9), 71-31 112th Street (Block 2248 Lot 6), 71-35 112th Street (Block 2248 Lot 4) and 112-05 72nd Avenue (Block 2248 Lot 1) from an R1-2A District to an R3-2 District mapped to a depth of 100 feet east of 112th Street between 72nd Avenue and 71st Road. The proposed zoning amendment would facilitate the legalization of an existing Use Group 4 medical office located at 112-06 71st Road;
- The rezoning area is currently zoned R1-2A, a low-density contextual residential area. The proposed development site 112-06 71st Road (Block 2248 Lot 9). The lot has a total lot area of approximately 7,300 sf of which 4,800 sf is included in the rezoning area. 71-31 112th Street (Block 2248 Lot 6) is a 5,200 sf lot improved with a 2.5-story one single-family home. 71-35 112th Street (Lot 4) is a 5,000 sf lot developed with a 2-story one-family residential building. 112-05 72nd Avenue (Lot 1) is a 5,000 sf lot improved with a 1.5-story, one-family residential building;
- The proposed development site is 112-06 71st Road (Block 2248, Lot 9). The site is a corner flag-shaped 7,300 sf lot with approximately 125 ft of frontage on 71st Road, and, approximately 48 sf of frontage on 112th Street. The lot is currently improved with a 2-story (0.46 FAR) building containing 1,678 sf of medical office space on the first floor and 1,623 sf single-family residential use on the second floor. There are six off-street parking spaces provided. The proposed rezoning would legalize the first floor Use Group 4 medical office which is not permitted within an R1-2A District but allowed in an R3-2 District. There are no changes proposed from the existing conditions on the applicant's lot or the other properties in the rezoning area. The maximum FAR for both zoning districts are 0.5 therefore, any increases in density are not anticipated;
- The area to the west of the rezoning area is zoned R7-1, to south is zoned R6 and to the east and north is zoned R1-2A. The surrounding areas to the east and northwest and southwest of the site are developed with large residential developments and community facility uses including a house of worship and educational facility. Immediate east and south of the rezoning area is developed with detached low-density residential buildings;
- CB 6 approved this application by a vote of thirty-eight (38) in favor with four (4) against and none (0) abstaining at a community board meeting held on June 12, 2019. CB 6 approved with the condition that the rezoning area should only include Block 2248 Lot 9 and should not include other lots in the current proposed rezoning area.

RECOMMENDATION

Based on the above considerations, I hereby recommend approval of this application.



PRESIDENT, BOROUGH OF QUEENS

7/15/19

DATE