

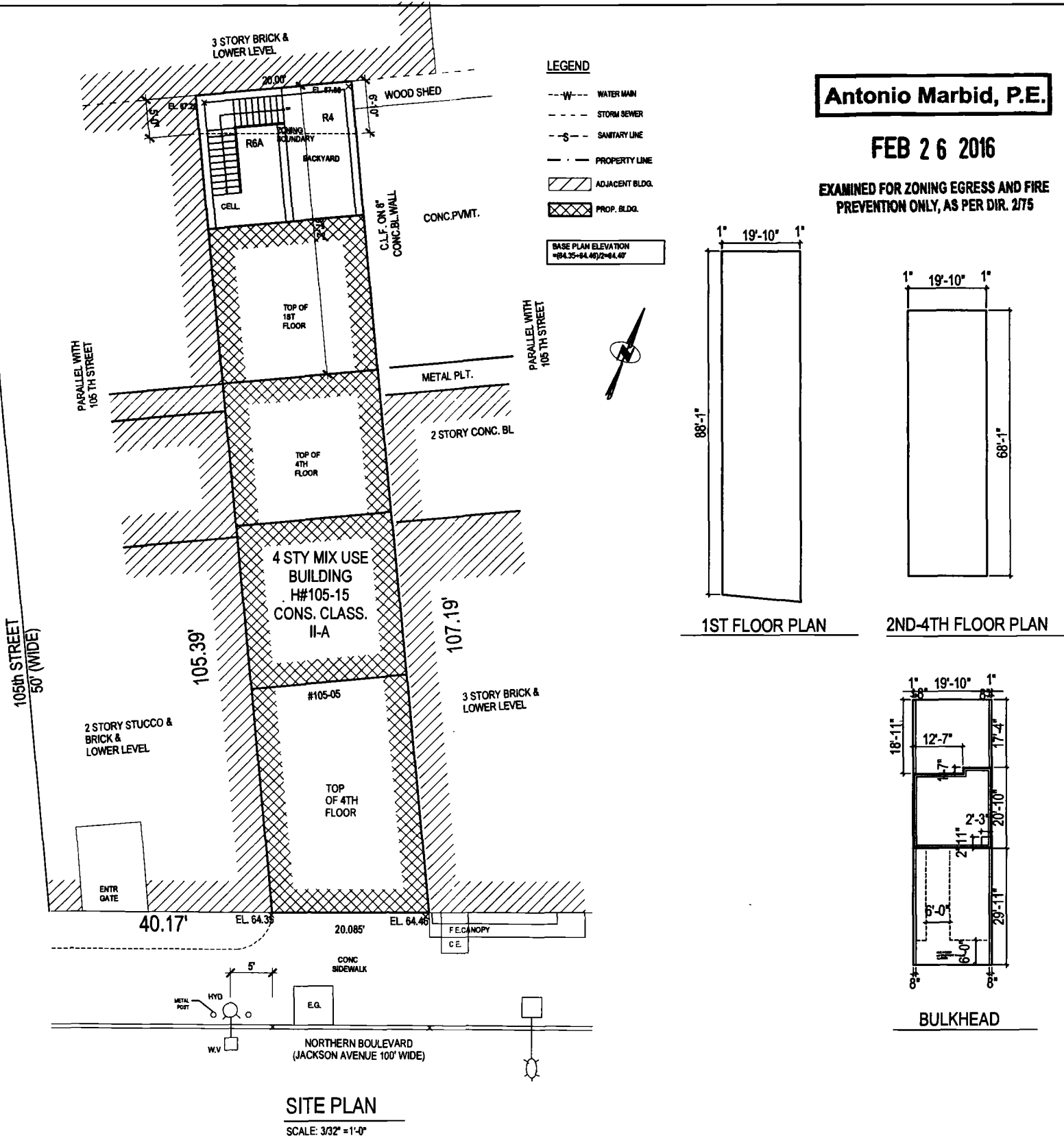
ZONING ANALYSIS

-R6A OVERLAY C2-4 - MIX USE BUILDING. QUALITY HOUSING WIDE STREET

-ONE ZONING LOT - ONE TAX LOT-MAP #108, BLK 1700, LOT 43

		ZONING REGULATION REQUIREMENTS	COMPLYING CONDITIONS	ZONING REF.
LOT AREA /WIDTH		1,700 S.F. 20' LOT WIDTH	20.085' 2125.9 S.F. (SURVEY)	- o ZR23-32 - o ZR23-011 - o ZR35-011 - o ZR35-10 - o ZR35-21
FLOOR AREA TABULATION		RES. F.A. 6111.53 S.F. QUALITY HOUSING BUILDING (WIDE STREET) R6A AND R4	COMMERCIAL 1576.84 S.F. RESIDENTIAL 4519.72 S.F. TOTAL = 1576.84+4519.72 = 6096.56 S.F.	- o ZR35-40 - o ZR35-311 - o ZR33-121 - o ZR23-145
LOT COVER/ OPEN SPACE		RES. Q.H. ZR-77 MAX. LOT COVERAGE=1358 S.F.	1327.24 @ 2ND FLOOR < 1358 S.F.	o ZR23-145
BLOG H T	BASE HT.	MIN. 40', MAX. 60'	47'-0" STREET WALL	o ZR35-22
	SETBACK	WIDE STREET 10'	31' SETBACK @ 47'-0" O.K.	o ZR35-24
	ALTER. SB	NOT APPLICABLE	NOT APPLICABLE	o ZR23-64
	MAX HT.	MAX. 70'	MAX. 56'	o ZR23-633 (7)
YARDS	FRONT	NOT. REQUIRED	ALIGN W/ ADJ. STREET WALL	o ZR23-633a(2)
	SIDE	NO SIDE YARD REQUIRED	N/A	o ZR23-462(c)
	REAR	30'-0" FOR RESIDENTIAL	PROP. 37' @ 2ND FLOOR	- o ZR23-47 - o ZR35-50
DENSITY	MAX NO./ DU	MAX. # OF DWELLING = (6377.7-1631)/680 = 6.98 = 7	PROP. 6 DWELLING UNITS 2@2ND, 3RD AND 4TH FLOOR	o ZR23-22
COMMERCIAL	PERMITTED USE	4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16	1ST FL U.S. 6. RETAIL	o ZR33-11
	PARKING	1 PER 400 S.F. PRC-B U.S. 6	U.S. 6 = 1275 / 400 = 3 SPACE	o ZR36-21
	PARKING WAIVED	25 SPACE MAX.	TOTAL =3 SPACE WAIVED	o ZR36-231
QUALITY HOUSING REGULATIONS	STREET TREES	REQ. 20' /25' = 0.8 REQ. 1 TREE @ (7 AVENUE)	PAY TO TREE FUND 1	o ZR23-03,
	REFUSE STORAGE	NOT REQUIRED FOR D.U. LESS THAN 9	NOT REQUIRED.	o ZR28-23
	MIN. UNIT SIZE	MIN. 400 S.F.	PROVIDE 613 S.F. MIN. @ 2ND FLOOR	o ZR28-21
	WINDOWS	WINDOWS SHALL BE DOUBLE GLAZING	PROVIDE DOUBLE GLAZING FOR ALL WINDOWS	o ZR28-22
	REFUSE DISPOSAL	12 S.F. PER STORY/ SEE WAIVER	N/A, WAIVED WHEN LESS THAN 9 D.U.	o ZR28-23
	LAUNDRY FACILITY	1 PER 20 DWELLING UNITS	N/A, WAIVED WHEN ONLY PROPOSED 6 D.U.	o ZR28-24
	RECREATION	3.3% OF RESIDENTIAL F.A. WITH 9 D.U. OR MORE	N/A, WAIVED WHEN ONLY PROPOSED 6 D.U.	o ZR28-31
	DENSITY	11 UNITS PER STORY	PROP. 1 UNIT PER STORY	o ZR28-41
	BICYCLE PARKING	1 PER 2 DWELLING UNITS 6 D.U. /2 = 3 REQ.	WAIVED WHEN LESS THAN 10	o ZR28-811(a)
	PARKING	QUALITY HOUSING REQ. 50%/EA.	REQ. 3 PARKING FOR 6 D.U., WAIVED FOR <5 PARKING	- o ZR25-23 - o ZR25-261

	COMM	RES	TOTAL
1ST FL	1406.87 S.F.	208 S.F.	1572.87 S.F.
2ND FL	—	1327.27 S.F.	1327.27 S.F.
3RD-4TH FL	—	1327.27 S.F.	1327.27 S.F.
PENTH	—	393.13 S.F.	393.13 S.F.
TOTAL AREA	1598.87 S.F.	4540.13 S.F.	5946.87 S.F.
FAR	0.752	2.13	2.89



NYC

Buildings

ZD1 Zoning Diagram

Must be typewritten.

DEPT BLDGS Job No. 421227014

Scan Code ESHS8045062

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) 105-05

Street Name NORTHERN BLVD

Borough Queens

Block 1700

Lot 43

BIN 4042144

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) ROBERT LIN

Signature

Date 2/24/16

STATE OF NEW YORK

ROBERT H LIN

072792

LICENSED PROFESSIONAL ENGINEER

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

07/09



ZD1 Zoning Diagram
Must be typewritten.

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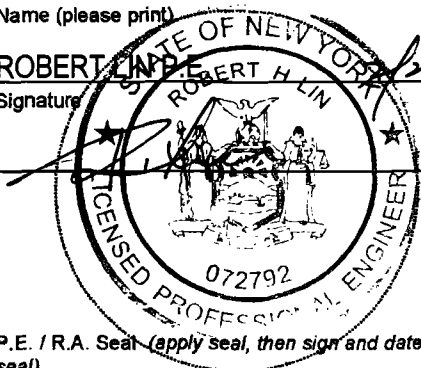
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Name (please print) ROBERT LIN
Signature ROBERT H. LIN Date 2/4/16



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