

ZONING CALCULATIONS

PREMISES: 66-42 GRAY STREET, QUEENS, NY 11379
BLOCK: 3060 LOTS: 49
ZONE: R 4-1 MAP: 13d

1) SEC. 23-141 (b) Z.R.: F.A.R. 75%
LOT AREA = $28 \times 100 = 2,800$ SQ. FT.
F.A.R. = $2,800 \times .75 = 2,100$ SQ. FT.

2) SEC. 23-141 (b) Z.R.: MIN REQ'D OPEN SPACE & LOT COVERAGE

GOVERNED BY YARD REQUIREMENT

2) SEC. 23-12 PERMITTED OBSTRUCTIONS IN OPEN SPACE:

(e) PARKING SPACES, ENCLOSED
20% OF REQUIRED OPEN SPACE
ACTUAL $19.9 \times 50 = 995$; $2800 \times 20\% = 560$ (SQ. FT.)
 $995 > 560$ (SQ. FT.) THEREFORE OK

3) SEC. 23-12 PERMITTED OBSTRUCTIONS IN OPEN SPACE:

(c) DRIVEWAY AREA; -> Z.R.: 25-64,

MAXIMUM DRIVEWAY AREA = 50% OF OPEN AREA
NOT COVERED BY RES. BUILDINGS
 $2,800 \times (50\% \times 19.9) = 1,805 \times 0.5 = 902.5$ (SQ. FT.)

PROPOSE DRIVEWAY AREA $8 \times 80 = 640$ (SQ. FT.)
 $640 < 902.5$ (SQ. FT.) - THEREFORE OK

4) SEC. 23-44 B (2) Z.R.: BUILDING HEIGHT:

MAX BUILDING HEIGHT SHALL NOT EXCEED ONE STORY
AND 10.0' FEET ABOVE ADJOINING GRADE OR 14.0' ABOVE
CURB LEVEL - PROPOSE 10.0'

5) SEC. 25-23 Z.R.: PARKING CALCULATIONS:-
ACCESSORY OFF STREET PARK

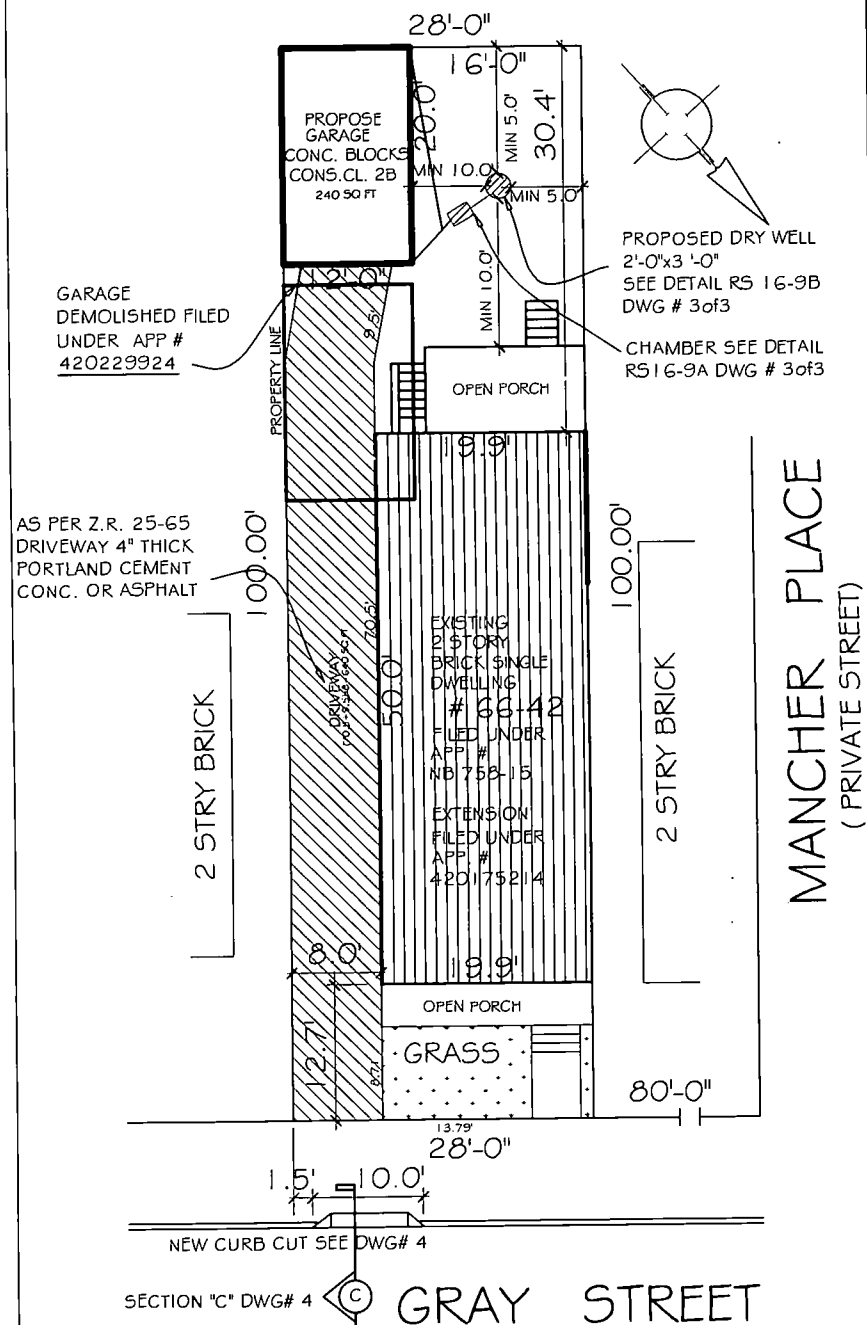
1 PER DWELLING UNITS REQUIRED
PROPOSE ONE ENCLOSED PARKING SPACE
ONE CAR GARAGE CONST. CL. 2B

6) SEC. 23-451 Z.R.: PLANTING REQUIREMENT:

THEREFORE 25% OF FRONT YARD REQUIRED
FRONT YARD AREA $\times 25\%$
 $(28 \times 12.7) \times 0.25 = 89$ (SQ. FT.)
PROPOSED GRASS AREA = 13.79×8.71
 $120 > 89$ (SQ. FT.)

LEGEND:

-  -PROPOSED BUILDING
-  -EXISTING BUILDING
-  -PERMITTED OBSTRUCTION



SITE PLAN

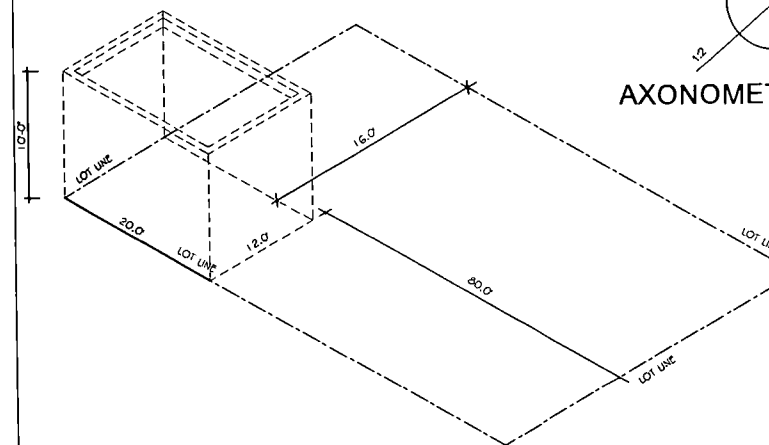
SCALE: 1/8" = 1'-0"

AXONOMETRIC DIAGRAM:

SCALE NTS

SEC. 23-44 B (2) Z.R.: BUILDING HEIGHT:

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OR 14.0' ABOVE CURB LEVEL - PROPOSE 10.0'



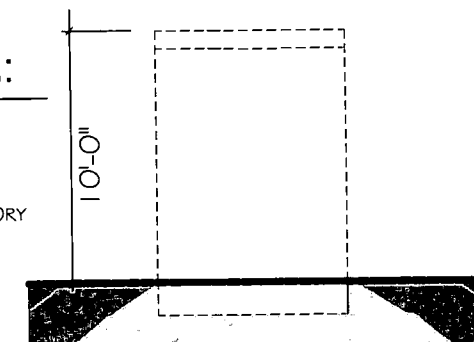
AXONOMETRIC: DIMETRIC

SECTION DIAGRAM:

SCALE: NTS

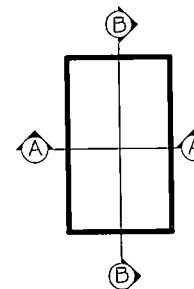
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SECTION A-A

----- PROPOSED BUILDING LINE



SECTION B-B

NYC

Buildings

ZD1 Zoning Diagram

Must be typewritten



DEPT BLDGS 420177953 Job Number

SC443203056 Scan Code

Submitted to resolve objection stated
in a notice of intent to revoke issued
pursuant to rule 101-15

☐ Yes ☒ No

Location information:

House No(s) 66-42

Street Name GRAY STREET

ZIP 11379

Borough QUEENS

Block 3060

Lot 49

BIN 4071616

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meanor and is punishable by a fine or im-
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a city employee, or for a city employee to
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the job or in exchange for special consid-
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or negligently made a false statement or to
have knowingly or negligently falsified or
allowed to be falsified any certificate, form,
signed statement, application, report or
certification of the correction of a violation
required under the provisions of this code
or of a rule of any agency, I may be barred
from filing further applications or docu-
ments with the Department.

NAME (PLEASE PRINT)

ANTHONY CUCICH

SIGNATURE

DATE

JAN 03 2010

P.E./R.A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)

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BIS Doc #

MOM 12/3/10

PLAN EXAMINER SIGN AND DATE

