



ZD1 Zoning Diagram

Must be typewritten.

☒ Orient and affix BIS job number label here ☐

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

☐ Yes ☐ No

Location Information

House No(s) 11-28
Street Name 31 DRIVE

Borough QUEENS
Block 502
Lot 22
BIN 4005438

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing 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 documents with the Department.

Name (please print)

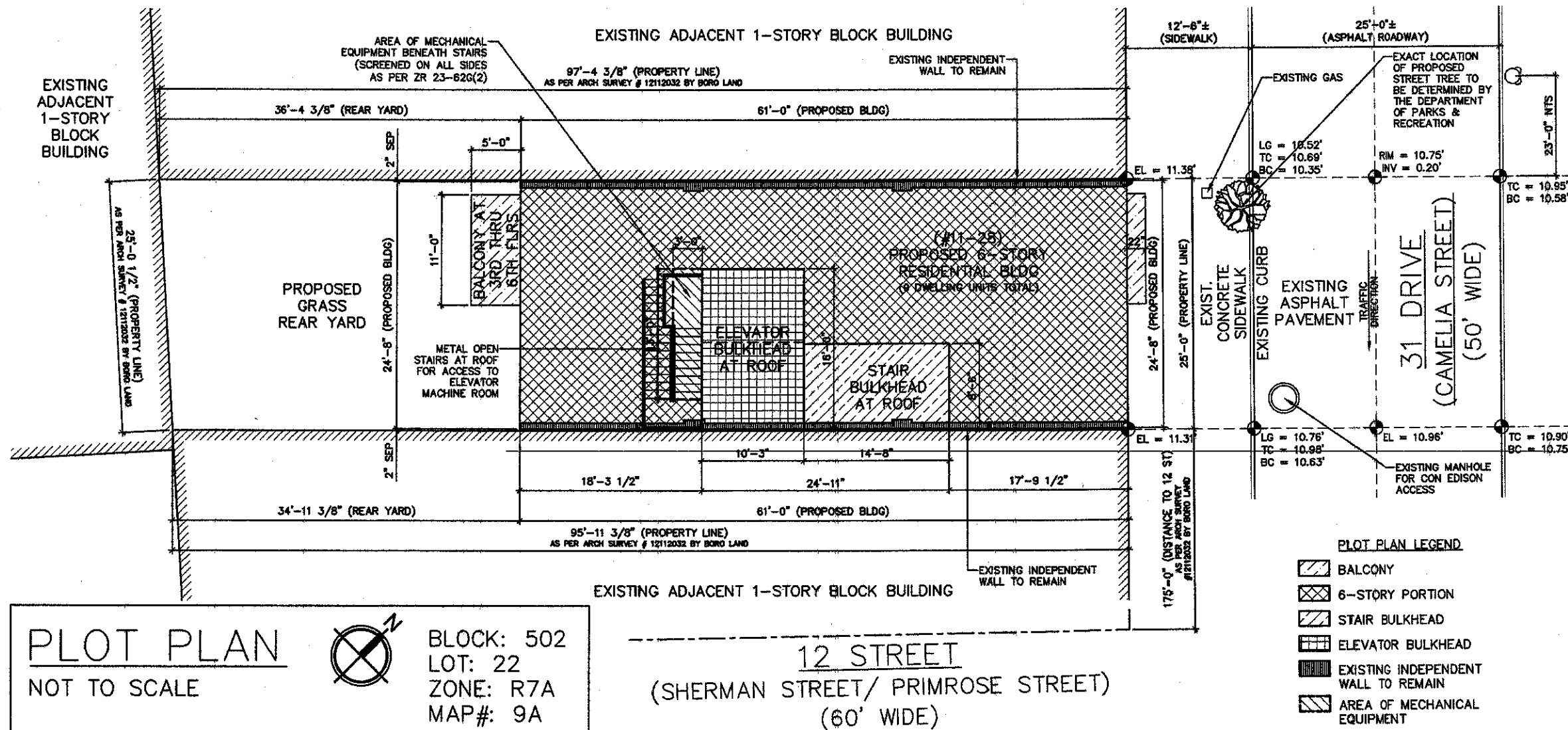
TIMOTHY L. REGISTERED ARCHITECT
Signatures Date

P.E. / R.A. Seal (apply seal, then sign and date over seal)

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BIS Doc #

PLAN EXAMINER SIGN AND DATE



ADDRESS: 11-28 31 DRIVE
QUEENS, NY 11106
BLOCK: 502
LOT: 22
ZONING MAP: 9A (DATED SEPTEMBER 14, 2016)
ZONE: R7A
LOT AREA: 25'-0" X 95'-11 3/8" (IRR) = 2416.40 SF

LOT COVERAGE REGULATIONS

- A) FOR RESIDENTIAL USE (ZR 23-153)
FOR INTERIOR LOT = 65%
PROPOSED COVERAGE
= 1525.00 SF/2416.40 SF = 63.11%
63.11% < 65% ... O.K.

YARD REGULATIONS

- A) FOR RESIDENTIAL
- FRONT YARD (NOT APPLICABLE)**
REQUIRED = NONE
PROVIDED = NONE
- SIDE YARD (ZR 23-462)(C)**
REQUIRED = NONE OR 8'-0"
PROVIDED = NONE
- REAR YARD (ZR 23-47)**
REQUIRED = 30'-0"
PROVIDED = 34'-11 3/8"

DENSITY REGULATIONS (ZR 23-22)

FACTOR FOR R7A = 680
MAX. PERMITTED RESIDENTIAL FLOOR AREA = 8336.58 SF
MAX. NO. OF DWELLING UNITS = 8336.58 SF = 12.25 D.U. = 12 D.U.
680
PROPOSED NO. OF DWELLING UNITS = 9 < 12 D.U. ... O.K.

STREET TREE PLANTING (ZR 23-03)(ZR 33-03)

NEW STREET TREE REQUIRED WHEN DEVELOPMENT OR ENLARGEMENT INCREASES THE FLOOR AREA ON A ZONING LOT BY 20% OR MORE.
STREET TREE PLANTING (ZR 26-41)
REQUIRED = ONE TREE PER 25'-0" OF STREET FRONTAGE
= 25'/25' = 1 = 1 TREE
ONE STREET TREE PROVIDED.
EXACT LOCATION TO BE DETERMINED BY THE DEPARTMENT OF PARKS AND RECREATION.

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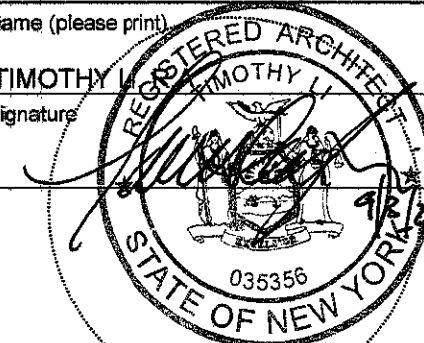
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Name (please print)

TIMOTHY

Signature

Date

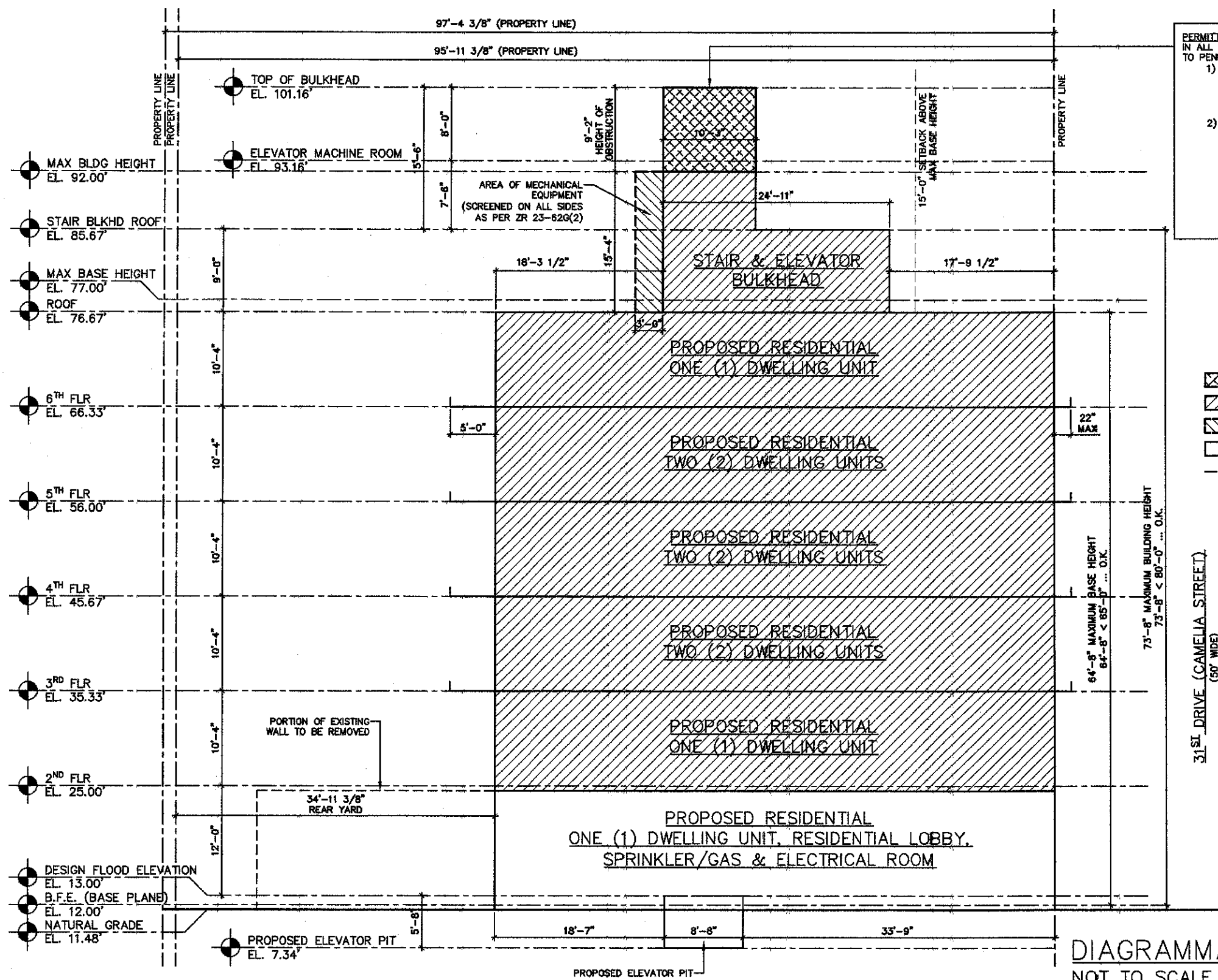


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PLAN EXAMINER SIGN AND DATE



PERMITTED OBSTRUCTION (ZR 23-62 G)
IN ALL RESIDENCE DISTRICTS, ELEVATOR AND STAIR BULKHEADS ARE PERMITTED
TO PENETRATE A MAXIMUM HEIGHT LIMIT OR SKY EXPOSURE PLANE IF:
1) SUCH OBSTRUCTION IS GREATER THAN 90'-0" FROM THE STREET
WALL OF THE BUILDING.
STAIR/ELEVATOR BULKHEAD LOCATED 17'-11" FROM THE STREET
WALL OF THE BUILDING
17'-9 1/2" > 10'-0" ... O.K.
2) THE VOLUME OF THE OBSTRUCTION COMPLIES WITH THE FOLLOWING:
A) LOT COVERAGE OF OBSTRUCTION DOES NOT EXCEED 20%
OF THE LOT COVERAGE OF BUILDING.
LOT COVERAGE OF BULKHEAD OBSTRUCTION = 10.75%
(SEE BULKHEAD OBSTRUCTION CALCULATIONS ON
Z-003)
10.75% < 20.00% ... O.K.
B) WHERE THE MAX HEIGHT OF THE BLDG IS LESS THAN
120'-0", SUCH OBSTRUCTIONS ARE LIMITED TO 25'-0".
OBSTRUCTION = 9'-2"
9'-2" < 25'-0" ... O.K.

DIAGRAMMATIC SECTION LEGEND

- AREA OF PERMITTED OBSTRUCTION
- AREA OF ADDITION
- AREA OF MECHANICAL EQUIPMENT
- AREA OF EXISTING TO REMAIN
- EXISTING WALL TO BE REMOVED

DIAGRAMMATIC SECTION
NOT TO SCALE

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Signature

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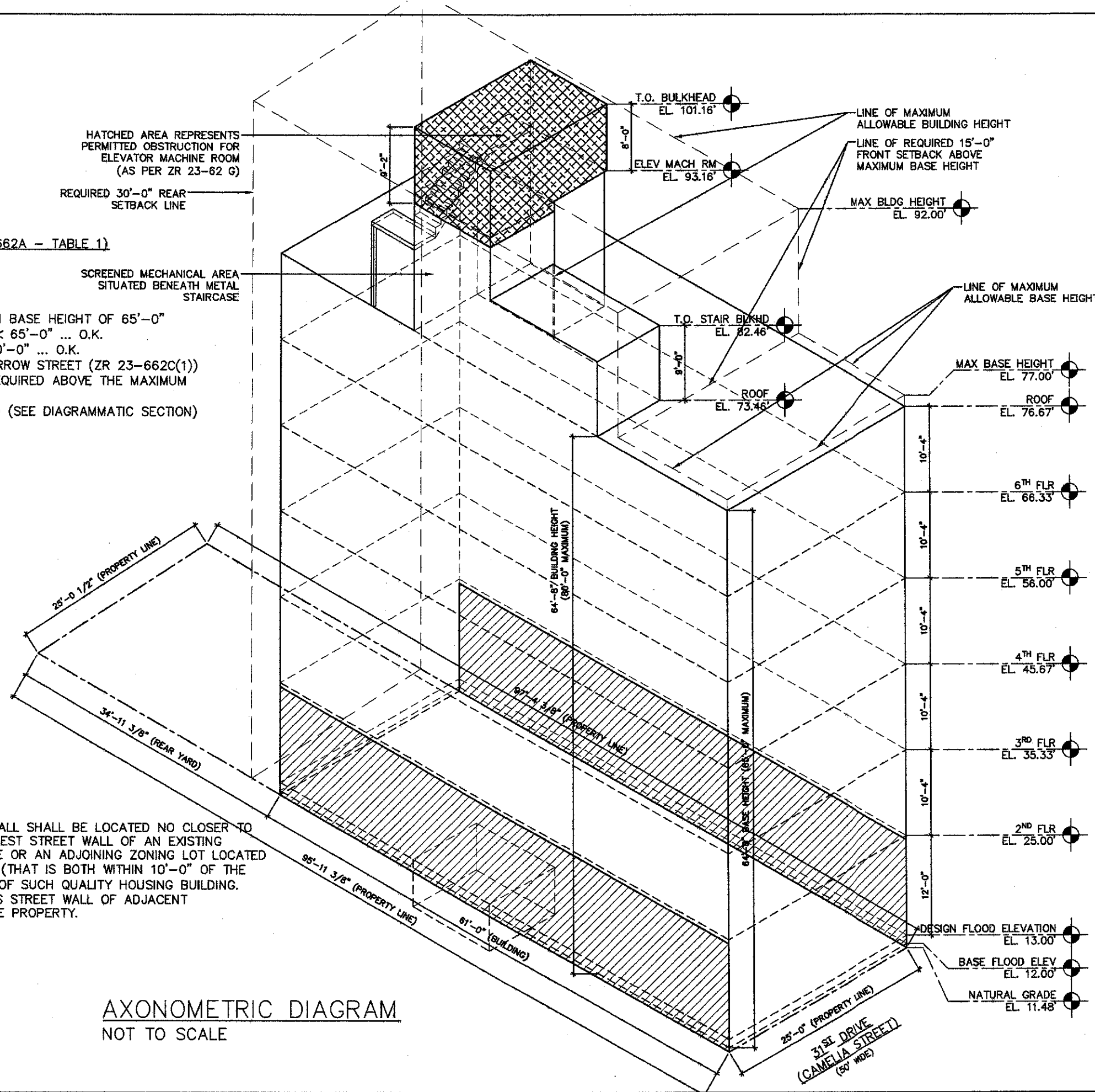
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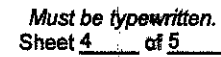
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HEIGHT & SETBACK REGULATIONS (ZR 23-662A - TABLE 1)

- MINIMUM BASE HEIGHT = 40'-0"
MAXIMUM BASE HEIGHT = 65'-0"
MAXIMUM BUILDING HEIGHT = 80'-0"
15'-0" SETBACK REQUIRED ABOVE MAXIMUM BASE HEIGHT OF 65'-0"
PROPOSED FRONT WALL HEIGHT = 64'-8" < 65'-0" ... O.K.
PROPOSED BUILDING HEIGHT = 64'-8" < 80'-0" ... O.K.
A) **FRONT SETBACKS REQUIRED - ON NARROW STREET (ZR 23-662C(1))**
- SETBACK DISTANCE OF 15'-0" REQUIRED ABOVE THE MAXIMUM BASE HEIGHT OF 65'-0"
- MAX BASE HEIGHT NOT EXCEEDED (SEE DIAGRAMMATIC SECTION)

- C) **STREET WALL LOCATION (ZR 23-661A)**
- IN R7A DISTRICTS, THE STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE CLOSEST STREET WALL OF AN EXISTING ADJACENT BUILDING ON THE SAME OR AN ADJOINING ZONING LOT LOCATED ON THE SAME STREET FRONTAGE (THAT IS BOTH WITHIN 10'-0" OF THE STREET LINE AND WITHIN 25'-0" OF SUCH QUALITY HOUSING BUILDING.
- PROPOSED STREET WALL MATCHES STREET WALL OF ADJACENT BUILDINGS ON BOTH SIDES OF THE PROPERTY.





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