

ZONING DATA:

MAP = 14D, ZONE= R4
BLOCK = 10166
TAX LOT = 32
HSE# 163-12 107 AVENUE, QUEENS
LOT SIZE 25.00' X 100.00' = 2500 SF
MAX FAR RES = 2500 SF X 0.75 = 2500 SF

Z.R. 23 - 145 (b) Z.R. F.A.R. = 0.75

MAX F.A.R = LOT SIZE = 2500 SF X 0.75 = 1,875 TOTAL FA
ACTUAL = CEL = 0 SF
001 FL = 670 SF
002 FL = 500 SF
ATT = 0 SF
TOTAL FA = 1170 SF < 1,875 MAX FA OK COMPLYING

Z.R. 23- 145 Z.R. MAXIMUM LOT COVERAGE
2500 SF X 45% = 1,125 SF ALLOWED COVERAGE
EXISTING = 618 SF OK

Z.R. 23-145 Z.R. MINIMUM OPEN SPACE
2,500 SF X 55% = 1,375 MIN. ALLOWED OPEN SPACE
2,500 - 618 SF = 1,882 ACTUAL OK

SEC 23-22 Z.R. MAXIMUM NUMBER OF DWELLING UNITS:
DWELLING UNIT FACTOR
2000 X 1.25 = 2,500 SF = 2.14 DWELLING UNITS ALLOWED
870

SCOPE OF WORK IS TO INCREASE FROM
1 FAMILY TO 2 FAMILY

SEC. 23-32 Z.R. MIN. LOT WIDTH & AREA

MIN LOT WIDTH = 40' < 25' EXISTING OK
MIN LOT SQUARE FOOTAGE = 3800 < 2500
EXISTING SF OK
(AS PER NB# 28271910)

SEC. 23-45 Z.R. FRONT YARD

10 FEET FRONT REQUIRED = 7' EXISTING NON COMPLYING
(AS PER NB# 28271910)

SEC. 23-462 (B) Z.R. SIDE YARD

13 FEET REQUIRED FOR 2 SIDE YARDS
EXISTING 2 SIDE YARDS OF ONE 5' SIDE YARD & ONE
3' SIDE YARD NON COMPLYING
(AS PER NB# 28271910)

SEC. 23-47 Z.R. REAR YARD

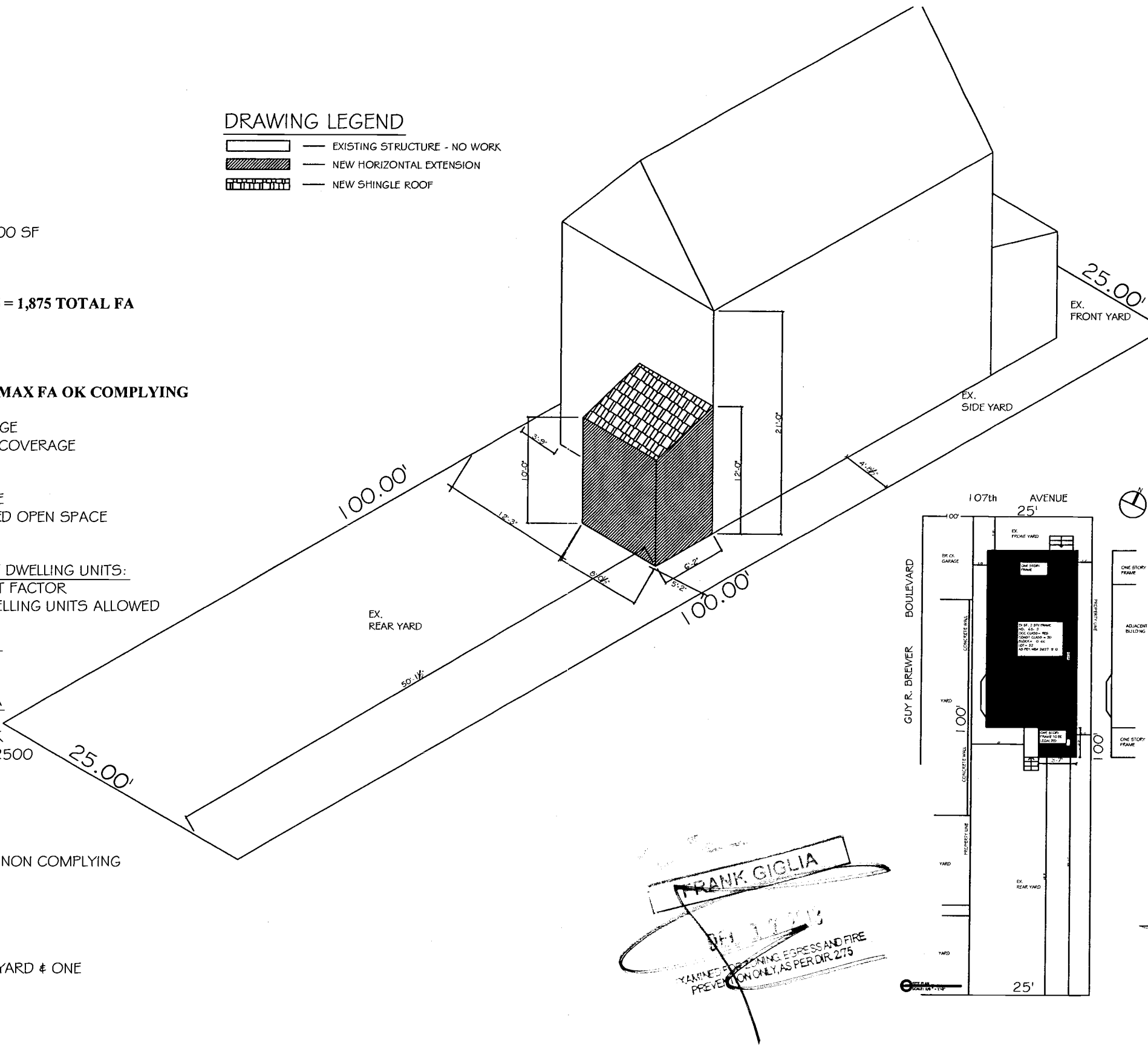
30 FEET REQUIRED / EXISTING 49' OK
(AS PER NB# 28271910)

SEC. 25-00 Z.R. PARKING REQUIREMENTS

0 PARKING SPACES REQUIRED
AS PER NB CONSTRUCTED PRIOR TO 1951

DRAWING LEGEND

- EXISTING STRUCTURE - NO WORK
- NEW HORIZONTAL EXTENSION
- NEW SHINGLE ROOF



ZD1 Zoning Diagram
Must be typewritten.



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) 163-12
Street Name 107 AVENUE

Borough QUEENS
Block 10166
Lot 32
BIN 4216441

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)

ANTHONY CUCIC R.A.

Signature

Date

12-13-13

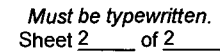


P.E. / R.A. Seal - (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



Sheet _____ of _____

[illegible]07/09