



Bellerose Commonwealth Civic Association

action news

Volume 35 Number 8

November 2009

Bellerose Commonwealth Civic Association

November 5, 2009, 8:00 pm

Discussion of Zoning, Buildings Issues

Richard Hellenbrecht

Holy Trinity Church

Corner Commonwealth Blvd and 87th Ave

***Refreshments
Next Meeting December 3***

The Gavel

Thank you all once again for a very good attendance and lively discussion at the October meeting. We heard from a local resident who has established "Rocking the Road for a Cure", a not for profit set up to help women deal with breast cancer, both physically and psychologically. Founder Dawn Fey came with other members of her organization who have years of experience in medicine and therapy. They offer a deeply needed service to women dealing with this very serious disease. They did an excellent presentation and we wish them luck in building this important business.

Over the past two months we have heard from the Republican and Democratic City Council candidate. In September, Robert Friedrich spoke regarding the Democratic primary. Although he did not make it, he has been endorsed by the Queens Republicans. Mark Weprin, Assemblyman to our north was the successful Democratic candidate to replace his brother David as our Councilman. We do not endorse any candidate, but we urge you to get out and vote next Tuesday for whomever you support—just please vote. *(Continued on Page 2)*

Holy Trinity Lutheran Church

Commonwealth Blvd & 87th Ave.

Bellerose, NY 11426

Holy Trinity continues with: Kids Club 5-7pm on Wednesday (dinner included \$3 per day) ages K-5th grade.

Adult Bible Study entitled "That's a Deal" - Wednesdays 10 am and 7:30 pm (dinner served at 6:30pm).

Get your tickets for the Annual Talent Show on November 7th—\$10 adults/\$5 Children. Call Church Office at 718-347-0278.

Tupperware fundraiser with Aunt Barbara—Saturday December 12 at 7pm, orders delivered by Christmas. Last year was standing room only.

Aunt Barbara entertains like no other man/woman show. You don't want to miss it. RSVP carol.robinson@holyltrinitybellerose.org or 718-470-1756.

Young at Heart meets second and fourth Wednesday of the month, 12:30pm. Enjoy lunch and some social time. Watch for more exciting events

Sunday Worship Services - 9 am and 10:30 am - Please join us.

**Call: 718-347-0278 or visit
www.Holytrinitybellerose.org**

What's Happening at 87-28 Commonwealth Blvd?

I guess a perfect example of what can go wrong with a building is the two family semi-detached building that was put up on the old railroad spur property west of Commonwealth Blvd. Two years ago this long vacant lot showed signs of development. When BCCA and Queens Colony started to look into it we found out that four units would be built in an attached house. We filed several complaints to no avail, but when the frame went up we saw that it was too close to St. Gregory's fence. Buildings finally couldn't ignore the 2 1/2 foot side yard where zoning mandates a 4 foot yard. This prompted a battle of conflicting property surveys

and claims the Church's fence was in the wrong place. For long over a year, the neighborhood was forced to look at ugly and deteriorating construction fences and an abandoned property. Apparently the debate has recently settled and we see the north wall of the building was removed and built over a foot to the south.

It sounds like a favorable resolution, but maybe not. We note that the foundation wall was obviously not relocated as well.

The same R4-1 zoning that requires a 4 foot side yard also requires a parking space for each dwelling unit. A two family house like this needs two off-street parking spots. The garage under-

neath and the driveway serve as the two required spots. The civics now contend that the foundation wall is just as susceptible to the side yard requirements as the upper wall is—probably more so. The 4 foot yard provides an emergency egress from the rear yard in the event of an emergency as well as a pathway for lawnmowers and other equipment, which would find it hard to squeeze through between the foundation and the fence. If the foundation wall is moved consistent with the upper wall, it appears there would not be enough room for a garage for the required parking spot. An audit has been requested.

Free Meals

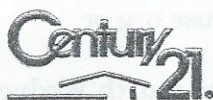
On Veteran's Day, November 11th, Applebee's Restaurant will be serving free entrees to active, inactive or retired service personnel. Please check Applebee's website at:

<http://www.applebees.com/vetsday/default.aspx>

The Gavel (Continued)

Several questions have come up over time about zoning and buildings issues. We dedicate this evening to discuss various related regulations and issues homeowners should know. It can be very frustrating to see all

the expansions and tear-downs and not understand why no one does anything about it. Using PowerPoint we will try to explain what is and is not permissible and what restraints there are preventing prompt city action.



Amiable-Beltair Realty Corp.

244-06 Jericho Turnpike
Floral Park, New York 11001

Business (516) 437-8080

Business (718) 470-0000

Fax (516) 437-8074

Cell (646) 752-1323

E-Mail lourdeshartrick@verizon.net

Each Office Is Independently Owned And Operated

Lourdes Villanueva Hartrick Licensed Salesperson



718-831-1959

AA TAX SERVICE

107 South Tyson Ext.

Floral Park, NY 11001

Located in M.P. Reilly Inc.

Annette Leprine

Andy Anzalone