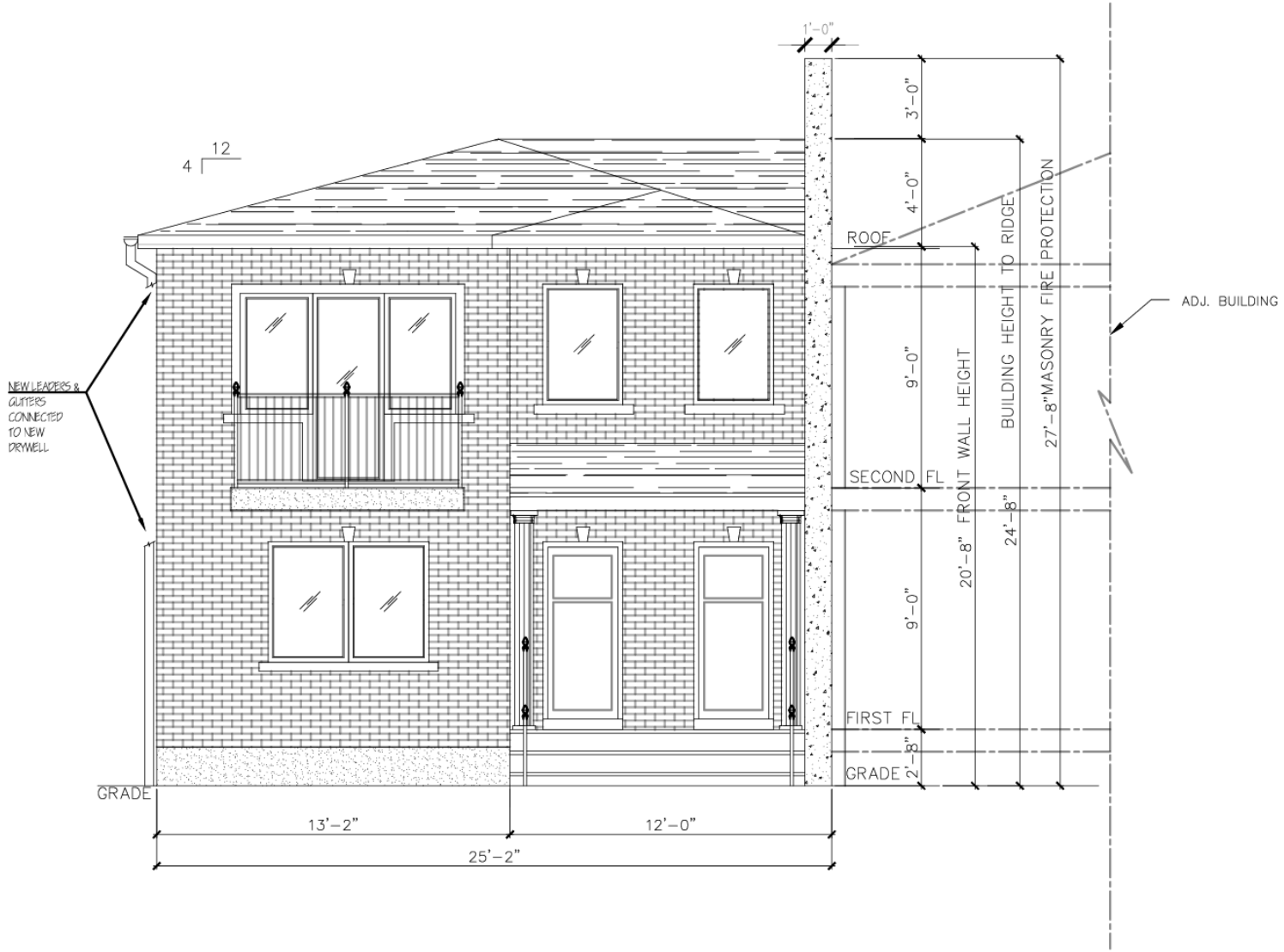


1 A-200 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

247-56 90TH AVENUE REZONING

Bellerose,
Community District 13

250252 ZMQ

Review Session | July 14, 2025

Project Summary

Address:
247-56 90TH Avenue (Block 8662| Lot 30) |
Bellerose, Queens, Community District 13 |
Council District 23, CM Linda Lee

Applicant:
Philip Mathai

Actions:

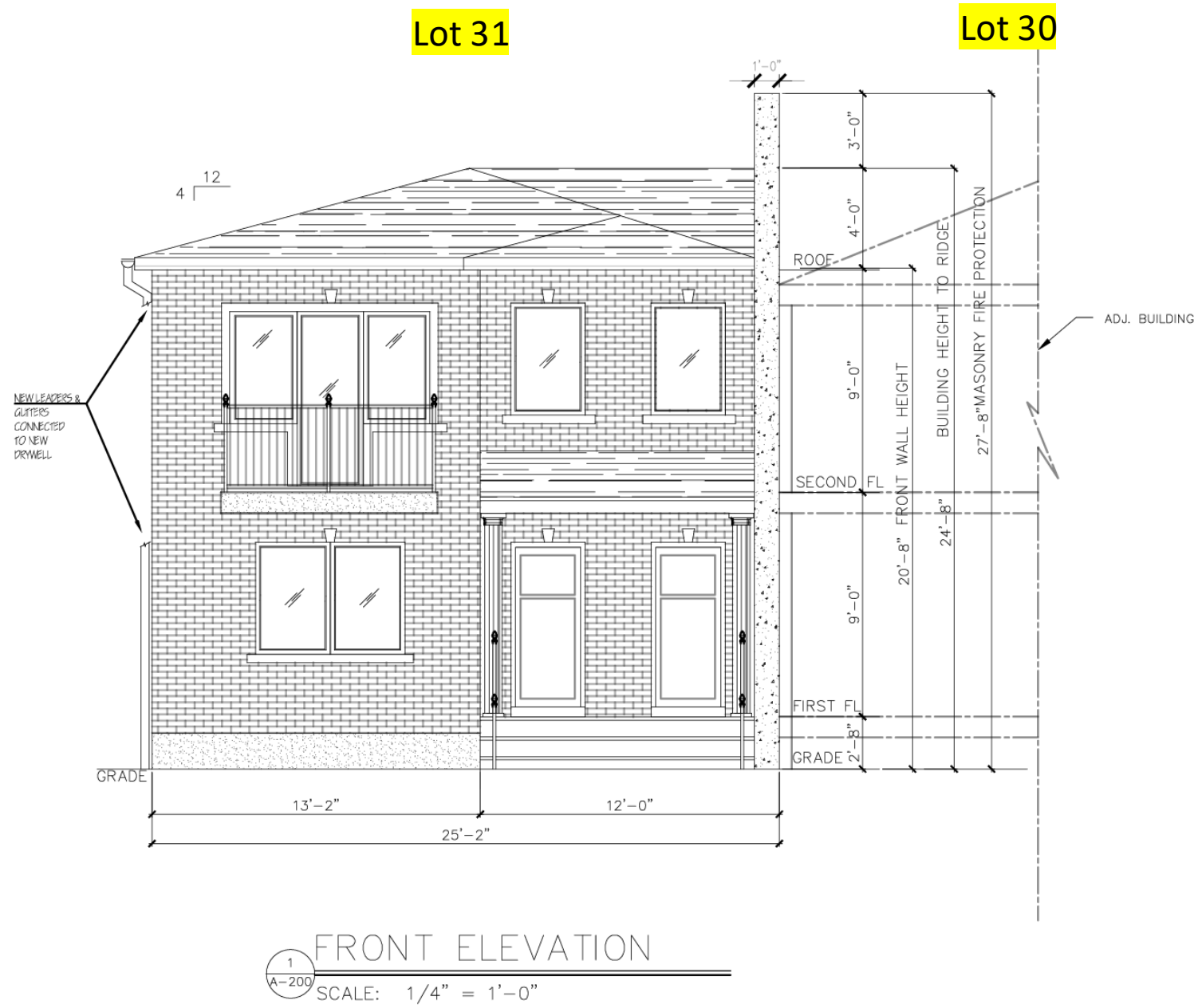
- Zoning Map Amendment: R4-1 to R4



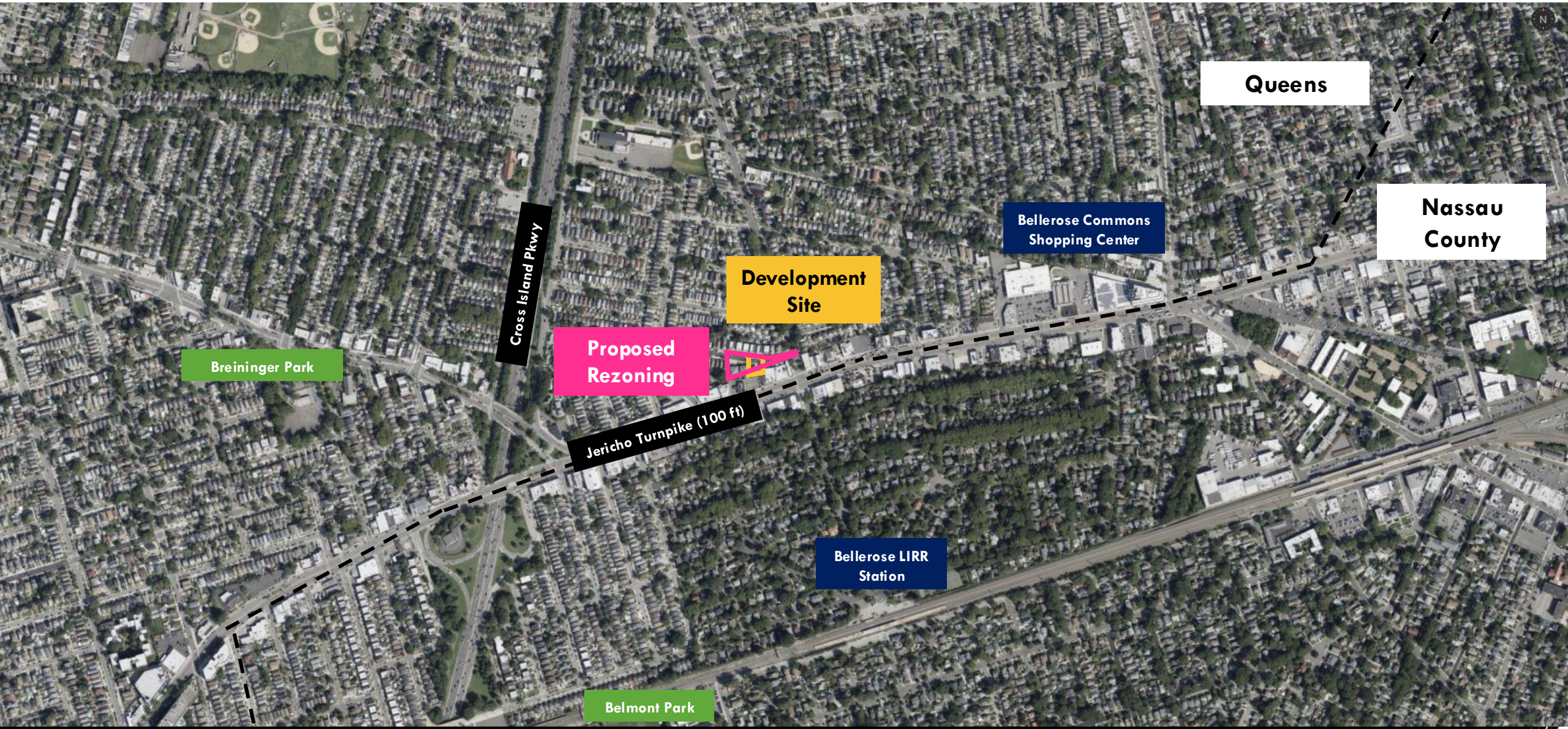
Proposed Development

New Two-Family Dwelling

- 1,475 sq ft of floor area on Lot 30
- 3,201 sq ft of floor area (0.77 FAR) total with existing two-family home on Lot 31



Project & Surrounding Area



Land Use & Zoning

Block 8662| Lot: 30, 31

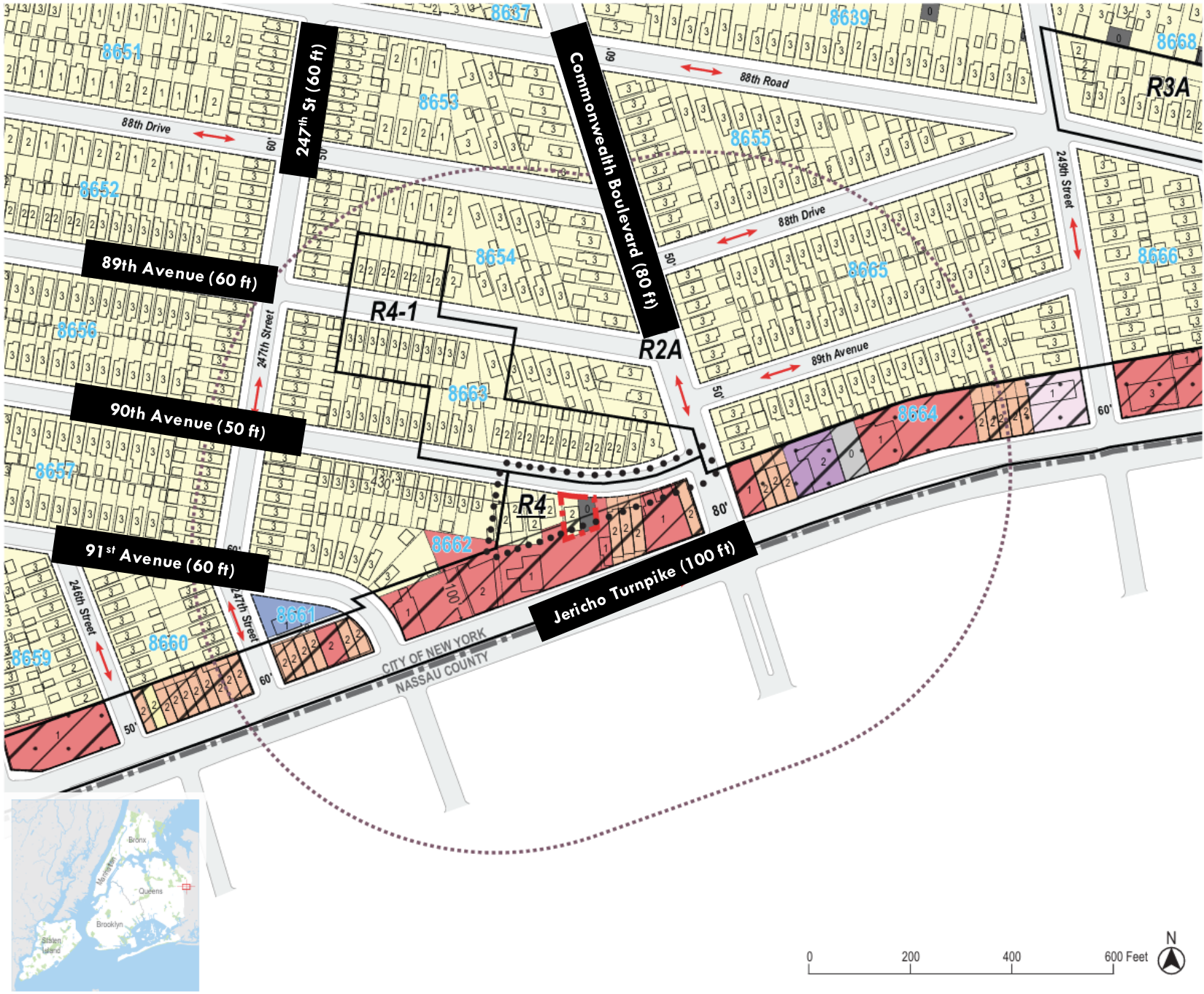
Proposed Development

Area Proposed to be Rezoned

Surrounding Area (600’ radius)

Land Uses

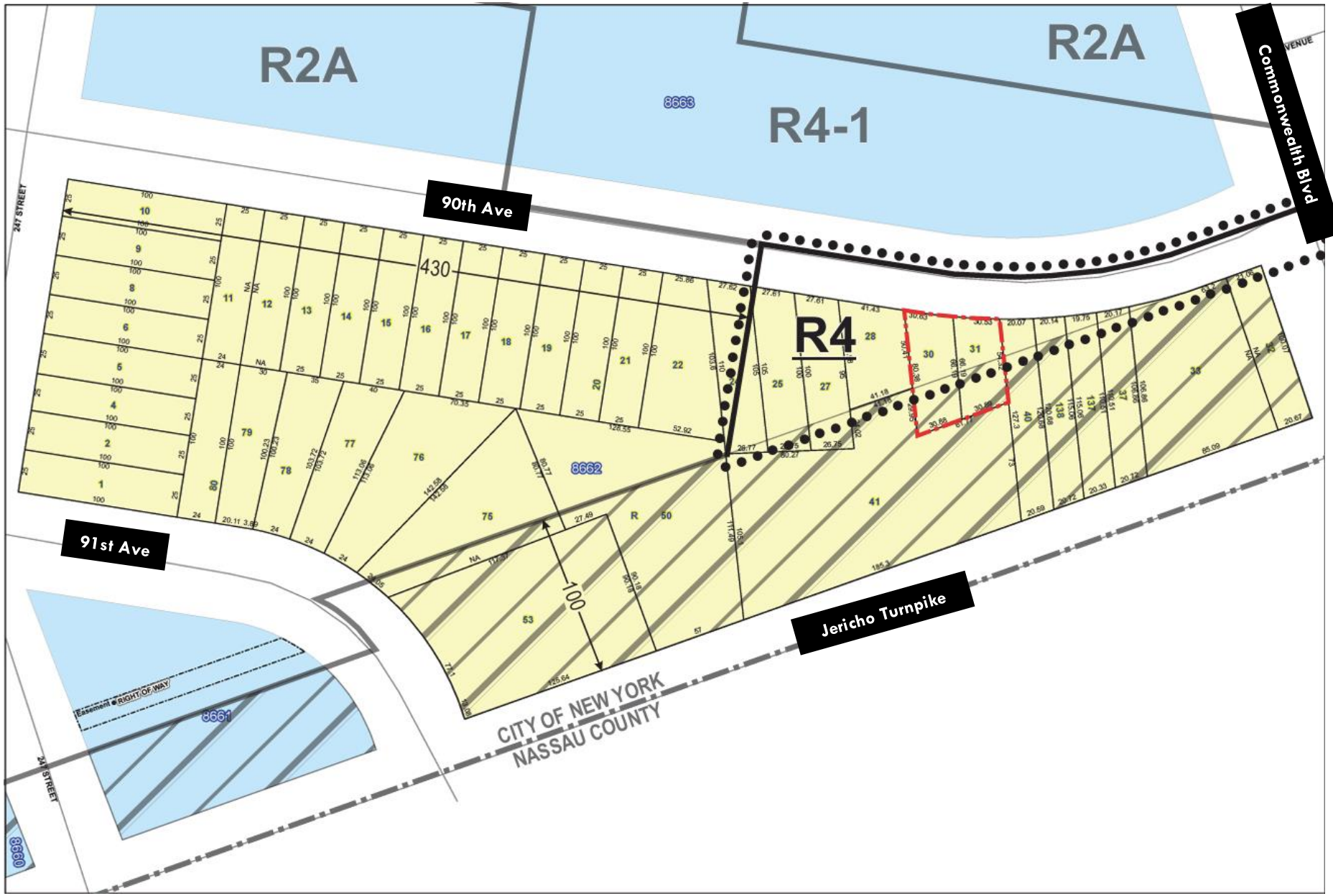
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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



Land Use & Zoning

Proposed Development:
Block 8662| Lot: 30, 31

- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R4-1 — Existing Zoning District
- Existing C1-3 Overlay
- R4 — Proposed Zoning District



Existing Conditions



View towards the development site



Image from Cyclomedia (May 26, 2025)

Existing Conditions



View westwards along 90th Avenue

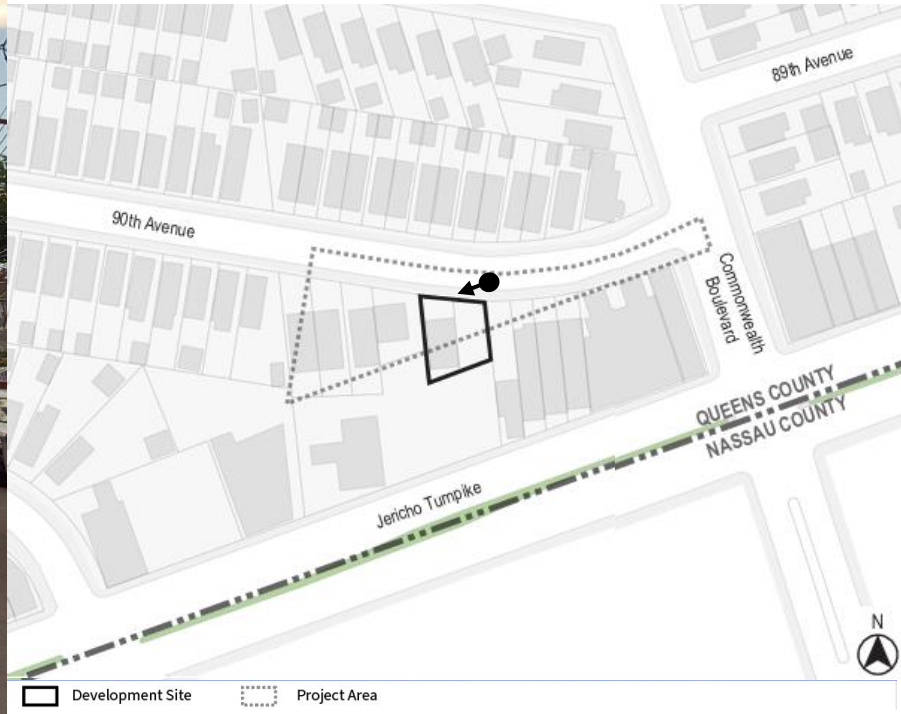
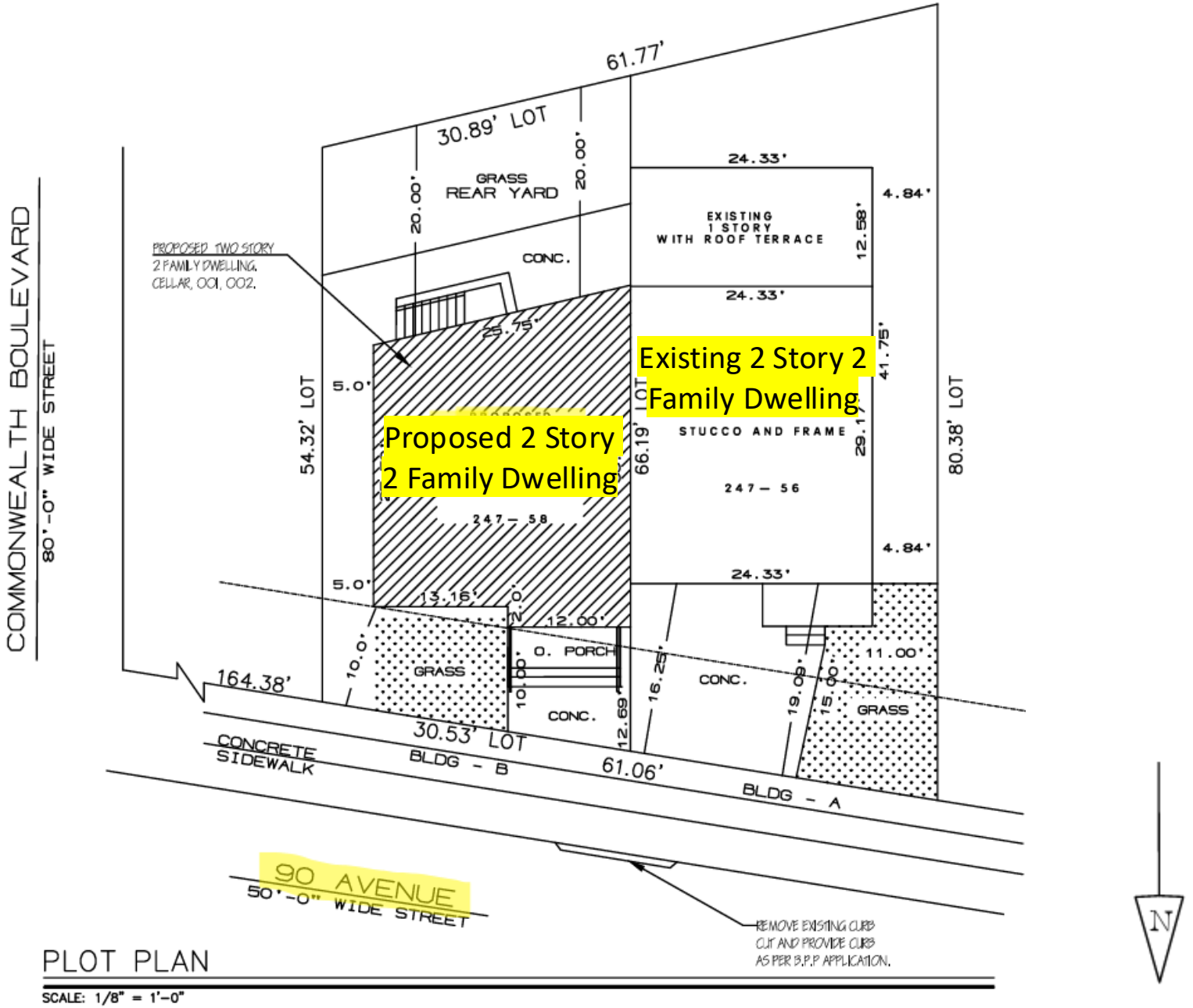


Image from Cyclomedia (May 26, 2025)

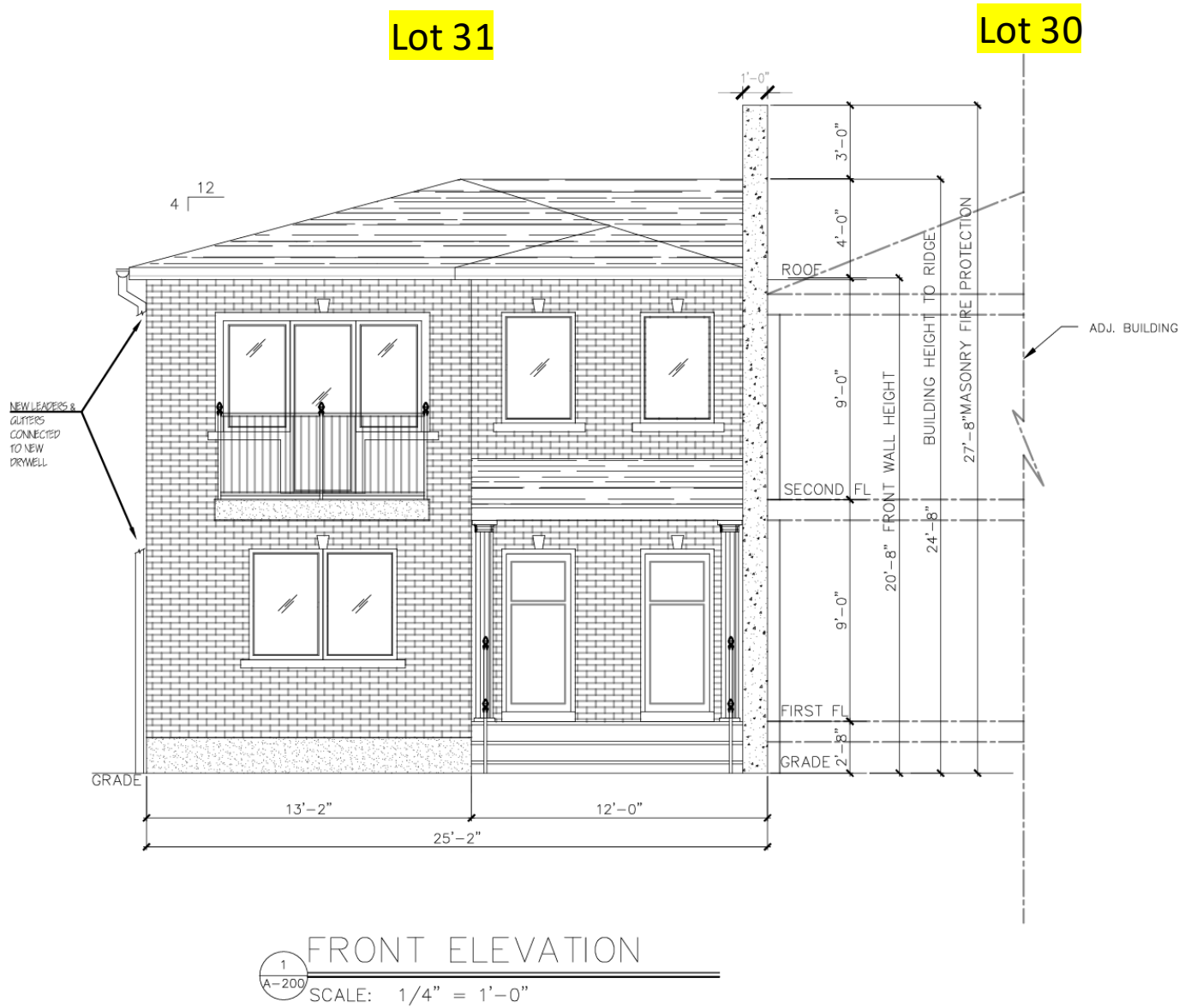
Illustrative Plot Plan



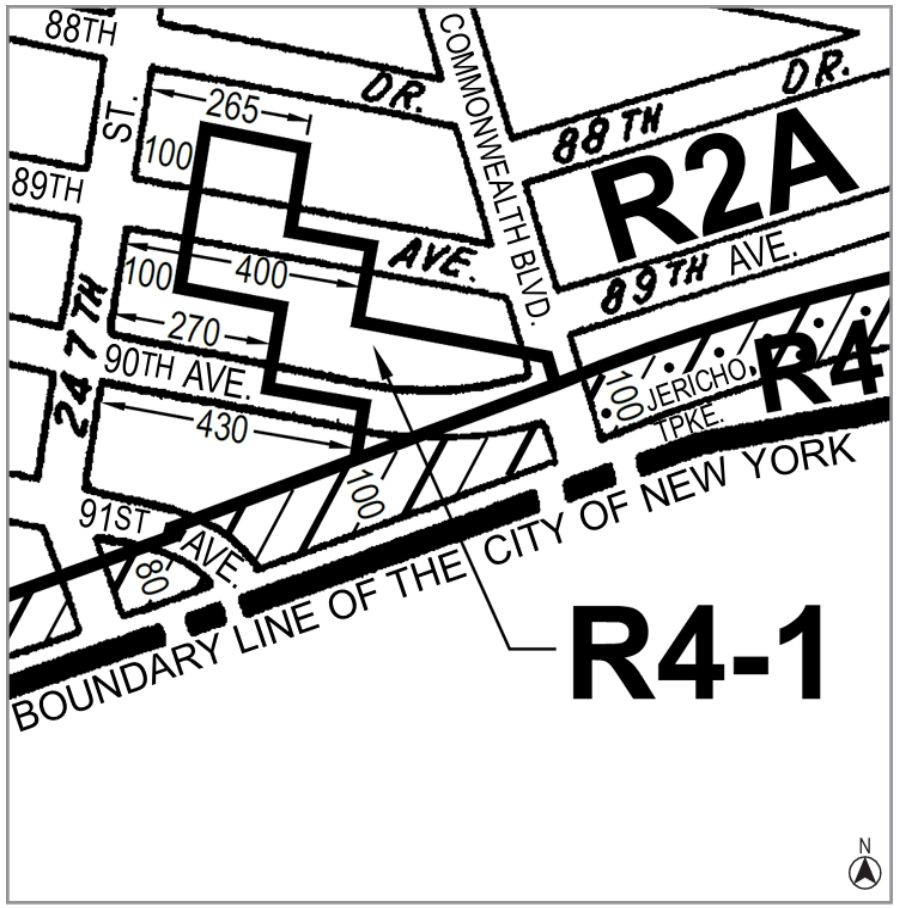
PLOT PLAN

SCALE: 1/8" = 1'-0"

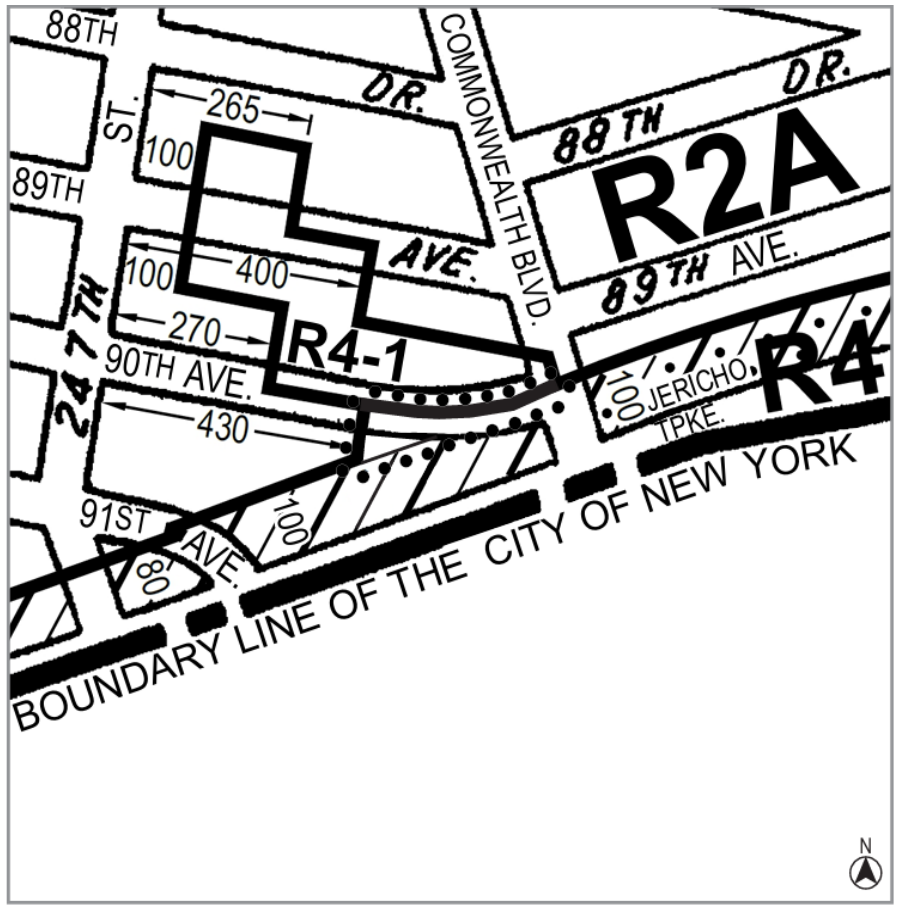
Illustrative Elevation



Actions Requested



Current Zoning Map



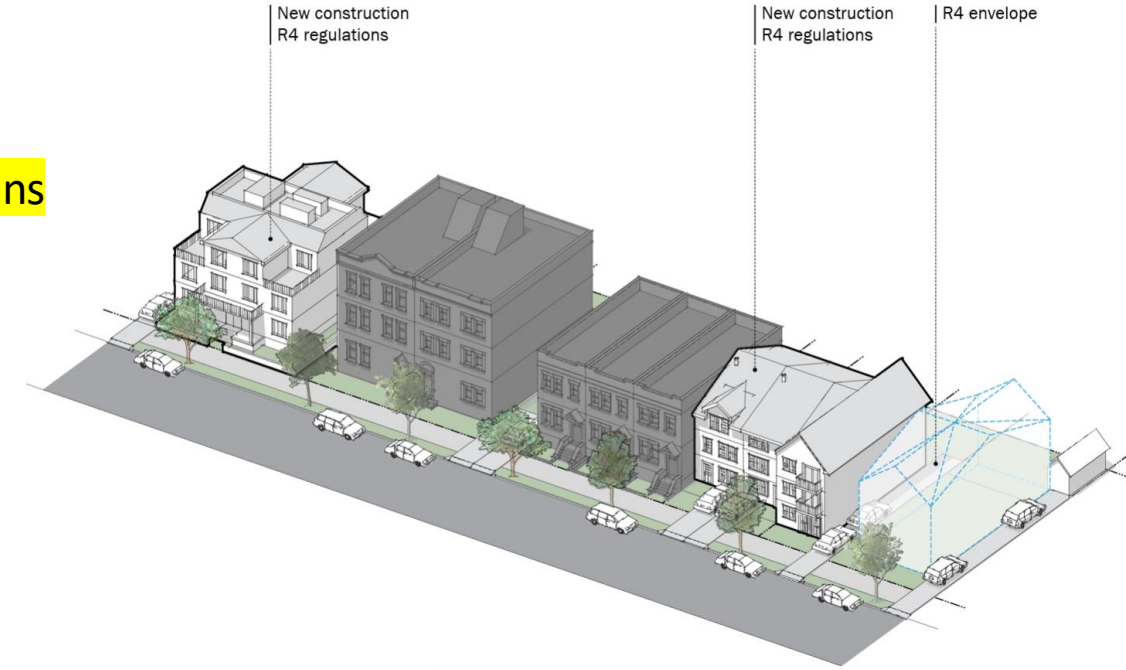
Proposed Zoning Map – Area being rezoned is outlined with dotted lines
Rezoned from R4-1 to R4

1. <u>Zoning Map Amendment</u> from R4-1 to R4

Proposed Zoning District

	R4-1	R4
Max Base Height:	25’	25’
Max Building Height:	35’	35’
Max Residential FAR:	1.0	1.0
Required Parking (Outer Transit Zone):	50%	35%
Housing Types	Single- or Two-Family, Detached, Semi-Detached	All types of housing

R4 Regulations



R4-1 Regulations



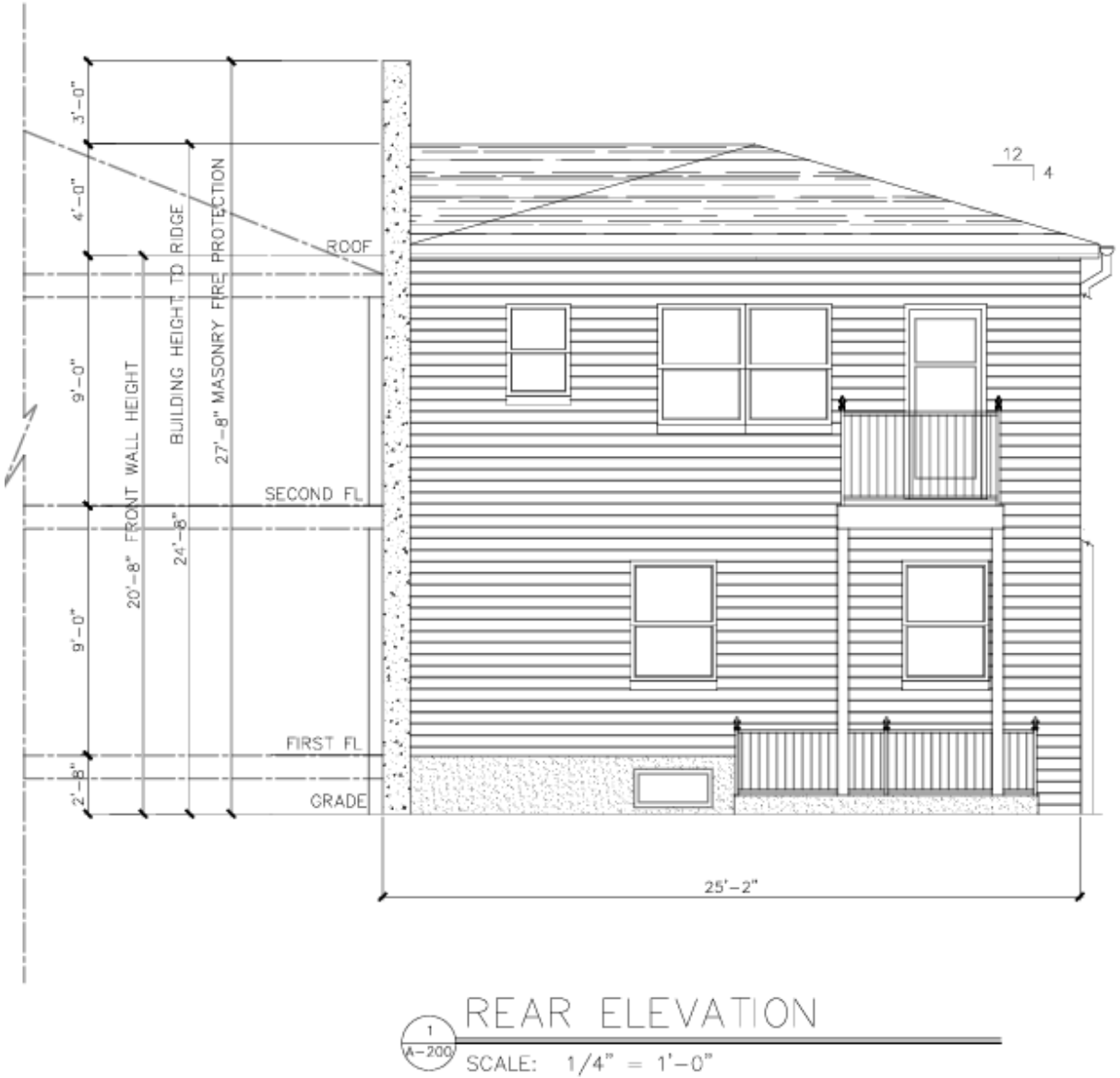
Summary

Actions:

- Zoning Map Amendment (ZM)
  - R4-1 to R4 zoning district

Proposed Development:

- Development of a new two-family dwelling unit



Thank You.