



THE CITY OF NEW YORK COMMUNITY BOARD 12

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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/87379673098>
By Phone: 646-558-8656 and enter Webinar ID: 873 7967 3098

DATE/TIME: Tuesday, January 9, 2024, at 7:00 P.M.

AGENDA: **394 East 3rd Street** – This is an application for a variance filed pursuant to ZR §72-21 of the Zoning Resolution of the City of New York, to permit a three-story three-family dwelling in an R5 district (Special Ocean Parkway District). The proposed building would have three residential dwelling units without the required side yards in an R5 district, contrary to the underlying regulations of ZR §23-461(a).

The Premises is located on a uniquely narrow interior lot with a width of only twenty-three feet. If developed pursuant to R5 district regulations, the development would only consist of 1,709 square feet with a 10' wide home due to the side yard requirements. Therefore, an as-of-right development would result in an uninhabitable development.

The proposed variance would completely waive the side yard requirement and permit the development of a 2,811.58 square foot, three story residential building with three dwelling units. The building would have a total of 2,811.58 square feet or 1.22 FAR. The first floor will have a 966.08 square foot apartment. The second floor will have a 922.75 square foot apartment. The third floor will have a 922.75 square foot apartment. The first-floor apartment will have two bedrooms, one bathroom, one living area, one dining area, and a kitchen. The second-floor apartment will have two bedrooms, two bathrooms, one living are, one dining area, a kitchen, and a roof terrace. The third-floor apartment will have two bedrooms, two bathrooms, one living area, one dining area, a kitchen, and a balcony.

To view the entire application please click on the following link:
<https://drive.google.com/drive/folders/1POHC80tbPRNPxgT67ZLz1OBF-fC4Mbxg?usp=sharing>

APPLICANT: Eric Palatnik, P.C. on behalf of Mohammed A. Hashem

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/pMajjp4U7tVVKZpJ7>
We will not accept any submissions past 5:00pm 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/brooklynbc12/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.