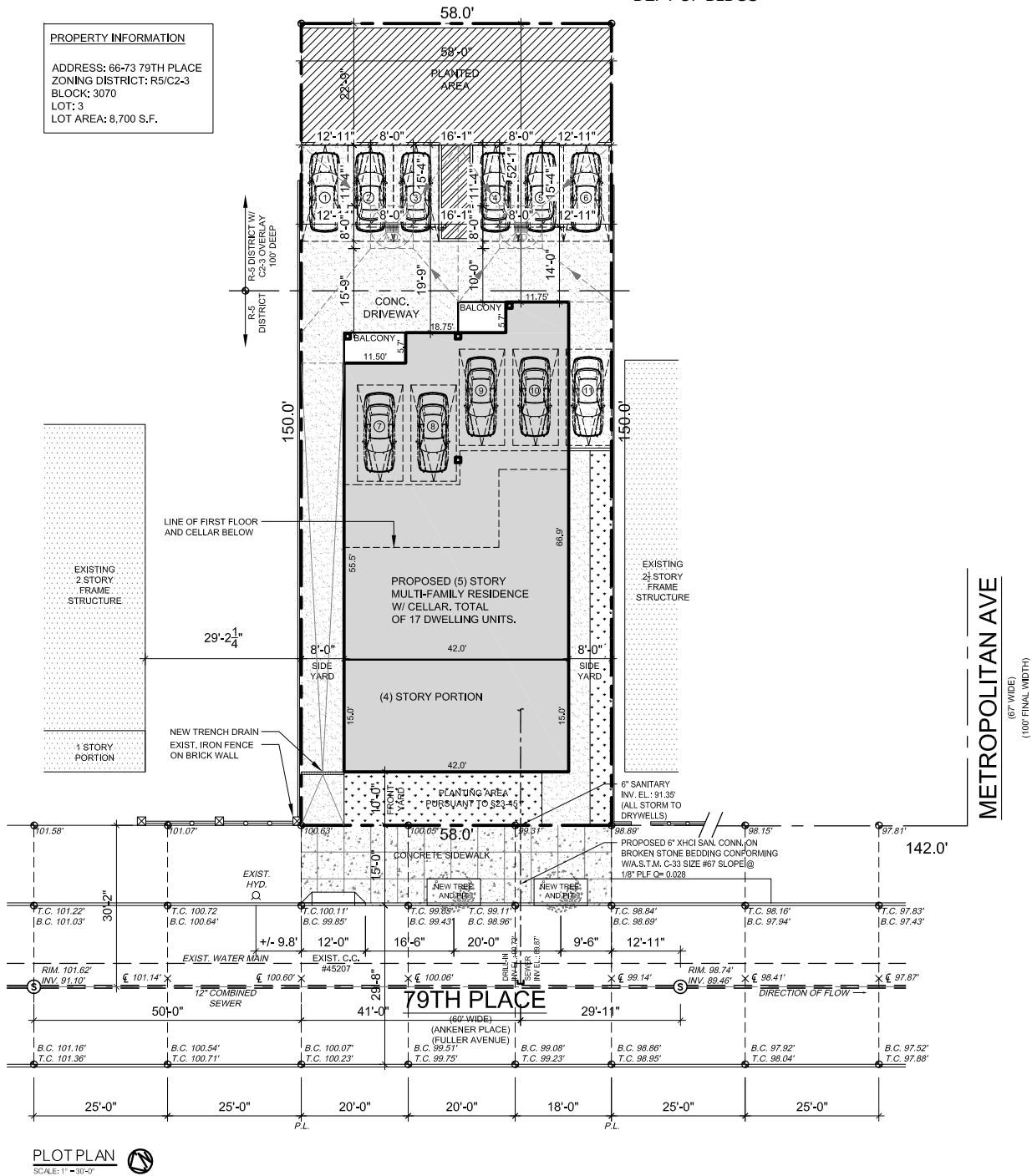


ZONING CALCULATIONS						
PREMISE:						
ADDRESS:	66-73 79TH PLACE	BOROUGH:	QUEENS			
BLOCK:	3070	MAP No.	13D			
LOT:	3	ZONE(S)	R5 / C2-3			
LOT DIMENSIONS						
LOT WIDTH (FT.)	58.0'					
LOT DEPTH (FT.)	150.0'					
TOTAL LOT AREA (SF)	8,700.00					
LOT COVERAGE AND FLOOR AREA RATIOS						
ZONING SECTION		MAX./MIN.	MAX./MIN. S.F.		PROPOSED	PROPOSED S.F.
Z.R. 23-11	MINIMUM LOT AREA		1,700 MIN.			8,700
Z.R. 23-23	MINIMUM DWELLING UNIT SIZE		300 MIN.			400
Z.R. 23-361(b)	LOT COVERAGE	80% MAX.	6,960.00 MAX.		40%	3,453.00
IN THE DISTRICTS INDICATED, FOR ZONING LOTS WITH BUILDINGS CONTAINING MULTIPLE RESIDENCES, WHERE PERMITTED, THE MAXIMUM RESIDENTIAL LOT COVERAGE FOR INTERIOR LOTS OR THROUGH LOTS SHALL BE 80% AND THE MAXIMUM RESIDENTIAL LOT COVERAGE FOR CORNER LOTS SHALL BE 100%. HOWEVER, FOR LARGE SITES WITH BUILDINGS UTILIZING THE PROVISIONS OF SECTION 23-425 (HEIGHT AND SETBACK MODIFICATIONS FOR LARGE SITES), THE MAXIMUM RESIDENTIAL LOT COVERAGE OF THE ENTIRE SITE SHALL BE 50%, INDIVIDUAL CORNER LOT, INTERIOR LOT, OR THROUGH LOT PORTIONS MAY EXCEED SUCH OVERALL MAXIMUM, PROVIDED THEY DO NOT EXCEED THE RESPECTIVE MAXIMUMS THAT WOULD APPLY TO ZONING LOTS THAT ARE NOT LARGE SITES.						
Z.R. 23-21	RESIDENTIAL (F.A.R.) (QUALIF.)	2.00	17,400.00		1.60	13,946.00
	TOTAL BUILDING (F.A.R.)	2.00	17,400.00		1.60	13,946.00
FLOOR AREA BREAKDOWN						
	GROSS TOT. AREA	GROSS RES.	GROSS COMM.	GROSS COM. FAC.	DEDUCTIONS	ZONING FLR. AREA DWELL. UNIT/FLR.
CELLAR	1,948.0	1,948.0	0.00	0.00	1948.0	0.00 0
1ST FLOOR	1,948.0	1,948.0	0.00	0.00	0.00	1,948.00 2
2ND FLOOR	3,142.0	3,142.0	0.00	0.00	0.00	3,142.00 4
3RD FLOOR	3,142.0	3,142.0	0.00	0.00	0.00	3,142.00 4
4TH FLOOR	3,142.0	3,142.0	0.00	0.00	0.00	3,142.00 4
5TH FLOOR	2,572.0	2,572.0	0.00	0.00	0.00	2,572.00 3
BULKHEAD	444.0	444.0	0.00	0.00	444.0	0.00 0
TOTAL	14,390.00	14,390.00	0.00	0.00	444.00	13,946.00 17
					MAX. ALLOW. AVAILABLE	17,400.00 3,454.00
DENSITY REGULATIONS						
Z.R. 23-52	GROSS AREA PER D.U.	680	13,946 ÷ 680 = 20.50*		REQ./MAX. 21 (20.50 MAX)	PROPOSED 17
	RESIDENTIAL S.F.:	13,946				
*NOTE: FRACTIONS EQUAL TO OR GREATER THAN 1/2, SHALL COUNT AS 1 DWELLING UNIT						
YARDS REGULATIONS						
Z.R. 23-321	FRONT YARDS			10'		10'
Z.R. 23-333	SIDE YARDS (MODIFIED FOR QUALIFYING RESIDENTIAL SITES)					
IN THE DISTRICTS INDICATED, FOR RESIDENCES ON QUALIFYING RESIDENTIAL SITES, NO SIDE YARDS SHALL BE REQUIRED, HOWEVER, IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL HAVE A MINIMUM WIDTH OF FIVE FEET, MEASURED PERPENDICULAR TO THE SIDE LOT LINE.				NOT REQ. OR 5' MIN. IF ANY OPEN AREA PROVIDED		8', 16' TOTAL
Z.R. 23-342(a)(1)	REAR YARDS					
FOR DETACHED AND ZERO LOT LINE BUILDINGS, FOR BUILDINGS OR PORTIONS THEREOF AT OR BELOW A HEIGHT OF 75 FEET, AS MEASURED FROM BASE PLANE, A REAR YARD WITH A DEPTH OF NOT LESS THAN 20 FEET SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT, AND FOR PORTIONS ABOVE 75 FEET, WHERE PERMITTED, A REAR YARD WITH A DEPTH OF 30 FEET SHALL BE PROVIDED.				20' (UNDER 75' HT.)		52'-1"
HEIGHT AND SETBACKS						
Z.R. 23-424	MAX. BASE HEIGHT (QUALIFYING RESIDENTIAL SITES)			45'		40'
Z.R. 23-423	MAX. BUILDING HEIGHT (QUALIFYING RESIDENTIAL SITES)			55'		50'
	STANDARD SETBACK REGULATIONS					
A SETBACK WITH A DEPTH OF AT LEAST 15' SHALL BE PROVIDED FROM ANY STREET WALL FRONTING A NARROW STREET. THE DEPTH OF SUCH REQUIRED SETBACK MAY BE REDUCED BY ONE FOOT FOR EVERY FOOT THAT THE STREET WALL IS LOCATED BEYOND THE MINIMUM REQUIRED FRONT YARD, BUT IN NO EVENT SHALL A SETBACK OF LESS THAN SEVEN FEET IN DEPTH BE PROVIDED.				15' (NARROW STREET)		15' PROVIDED
STREET TREE REQUIREMENTS						
Z.R. 26-41	STREET TREE PLANTING					
ONE STREET TREE, PRE-EXISTING OR NEWLY PLANTED, SHALL BE PROVIDED FOR EVERY 25 FEET OF STREET FRONTAGE OF THE ZONING LOT. FRACTIONS EQUAL TO OR GREATER THAN ONE HALF RESULTING FROM THIS CALCULATION SHALL BE CONSIDERED ONE TREE.						
	TOTAL FRONTAGE: 58.0' ÷ 25 = 2.32 OR 2 TREES REQUIRED			2		2 (ON-SITE)
PARKING REGULATIONS						
Z.R. 25-232	REQUIRED PARKING BEYOND THE GREATER TRANSIT ZONE					
	50% OF THE TOTAL OF STANDARD DWELLING UNITS: 17 DU X 0.50 = 8.5					
	TOTAL # OF RESIDENTIAL SPACES REQUIRED:	9 (8.5 REQ.)				11 PROVIDED
*NOTE: FRACTIONS EQUAL TO 1/2, OR GREATER SHALL COUNT AS AN ADDITIONAL SPACE						
BICYCLE PARKING REGULATIONS						
Z.R. 25-811	ENCLOSED BICYCLE PARKING SPACES					
IN THE DISTRICTS, AS INDICATED, ENCLOSED ACCESSORY BICYCLE PARKING SPACES SHALL BE PROVIDED FOR AT LEAST THAT AMOUNT SPECIFIED FOR THE APPLICABLE USE SET FORTH IN THE TABLE IN THIS SECTION.						
REQUIRED BICYCLE PARKING FOR RESIDENTIAL USES:						
FOR RESIDENTIAL USES, ALL OTHER TYPES OF RESIDENCES LISTED UNDER USE GROUP II, EXCEPT AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS						
	1 SPACE PER 2 DWELLING UNITS	17 DU / 2 = 8.5				
	TOTAL # OF RESIDENTIAL SPACES REQUIRED:	9 (8.5 REQ.)				10
*NOTE: FRACTIONS EQUAL TO 1/2, OR GREATER SHALL COUNT AS AN ADDITIONAL SPACE						

PROPERTY INFORMATION

ADDRESS: 66-73 79TH PLACE
ZONING DISTRICT: R5/C2-3
BLOCK: 3070
LOT: 3
LOT AREA: 8,700 S.F.



DEPT OF BLDGS421621926

Job Number

ES481118301

Scan Code

NYC

Buildings

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) 66-73

Street Name 79TH PLACE

Borough QUEENS

Block 3070

Lot 3

BIN 4071887

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)

VICTOR A. FILLEED ARCHITECT

Signature

Date 08-05-25

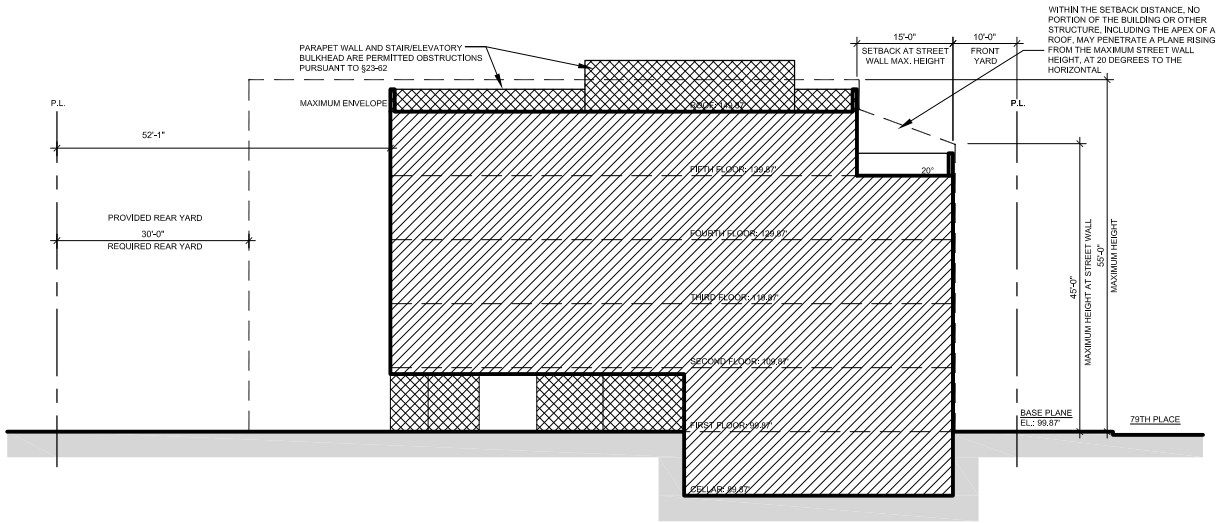
P.E. / R.L. Seal (apply seal, then sign and date over seal)

Internal Use Only

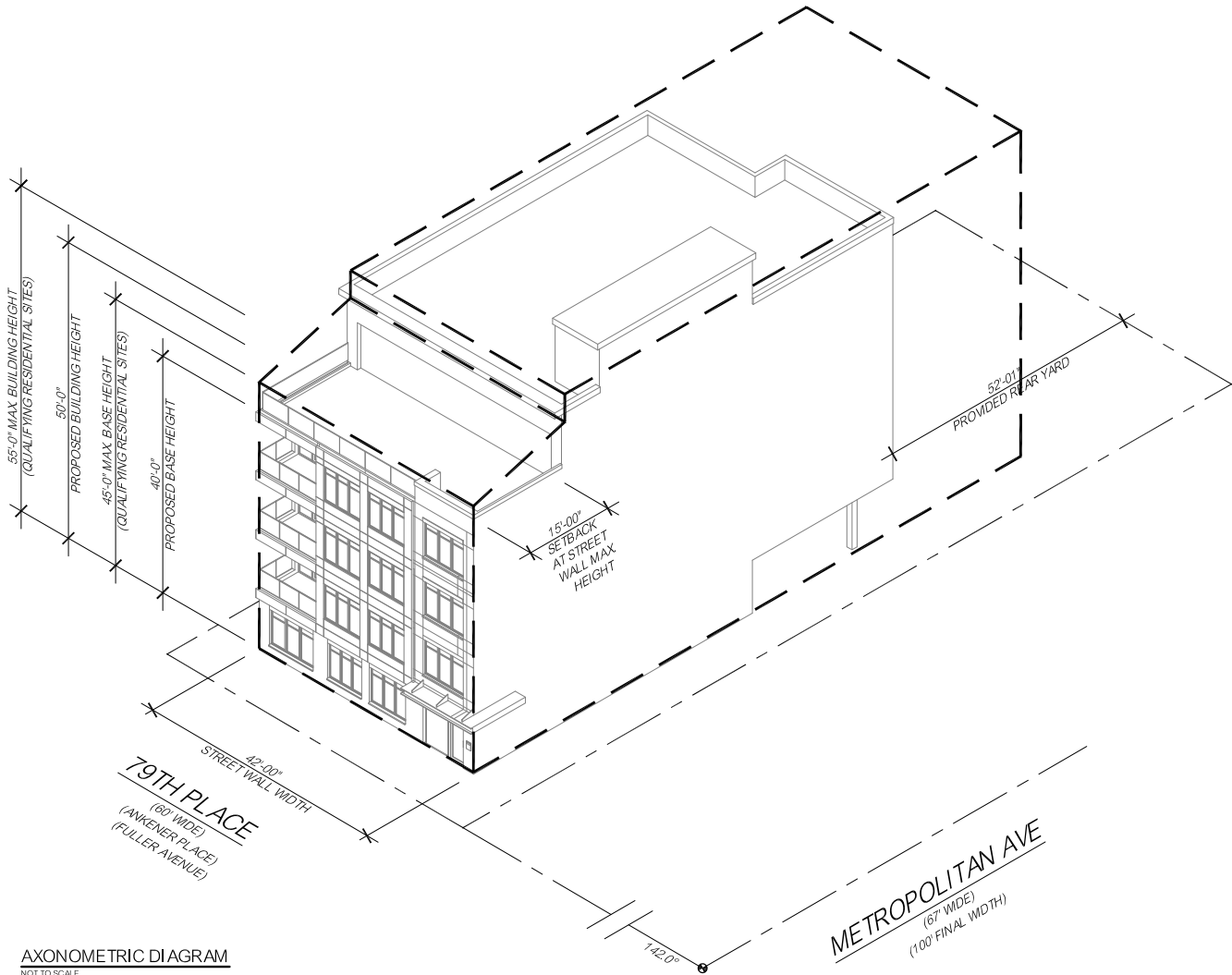
BIS Doc #

PLAN EXAMINER SIGN AND DATE

9709



HEIGHT AND SETBACK DIAGRAM
SCALE: 1" = 30'-0"



AXONOMETRIC DIAGRAM
NOT TO 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 ☐ No

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House No(s) 66-73
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Name (please print) VICTOR A. FILLETT ARCHITECT
Signature Date 08-05-25
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 3 of 3

1	Applicant Information <i>Required for all applications.</i>
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Last Name FILLETTI		First Name VICTOR		Middle Initial A.	
Business Name T.F. CUSANELLI & FILLETTI ARCHITECTS			Business Telephone 201.384.9555		
Business Address 143 TERRACE STREET			Business Fax 201.384.5355		
City HAWORTH		State NJ	Zip 07641	Mobile Telephone 201.819.0975	
E-Mail TFCNJ@OPTONLINE.NET			License Number		

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 3 of 3

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

Total Zoning Floor Area	13,946
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