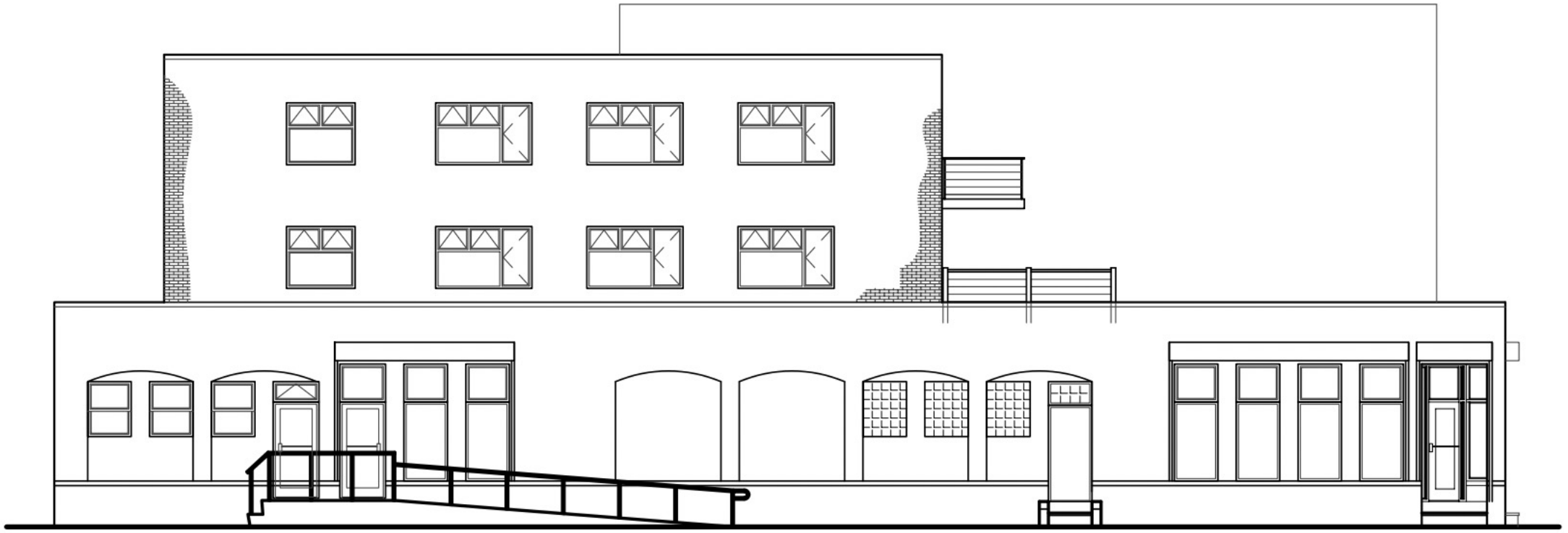


78-46 METROPOLITAN AVENUE REZONING

Review Session – Certification | April 25th, 2022

78-46 Metropolitan Avenue - Project Overview

Applicant

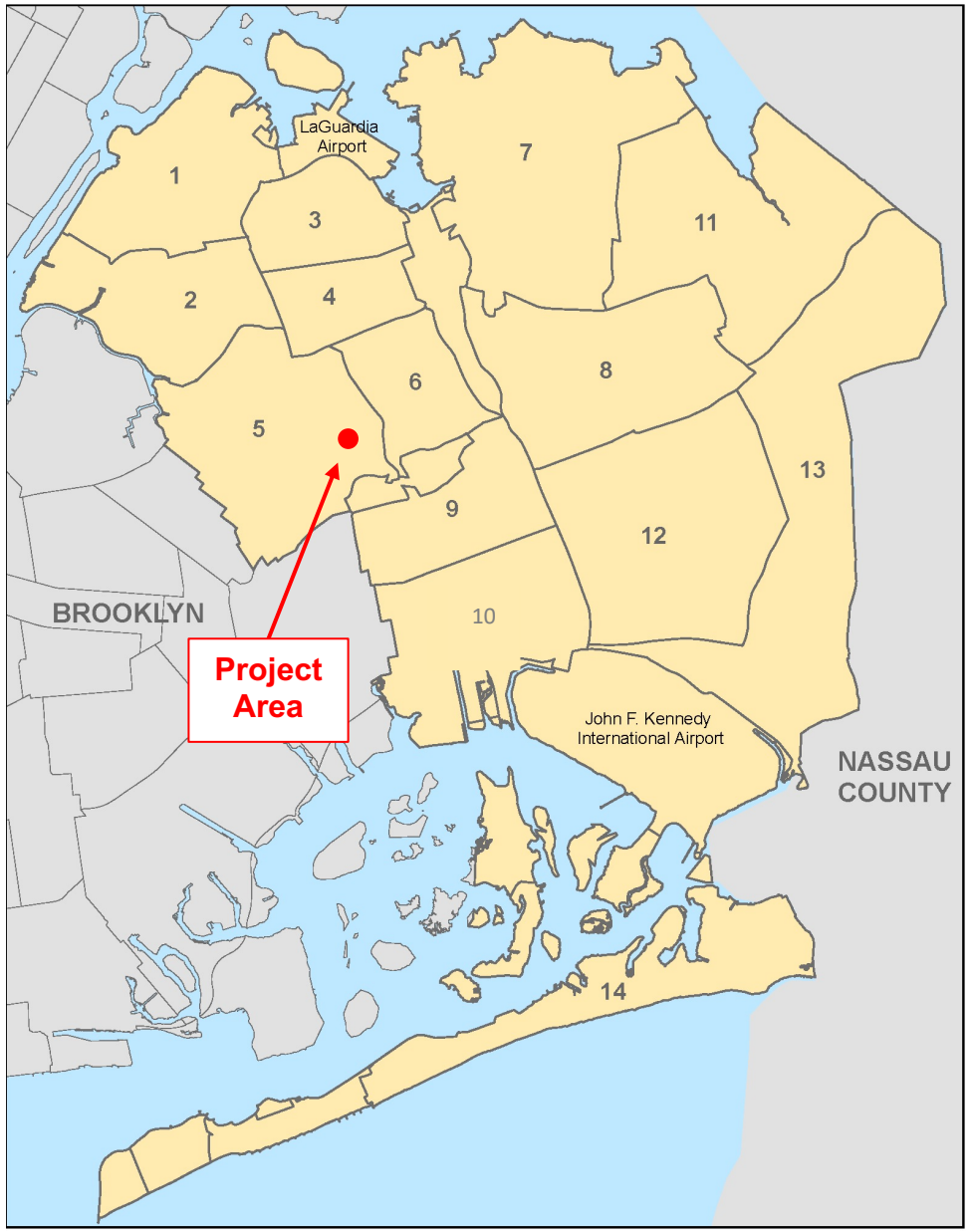
- Robert Thomas

Location

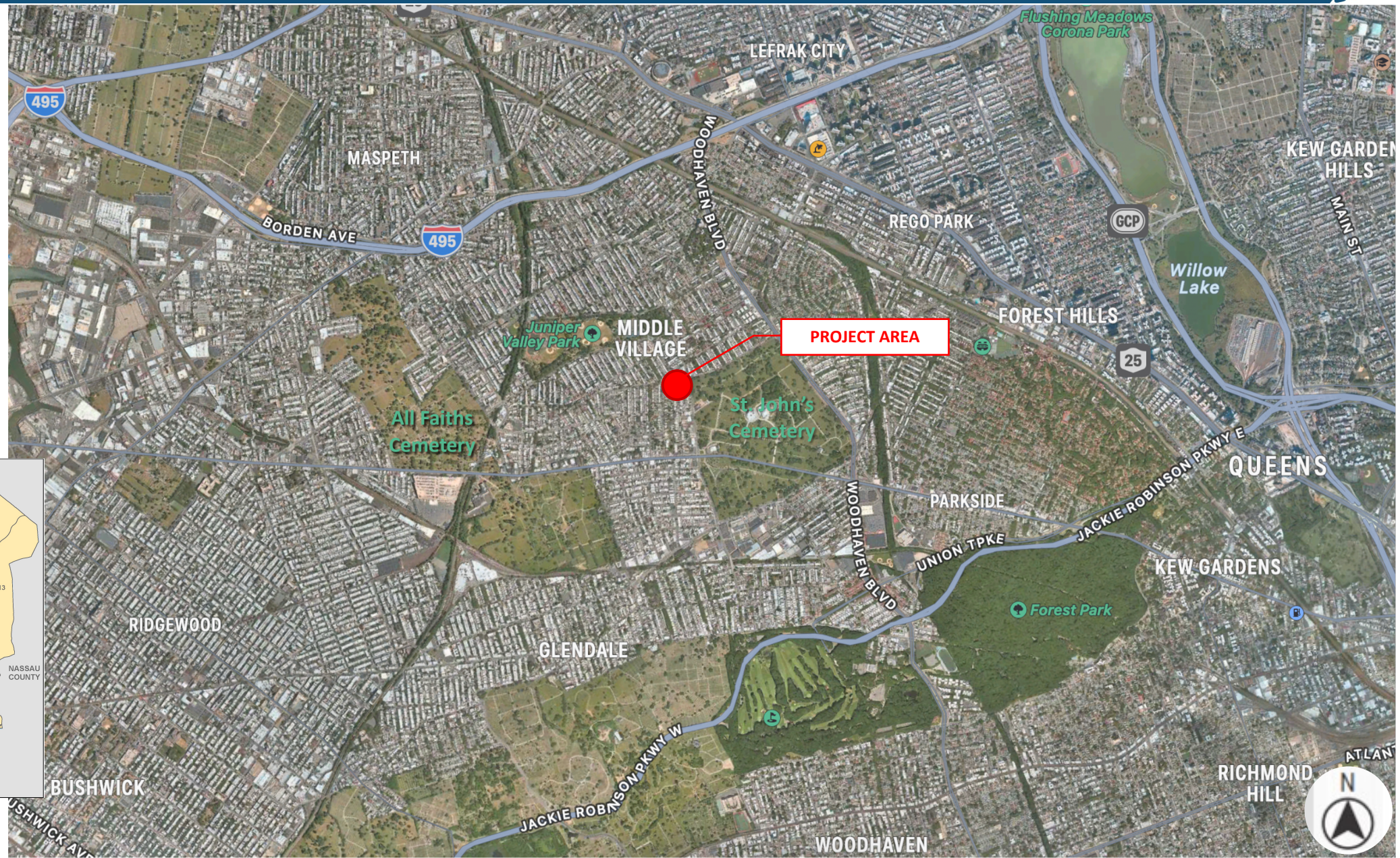
- 78-46 Metropolitan Avenue
- Lots 30-31, Block 3776
- Middle Village, Queens
- Community District 5

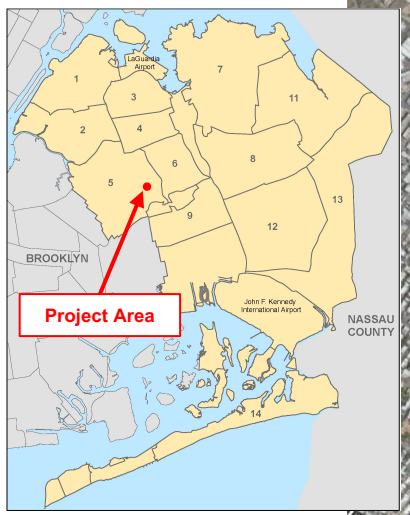
Actions Requested

- Zoning Map Amendment from an R5 to R5D/C2-3 zoning district



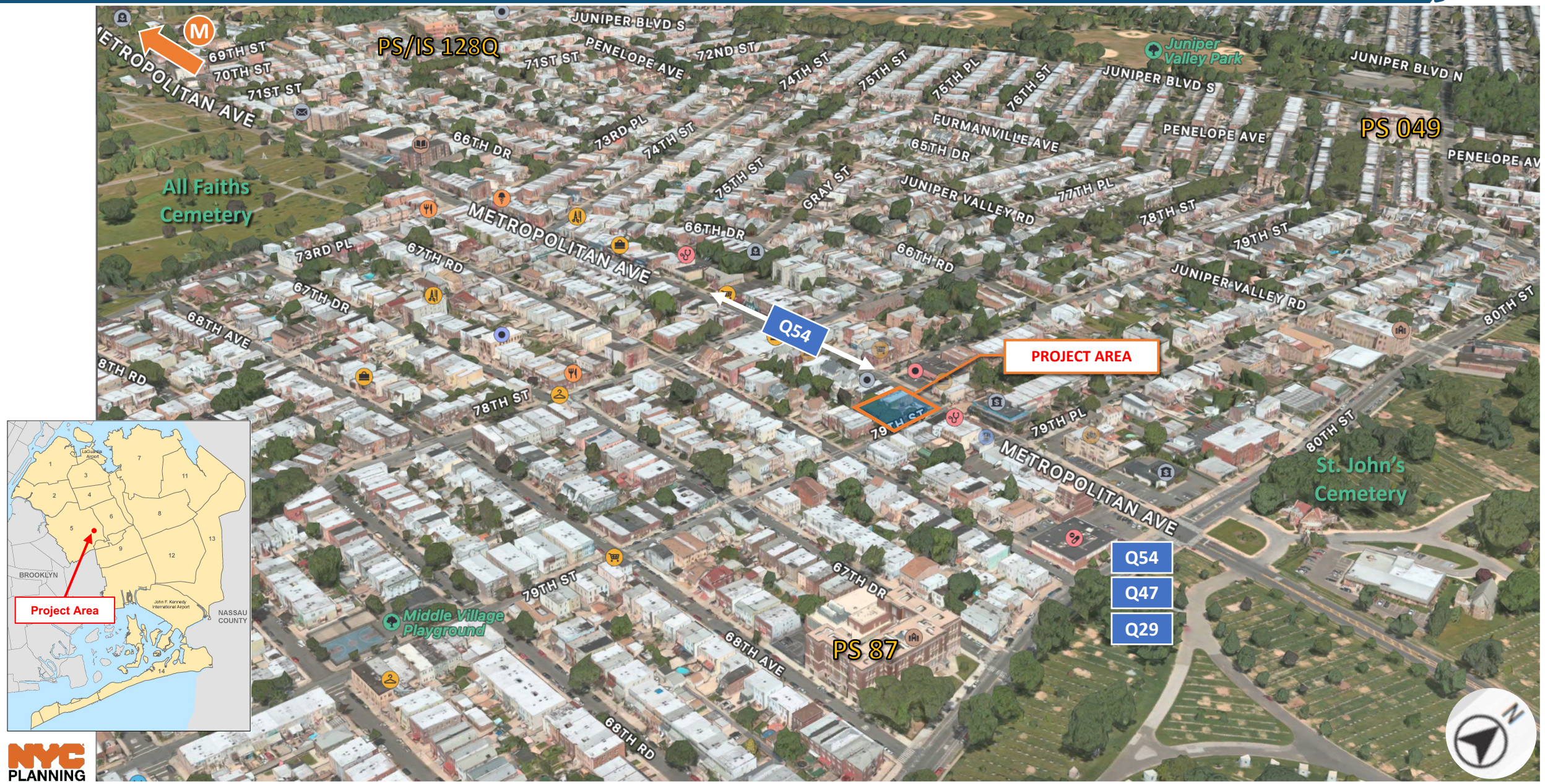
78-46 Metropolitan Avenue - Project Area Overview





NYC PLANNING

78-46 Metropolitan Avenue - Project Area Overview



78-46 Metropolitan Avenue - Project Area Map

78-46 Metropolitan Avenue, Queens
Area Map
Block: 3776, Lots: 30 & 31

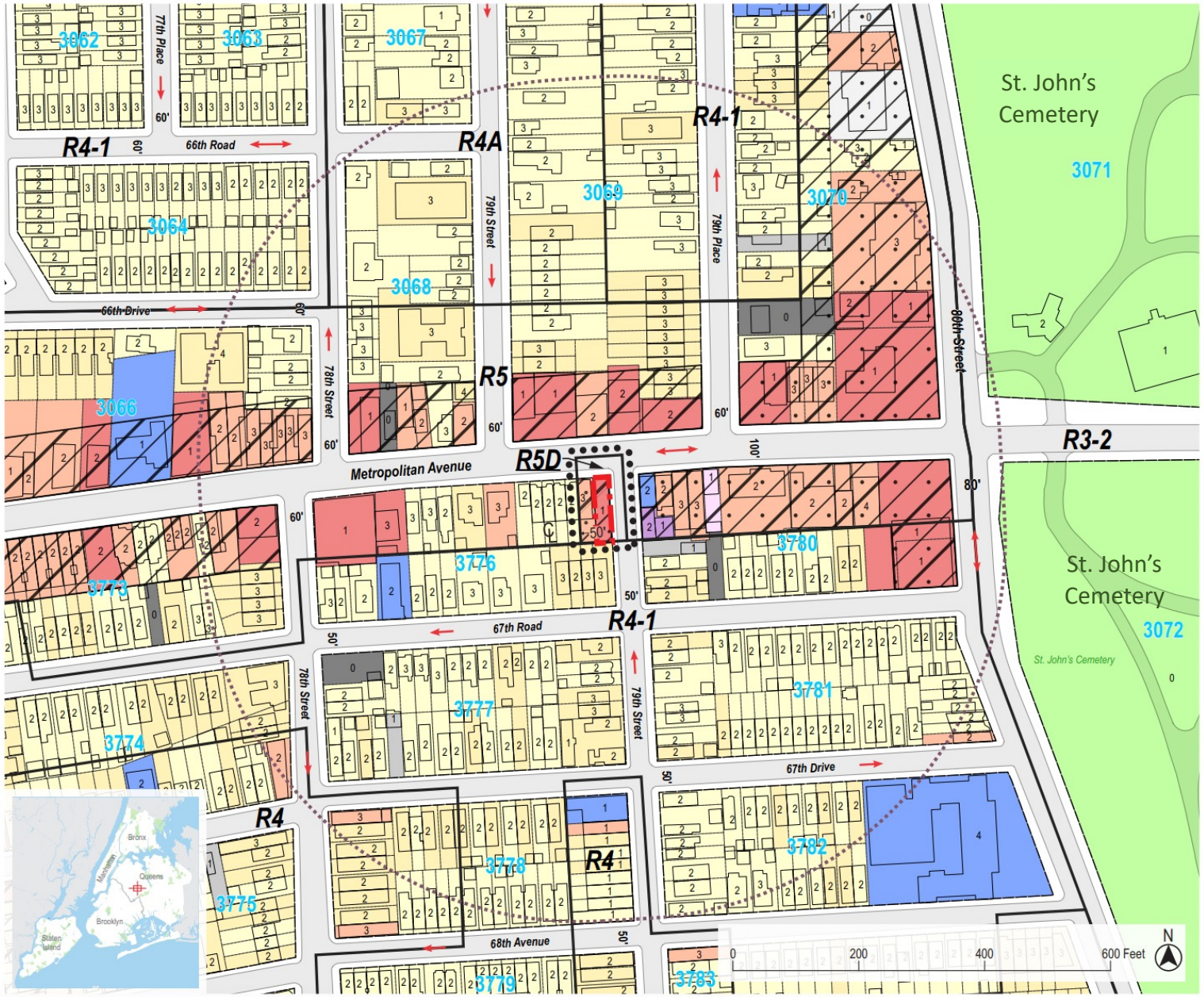
Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

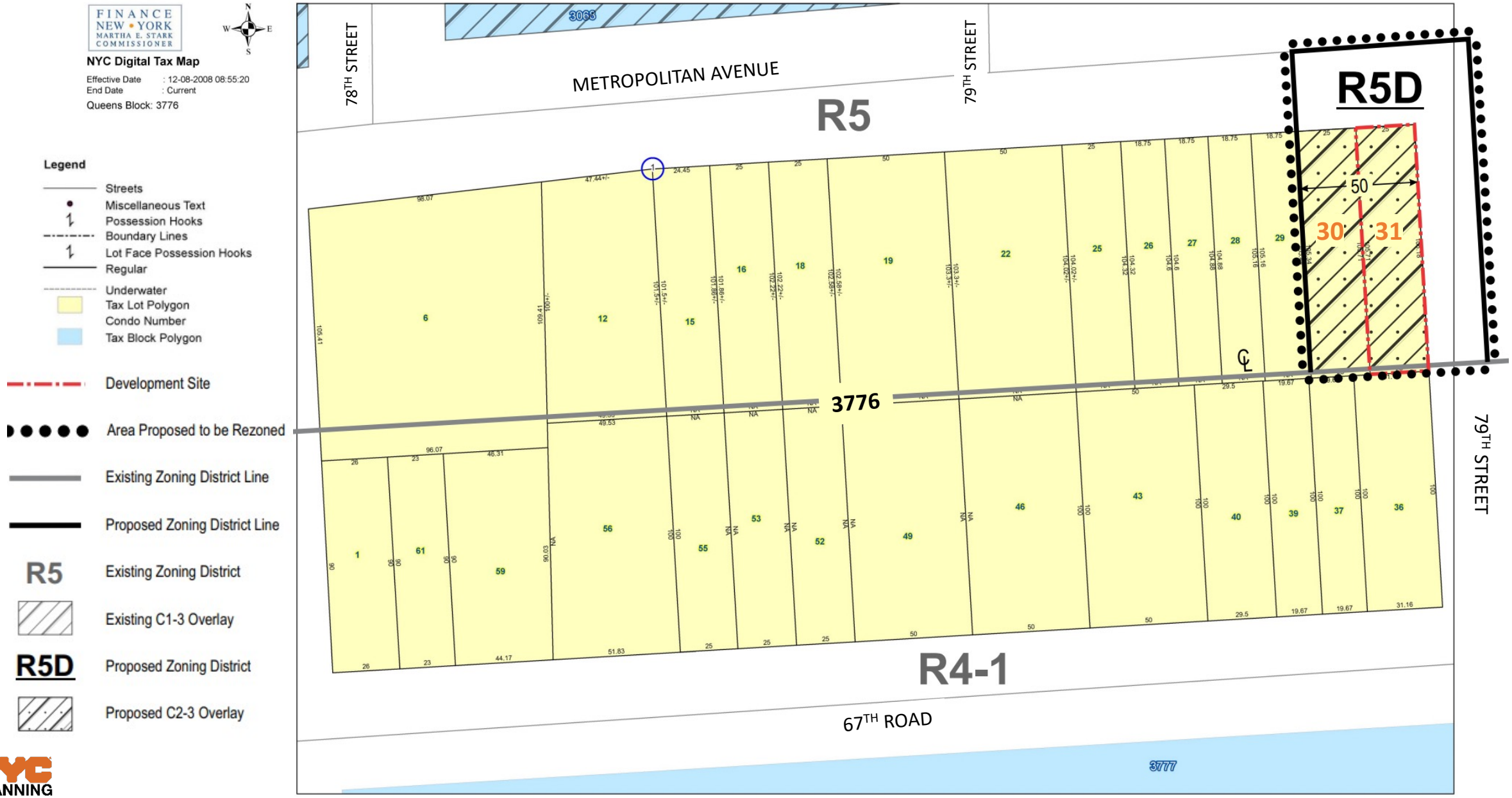
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



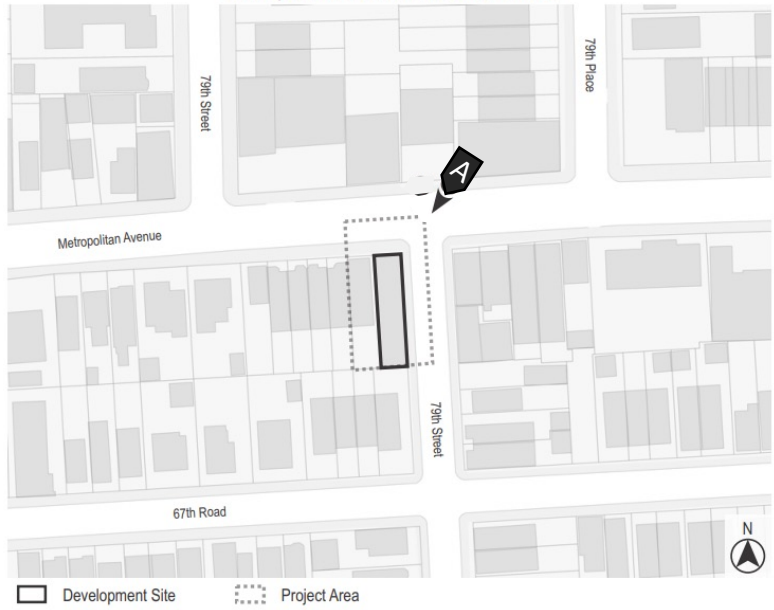
April 2021
Urban Cartographics

78-46 Metropolitan Avenue - Tax Map



78-46 Metropolitan Avenue - Project Area Photographs

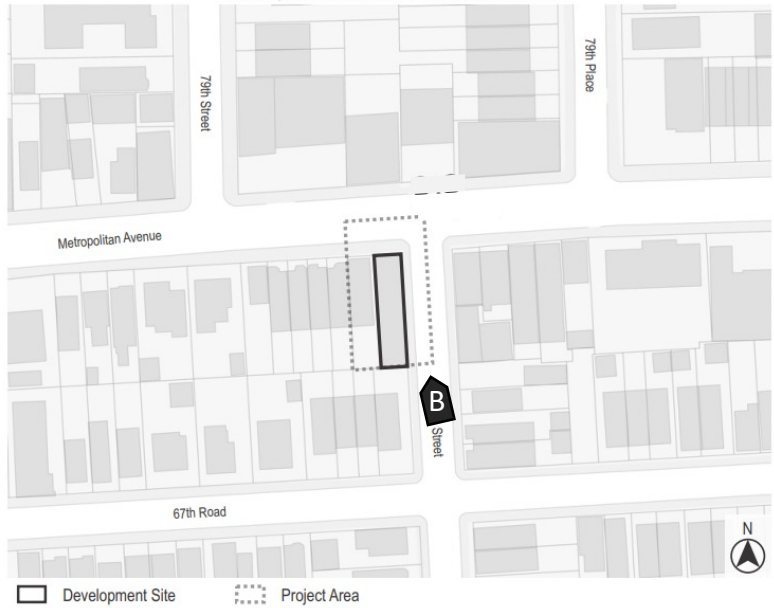




A) View of the proposed development site facing southwest from the intersection of Metropolitan Ave. and 79th Street

78-46 Metropolitan Avenue - Project Area Photographs





B) View of the development site facing northwest from 79th Street

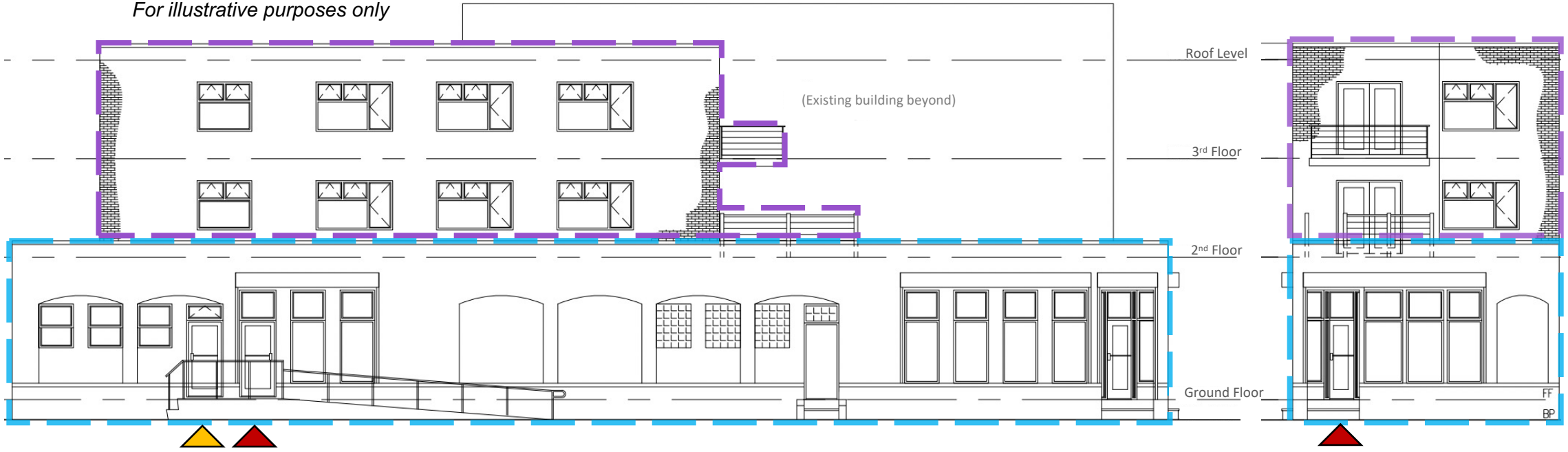
78-46 Metropolitan Avenue - Proposed Development

Approximately 4,900 sf (1,94 FAR) mixed-use development including:

- Residential: ~ 2,400 square feet – 2 dwelling units distributed in two levels (Enlargement)
- Commercial: ~ 2,500 square feet – Veterinary office/clinic (Existing)

Residential entrance
Commercial entrance
Enlargement
Existing

For illustrative purposes only

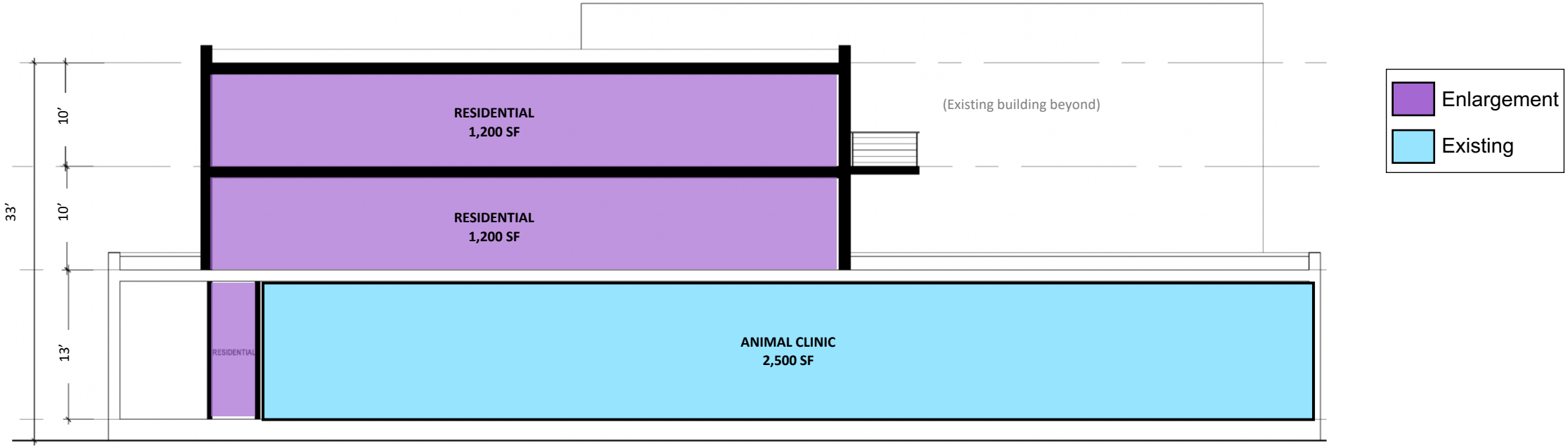


Side Elevation – 79th Street

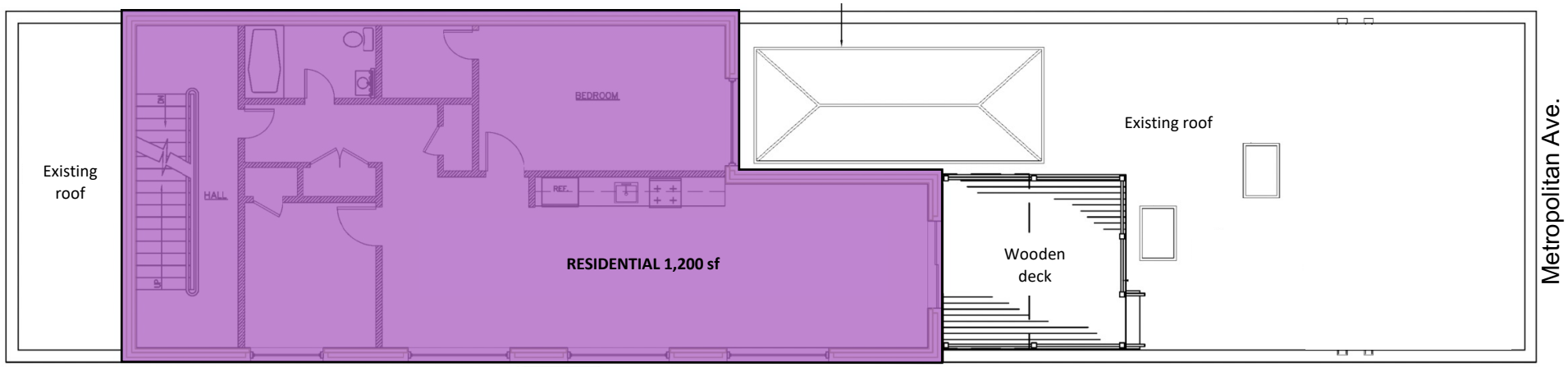
Front Elevation – Metropolitan Ave.

DRAFT

78-46 Metropolitan Avenue - Proposed Development



Section – For illustrative purposes only

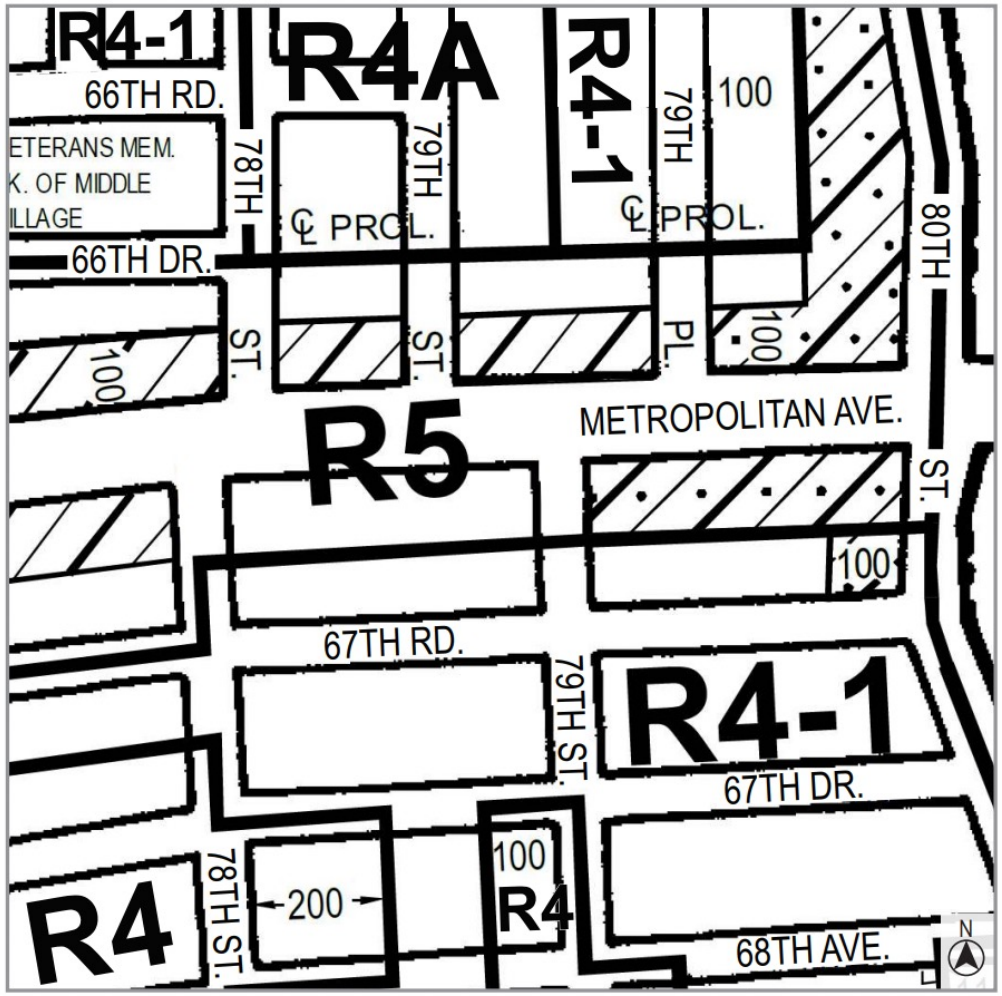


2nd Floor plan – For illustrative purposes only

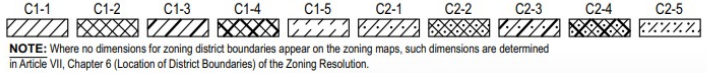
78-46 Metropolitan Avenue - Actions Requested and Zoning Map Amendment

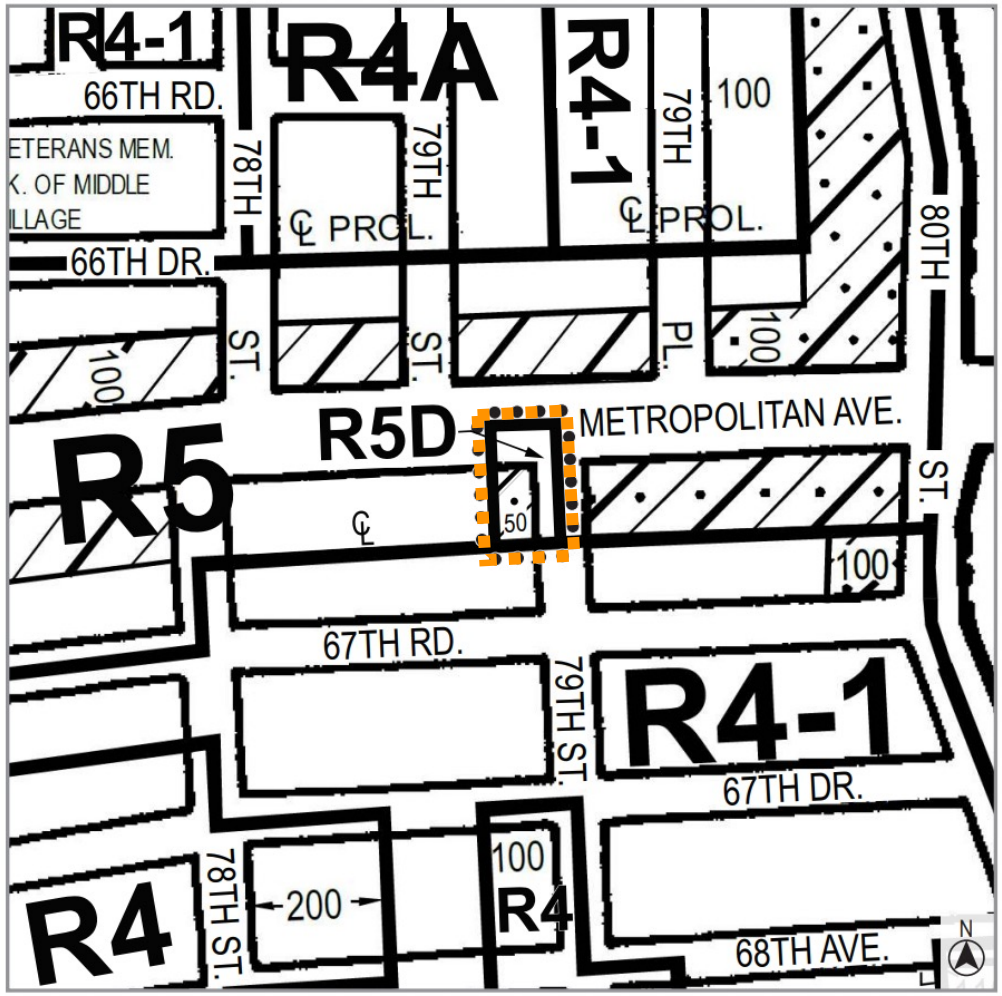
Actions Requested

- Zoning Map Amendment from R5 to R5D/C2-3 zoning district.



Current Zoning Map (13d)





Proposed Zoning Map (13d) - Area being rezoned is outlined with dotted lines

Rezoning from R5 to R5D/C2-3

Summary

Actions:

- Zoning Map Amendment from R5 to R5D/C2-3 zoning district.

Proposed Development:

- Enlargement of the existing one-story (~2,500 sf) building
- Two additional stories including two dwelling units and ~2,400 square-feet of residential floor area.
- The proposed C2-3 commercial overlay will bring the existing non-conforming commercial establishments located within the proposed project area into conformance.



For illustrative purposes only