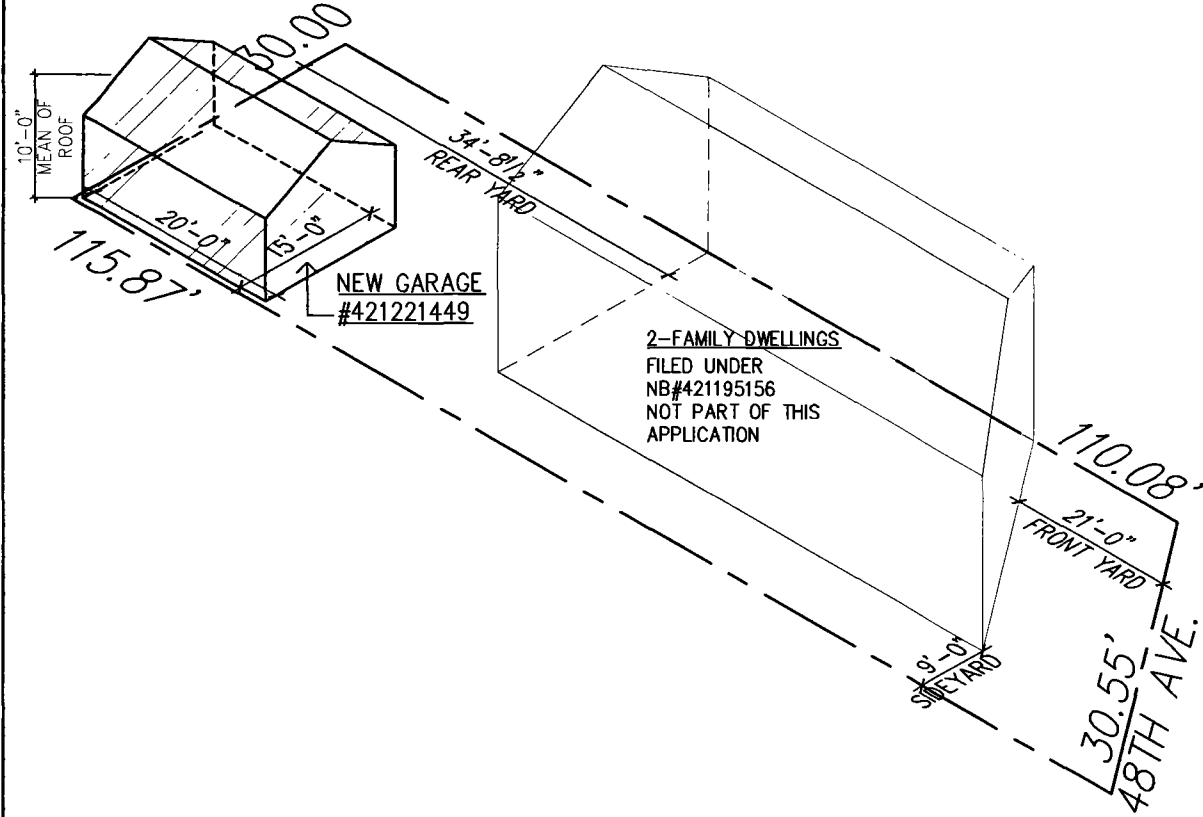


AXONOMETRIC DIAGRAM

NOT TO SCALE



LOT AREA: $[(110.08' + 115.87') / 2] \times 30.0' = 3,389.58 \text{ S.F.}$
PER SURVEY (ROGUSKI LANDSURVEYING)

ZR 23-141(b) OPEN SPACE AND FLOOR AREA
REGULATIONS IN R3-1 DISTRICT
MAXIMUM LOT COVERAGE(CORNER LOT)% = 35%
PROPOSED LOT COVERAGE% = 34.73% < 35% OK

MINIMUM REQUIRED OPEN SPACE% = 65%
PROPOSED OPEN SPACE% = 65.26% > 65% OK

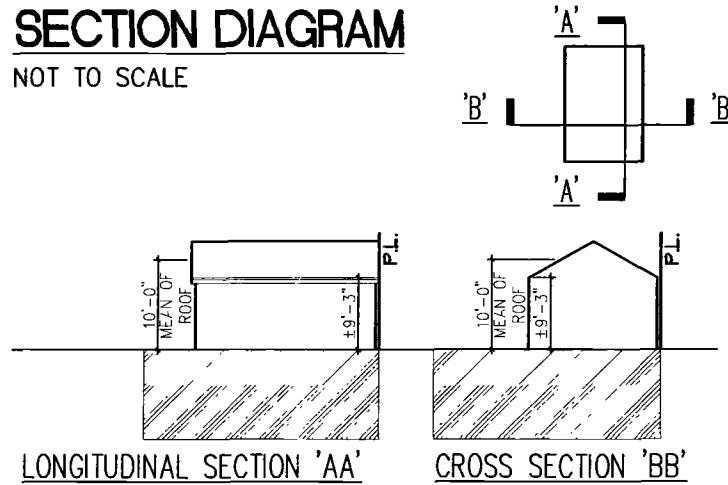
ZR 25-64(a) RESTRICTIONS ON USE OF OPEN SPACE FOR
PARKING
IN R3-1 DISTRICTS, DRIVEWAYS, PRIVATE ROADS, OPEN
ACCESSORY OFF-STREET PARKING SPACES, UNENCLOSED
ACCESSORY BICYCLE PARKING SPACES OR OPEN ACCESSORY
OFF-STREET LOADING BERTHS MAY OCCUPY NO MORE THAN
50% OF THE LOT AREA NOT COVERED BY BUILDINGS CONTAINING
RESIDENCES.

PROPOSED PARKING AND DRIVES AREA:
 $(15' - 10" \times 14' - 7") + [(79' - 5" + 81' - 1\frac{3}{4}') / 2] \times 9' - 0" = 934.52 \text{ S.F.}$

50% OF 2,212.22 S.F.(OPEN SPACE) = 1,106.11 S.F.
PROPOSED PARKING AND DRIVES AREA = 934.52 S.F.
934.52 S.F. < 1,106.11 S.F. OK

SECTION DIAGRAM

NOT TO SCALE



LEGEND

- PROPOSED BUILDING
- ZONING LOT LINE
- HEIGHT & SETBACKS LINES
- EXISTING TREE
- PROPOSED TREE

PLOT PLAN

SCALE: N.T.S.

BLOCK: 7321

LOT #: 3

HOUSE #: 206-07

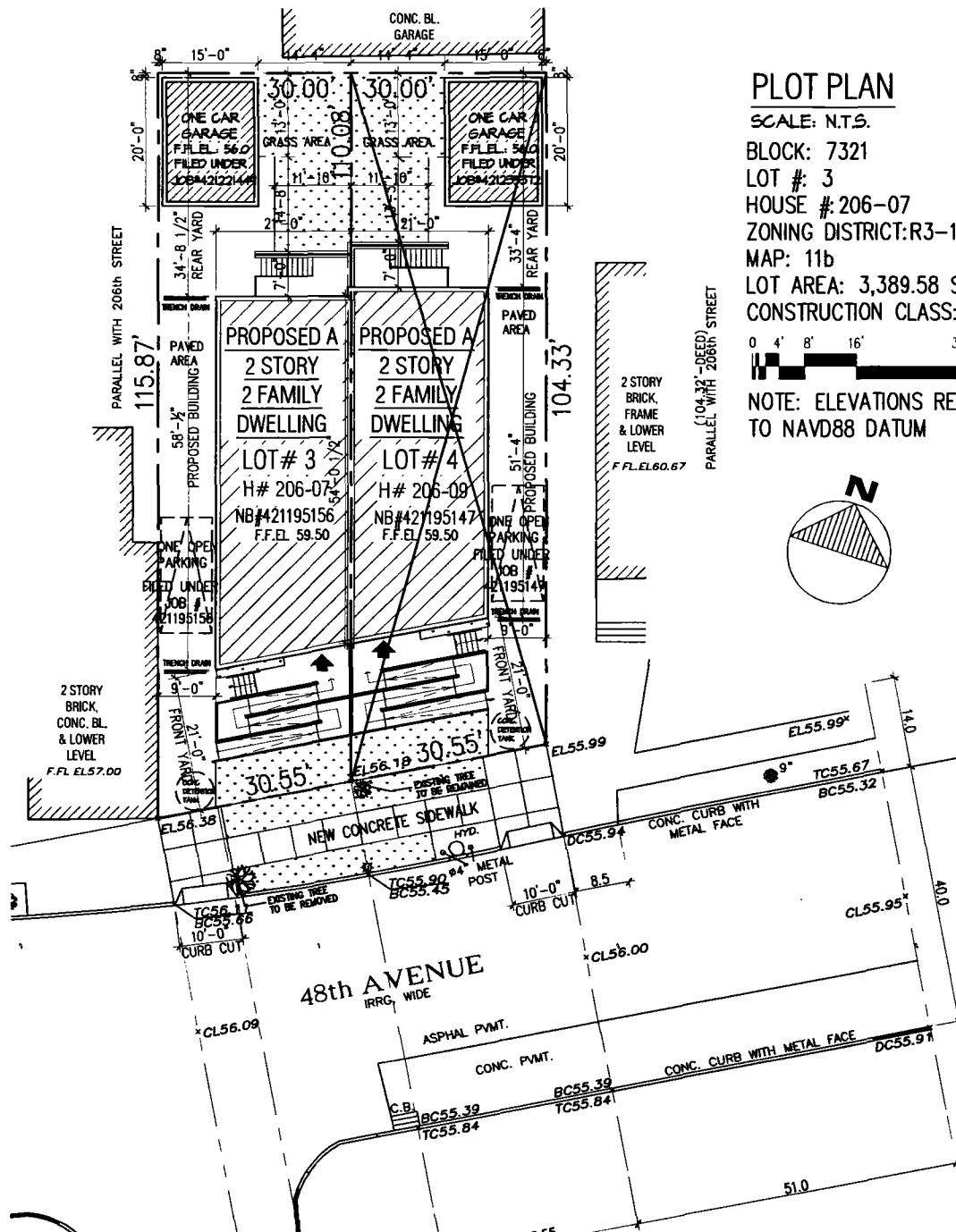
ZONING DISTRICT: R3-1

MAP: 11b

LOT AREA: 3,389.58 SQ.FT.

CONSTRUCTION CLASS: IIIA

NOTE: ELEVATIONS REFER
TO NAVD88 DATUM



NYC
Buildings

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) 206-07

Street Name 48th AVE.

Borough QUEENS

Block 7321

Lot 3

BIN 4157031

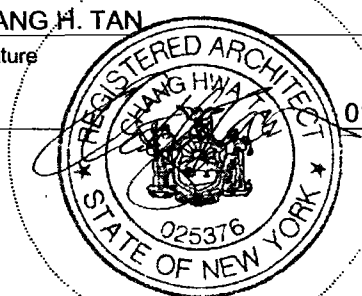
Falsification of any statement is a misdemeanor
and is punishable by a fine or imprisonment, or
both. It is unlawful to give to a city employee, or
for a city employee to accept, any benefit,
monetary or otherwise, either as a gratuity for
properly performing the job or in exchange for
special consideration. 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 viola-
tion 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)

CHANG H. TAN

Signature

Date

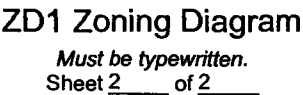


P.E. / R.A. Seal (apply seal, then sign and date over
seal)

Internal Use Only

BIS Doc#

1.25.16
PLAN EXAMINER SIGN AND DATE



Must be typewritten.
Sheet 2 of 2

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

Sheet 2 of 2