



## Holliswood Rezoning - **Approved!**

### Overview

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**Update June 17, 2003:**

On June 17, 2003 the City Council adopted the Holliswood Rezoning. The zoning map changes are now in effect.

#### **Overview**

The Department of City Planning proposes to rezone all or parts of 36 blocks in Holliswood, Queens, in Community District 8. This proposal is designed to protect the low-density, residential character of the neighborhood by ensuring that new development will reinforce the neighborhood's existing built character. Holliswood is defined by its rolling topography and winding streets. Typical buildings in the rezoning area are single-family, detached homes on large, irregular lots. The existing R2 zoning does not prevent the demolition of existing houses and the subdividing of large lots into multiple smaller lots.

The Holliswood rezoning area is bounded by the Grand Central Parkway to the north, Hillside Avenue to the south, Francis Lewis Boulevard and 204th Street to the east, and 188th Street to the west. The study area is currently zoned R2 for the most part, with R3-2 zoning on the southern edge at Hillside Avenue and R4 zoning at the eastern edge along Francis Lewis Boulevard.

Residents of Holliswood have voiced concerns that the current zoning allows new residences at a density that is out-of-character with existing neighborhood development patterns, particularly the subdivision of lots and development of multiple single family homes on what was once a single lot.

#### **Public Review**

On March 3, 2003, the Department of City Planning certified the Uniform Land Use Review Procedure ([ULURP](#)) application (C 030297 ZMQ) for the Holliswood rezoning to begin the formal public review process. On April 9, 2003 Community Board 8 voted to recommend approval of the proposed zoning map changes. On April 16, 2003, the Queens Borough President submitted her recommendation to approve the proposed zoning map changes. The City Planning Commission held a public hearing on May 7, 2003 and approved the rezoning on May 21, 2003. ([Read the CPC Report](#)). On June 17, 2003, the City Council adopted the zoning changes which are now in effect. For more information contact the Queens Office of the Department of City Planning at (718) 286-3170.

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### Proposed Zoning

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The Department of City Planning proposes to rezone the area from R2 to R1-2 and R3-2 districts. An existing R1-2 zoning district would be extended from the west side of 188th Street to replace the R2 zone on all or portions of 34 blocks. The proposed **R1-2** district would limit new residential development to single-family detached residences, with larger minimum lot requirements than the existing R2. The minimum lot size in an R1-2 district is 5,700 square feet with a minimum lot width of 60 feet. The maximum floor area ratio (FAR) is 0.5. The front yard must be at least 20 feet deep, and each zoning lot must have at least 20 feet of total side yards, with the smaller side yard at least 8 feet in width.

An **R3-2** zoning district would replace R2 zoning to more closely match the development pattern for the garden apartment complex in the remaining two blocks of the rezoning area. The proposed R3-2 district is a general residence district, and it is the lowest density zone in which multiple family dwellings, such as the Holliswood Garden Apartments, are permitted. These proposed zoning districts will help to ensure that future development will be consistent with the established character of different parts of the neighborhood.



Typical detached single family homes in the proposed R1-2 District, showing Nero Avenue on the left and Foothill Avenue on the right



Four single-family homes on a subdivided lot in the existing R2 district on Santiago Street



Garden apartments in the proposed R3-2 district on Pompeii Avenue

## Related Notes

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-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).