

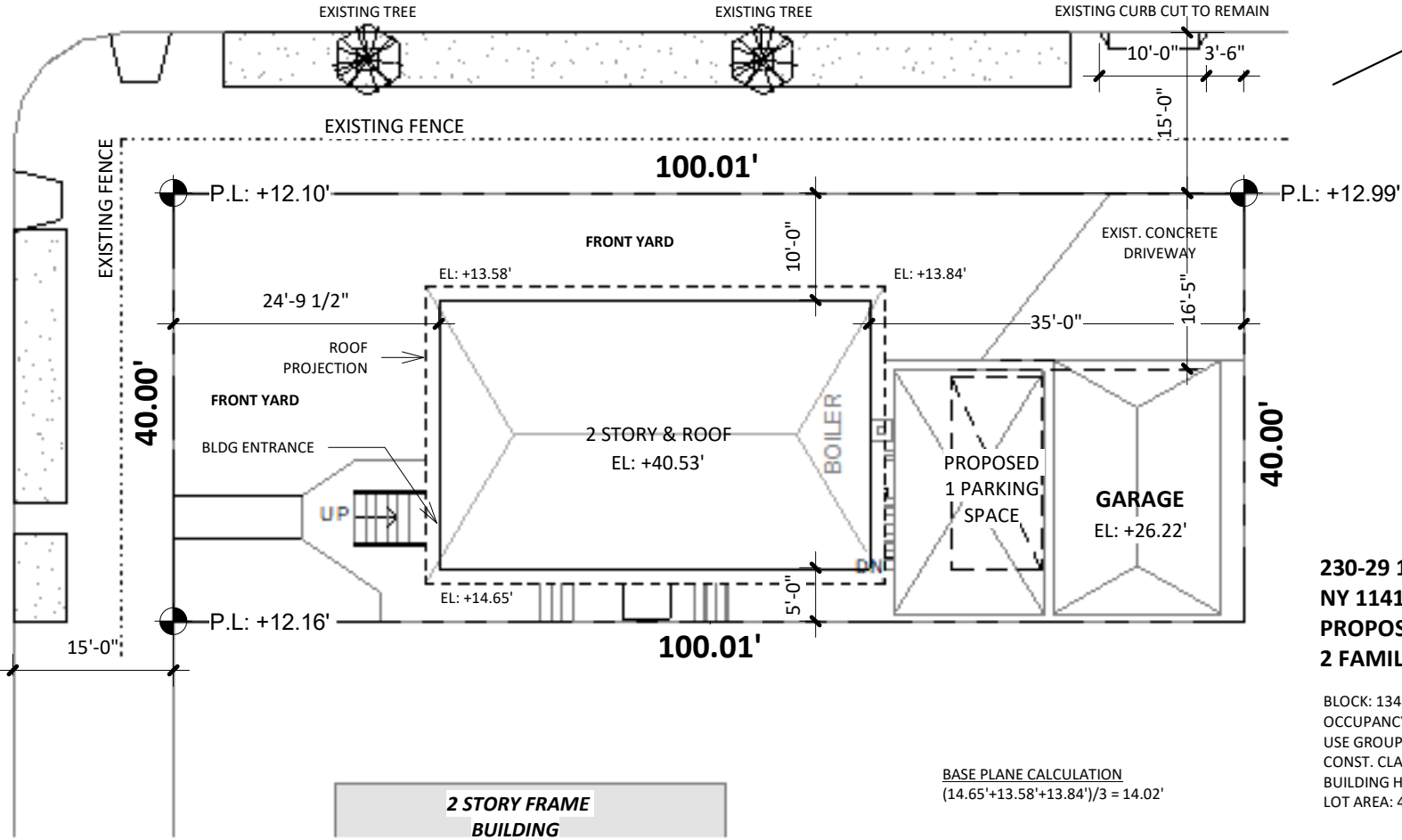
LEGEND

- PROPOSED EXTENSION
- EXISTING BUILDING
- ZONING LOT LINE

146TH AVENUE
60' WIDE (NARROW STREET)

230 PLACE

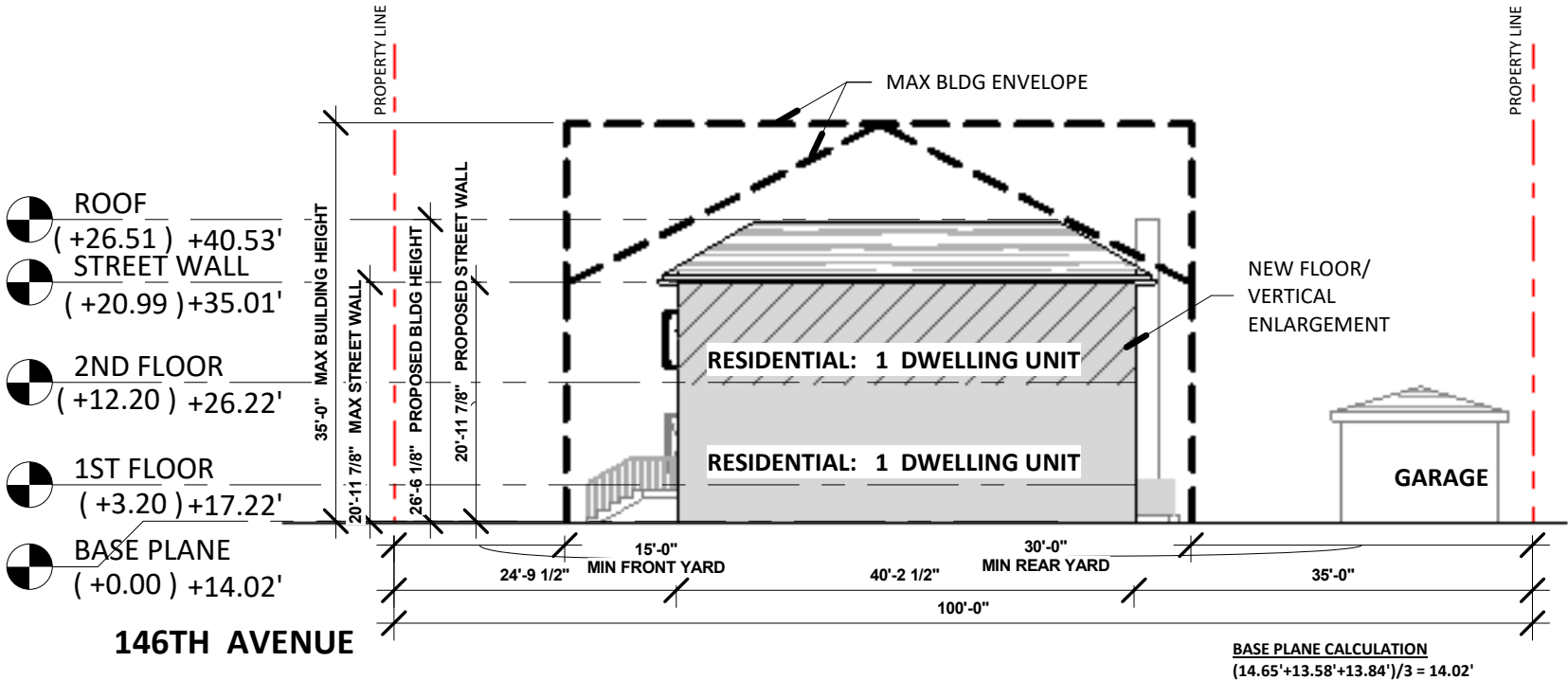
80' WIDE (WIDE STREET)



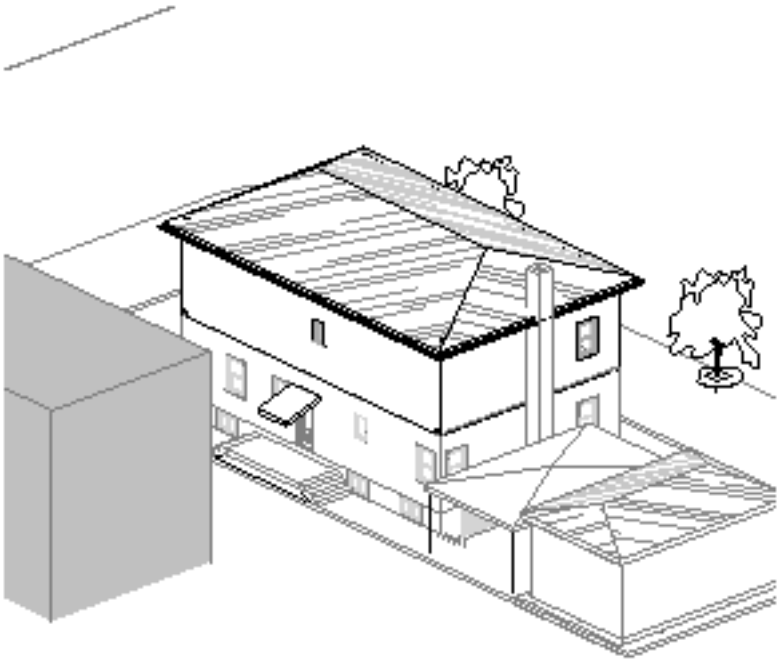
230-29 146TH AVENUE, QUEENS,
NY 11413
PROPOSED VERTICAL EXTENSION
2 FAMILY HOUSE

BLOCK: 13488, LOT: 9
OCCUPANCY CLASS: R-3
USE GROUP: 2, 2 DWELLING UNITS
CONST. CLASS: III-B
BUILDING HEIGHT: 27 FT
LOT AREA: 4,000 SF

BASE PLANE CALCULATION
(14.65'+13.58'+13.84')/3 = 14.02'

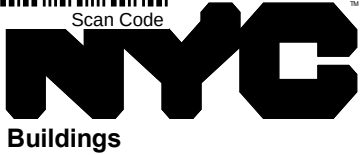


BASE PLANE CALCULATION
(14.65'+13.58'+13.84')/3 = 14.02'



3 HEIGHT & SETBACK DIAGRAM ZD1
SCALE: 1/16" = 1'-0"

1 ZD1 - AXONOMETRIC VIEW
SCALE:



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 ☒ N

Location Information

House No(s) 230-29
Street Name 146TH STREET

Borough QUEENS
Block 13488
Lot (s) 9
BIN #4286978

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 of documents with the
Department.

Name (please print) KOSTA KAMBERIS
Signature 1-22-2020
Date

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

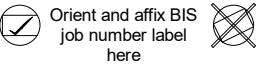
ZONING ANALYSIS			
SECTION	DESCRIPTION	MAX. ALLOWED OR MIN. REQ'D	PROPOSED
ZR 22-10	USES PERMITTED AS-OF-RIGHT	USE GROUPS: 1-4	USE GROUP: 2
ZR 23-142	MAX. FLOOR AREA RATIO	0.50	0.50
ZR 23-142	MAX. FLOOR AREA	(40'x100') x 0.50 = 2,000 SF	2,000 SF
ZR 23-142	LOT COVERAGE	35% (4,000 SF X .35 = 1,400 SF)	25% (1,005 SF)
ZR 23-22	DENSITY	2,000 / 625 = 3.2, THAT IS 3 DWELLING UNITS	2 DWELLING UNITS_PROPOSED, (1 EXISTING)
ZR 23-49	MIN. SIDE YARD	2 SIDE YARDS, MIN 5FT, TOTAL 13 FT	2 SIDE YARDS, 5 FT & 10FT, TOTAL 15 FT
ZR 23-47	MIN. REAR YARD	30'-0	35 FT
ZR 23-631(e)	MIN. BASE HEIGHT/PERIMETER WALLS	21 FT	21 FT
ZR 23-631 (e)	MAX BUILDING HEIGHT	35 FT	27 FT
ZR 23-45(b)(2)	FRONT YARD LOCATION	15 FT	25 FT
ZR 23-03(a)	STREET TREE PLANTING	NOT REQUIRED AT 2 FAMILY RESIDENCES	2 EXISTING
ZR 25-22, 25-211(a), 23-44(13)	PARKING REQUIREMENT	ONE PARKING SPACE PER DWELLING UNIT SHALL BE PROVIDED	1 EXISTING PARKING SPACES IN AN ENCLOSED GARAGE, 1 PROPOSED PARKING SPACE AT TH SIDE YARD
ZR 23-451	PLANTING REQUIREMENT	FOR STREET FRONTAGES 35' TO 59', 30% PLANTED AREA _FOR >60' 50 PLANTED AREA	EXISTING 80% & 87% (SEE DIAGRAM BELOW)
ZR 23-03	STREET TREE PLANTING	NOT REQUIRED FOR ENLARGEMENTS OF A SINGLE OR 2 FAMILY UNLESS IN SPECIAL PURPOSE DISTRICT	EXISTING 2, NONE PROPOSED

ZONING FLOOR AREA SCHEDULE				
TYPE	GROSS FLOOR AREA	DEDUCTION_AREA	ZONING FLOOR AREA	FAR
OPEN CELLAR	1,005 SF	1,005.00 SF	0 SF	0
EXISTING 1ST FLOOR AREA	1,005 SF	0.00 SF	1,005 SF	0.25
PROPOSED 2ND FLOOR AREA	1,005 SF	10.00 SF	995 SF	0.25
TOTAL	3,015 SF		2,000 SF	0.50
			= 2,000 SF	THEREFORE OK
				= 0.50 THEREFORE OK



ZD1 Zoning Diagram

Must be typewritten.



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☐ Yes ☒ N

Location Information

House No(s)	230-29
Street Name	146TH STREET
Borough	QUEENS
Block	13488
Lot (s)	9
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Name (please print)	1-22-2020
KOSTA KAMBERIS	Date
Signature	
P.E. / R.A. Seal (apply seal, then sign and date over seal)	

Internal Use Only	
BIS Doc #	.
PLAN EXAMINER SIGN AND DATE	



ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 2

1	Applicant Information <i>Required for all applications.</i>
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Last Name KAMBERIS		First Name KOSTA		Middle Initial
Business Name KAMBERIS ENGINEERING PLLC		Business Telephone (917) 865-0399		
Business Address 18-65B STEINWAY STREET, SUITE#7		Business Fax (347) 242-3803		
City ASTORIA	State NY	Zip 11105	Mobile Telephone	
E-Mail KAMBERISENGINEERING@YAHOO.COM			License Number 082012	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
☐ Special Permit	Cal. No. _____	Authorizing Zoning Section _____
☐ General City Law Waiver	Cal. No. _____	General City Law Section _____
☐ Other	Cal. No. _____	

City Planning Commission (CPC)

☐ Special Permit	ULURP No. _____	Authorizing Zoning Section _____
☐ Authorization	App. No. _____	Authorizing Zoning Section _____
☐ Certification	App. No. _____	Authorizing Zoning Section _____
☐ Other	App. No. _____	

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

ZD1

Sheet 2 of 2

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Totals	3,015		2,000				0.50

Total Zoning Floor Area	2,000
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