

ADDRESS: 36-49 32 STREET ASTORIA, NY

BLOCK 601 - LOT 14
ZONING MAP 9B

ZONING DISTRICT(S): M1-2 / R5B & M1-2 / R6A
Z R 117.00 - SPECIAL LONG ISLAND CITY MIXED USE DISTRICT
Z R SEC 117-60 THROUGH 117-64

LOT AREA: 25 00' X 84 61' = 2,115.25 SF
25 00' X 2 67' = 71.75' / 2 = 35.87'
= 2,115.25' + 35.87' = 2,151.12 SF

PARTIAL LOT AREA: M1-2 / R5B = 1,820.60 SF
PARTIAL LOT AREA: M1-2 / R6A = 330.50 SF

Z R 117-631 FLOOR AREA RATIO AND LOT COVERAGE MODIFICATIONS
Z R 117-631(B), MAXIMUM FLOOR AREA RATIO AND LOT COVERAGE FOR RESIDENTIAL USES
M1-2 / R5B DESIGNATED DISTRICTS
MAX FAR = 1.65

Z R 117-631(C), MAXIMUM FLOOR AREA RATIO FOR CERTAIN COMMERCIAL AND
MANUFACTURING USES IN M1-2 DESIGNATED DISTRICTS WHEN PAIRED WITH AN
R5B DISTRICT - MAX FAR ALLOWED: 3.0
R6A DISTRICT - MAX FAR ALLOWED: 4.0

MAXIMUM ALLOWED FAR ADJUSTED
3.0 (1,820.60 SF) + 4.0 (330.50 SF)
5,461.80 SF + 1,322.00 SF
= 6,783.8 SF

Z.R. 117-631 (B)(1) MAX LOT COVERAGE FOR RESIDENTIAL USE ON INTERIOR LOT
60% (M1-2 / R5B) + 65% (M1-2 / R6A)
60% (1,820 SF) + 65% (330.50 SF)
1,092.35 SF + 214.83 SF = 1,307.19 SF

MAXIMUM ALLOWED LOT COVERAGE: 1,307.19 SF
PROPOSED LOT COVERAGE
25'-0" X 84'-6" = 1,300.00 SF
1,300.00 SF < 1,307.19 SF ... OK

Z.R. 117-631 (B)
MAXIMUM FLOOR AREA FOR RESIDENTIAL USE
2,151.12 SF X 1.65 = 3,549.34 SF

PROPOSED RESIDENTIAL USE FLOOR AREA
2nd FL: 1,355.96 SF
3rd FL: 735.21 SF
4th FL: 735.21 SF
PENTHOUSE: 248.5 SF
3,074.88 SF < 3,549.34 SF ... OK
1.43 < 1.65 ... OK
See Breakdown - Sheet Z-110

Z.R. 117-631 (C) MAXIMUM FLOOR AREA FOR MANUFACTURING USE
1st FL: 2,136.49 SF - See Breakdown - Sheet Z-110
2,136.49 SF < 6,783.8 SF ... OK
1.0 < 3.0 ... OK

Z.R. 117-632 STREET WALL LOCATION
SHALL BE LOCATED NO CLOSER TO, NOR FURTHER FROM, THE STREET LINE THAN
THE STREET WALL OF AN ADJACENT EXISTING BUILDING. ADJACENT EXISTING
BUILDING STREET WALL LOCATION = 1'-10 3/4" E.
PROPOSED BUILDING STREET WALL LOCATION = 1'-10 3/4" E.

Z.R. 117-633 MAXIMUM STREET WALL HEIGHT
MAXIMUM STREET WALL HEIGHT = 33'-0"

Z.R. 117-634 MAXIMUM BUILDING HEIGHT FOR MIXED USE IN RS DISTRICT
MAXIMUM STREET WALL HEIGHT 33'
ACTUAL STREET WALL HEIGHT 31'-4" WITHIN 25' OF STREET LINE
MAXIMUM BUILDING HEIGHT 60'
BEYOND 25' OF STREET LINE

Z.R. 128-8 MODIFICATIONS OF PLANTING

Z.R. 25-631 LOCATION AND WIDTH OF CURB CUTS IN CERTAIN DISTRICTS
IN R5B DISTRICTS, "CURB CUTS SHALL BE PROHIBITED"
THE PROVISIONS OF Z.R. 28-42 SHALL NOT APPLY
2 PARKING SPACES REQUIRED = 2 PARKING SPACES PROVIDED

Z.R. 117-641 (B)(3) SPECIAL PARKING REGULATIONS
PARAGRAPH (C) OF SECTION 25-631, "SHALL NOT APPLY"

Z.R. 23-22 MAXIMUM # OF DWELLING UNITS OR ROOMING UNITS
DISTRICT FACTOR FOR DWELLING UNITS
R5B 1350
R6A 680
R5B 1,820.60 SF X 1.65 / 1350 = 2.22 > 2
R6A 330.50 SF X 1.65 / 680 = 0.80 > 1
3 DWELLING UNITS ALLOWED = 3 DWELLING UNITS PROVIDED

Z.R. 123-652 SPECIAL YARD REGULATIONS FOR MIXED USED BUILDINGS
MINIMUM REQ'D FRONT YARD 0'-0"
PROPOSED REQ'D FRONT YARD 0'-0"
MINIMUM REQ'D SIDE YARD 0'-0"
PROPOSED REQ'D SIDE YARD 0'-0"
MINIMUM REQ'D REAR YARD 30'-0"
PROPOSED REQ'D REAR YARD 30'-0"

Z.R. 117-64 SPECIAL PARKING REGULATIONS - ACCESSORY OFF STREET PARKING REG.
3 DWELLING UNITS X .86 = 1.98 = 2 PROPOSED

Z.R. 44-52 LOADING BERTH
FOR FIRST 8,000 = 0
PROPOSED FOR FIRST 8,000 = 0 ... OK



ZD1 Zoning Diagram

Must be type written.

DEPT BLDGS Job No. 421658655



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) 36-49
Street Name 32nd Street

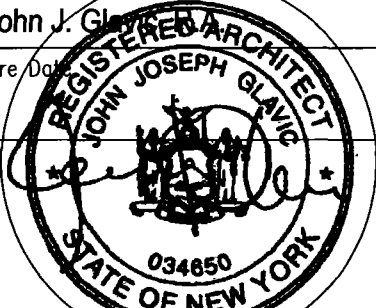
Borough Queens
Block 601
Lot 14
BIN 4007924

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)

John J. Glavic

Signature Date



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

Internal Use Only

BIS Doc #

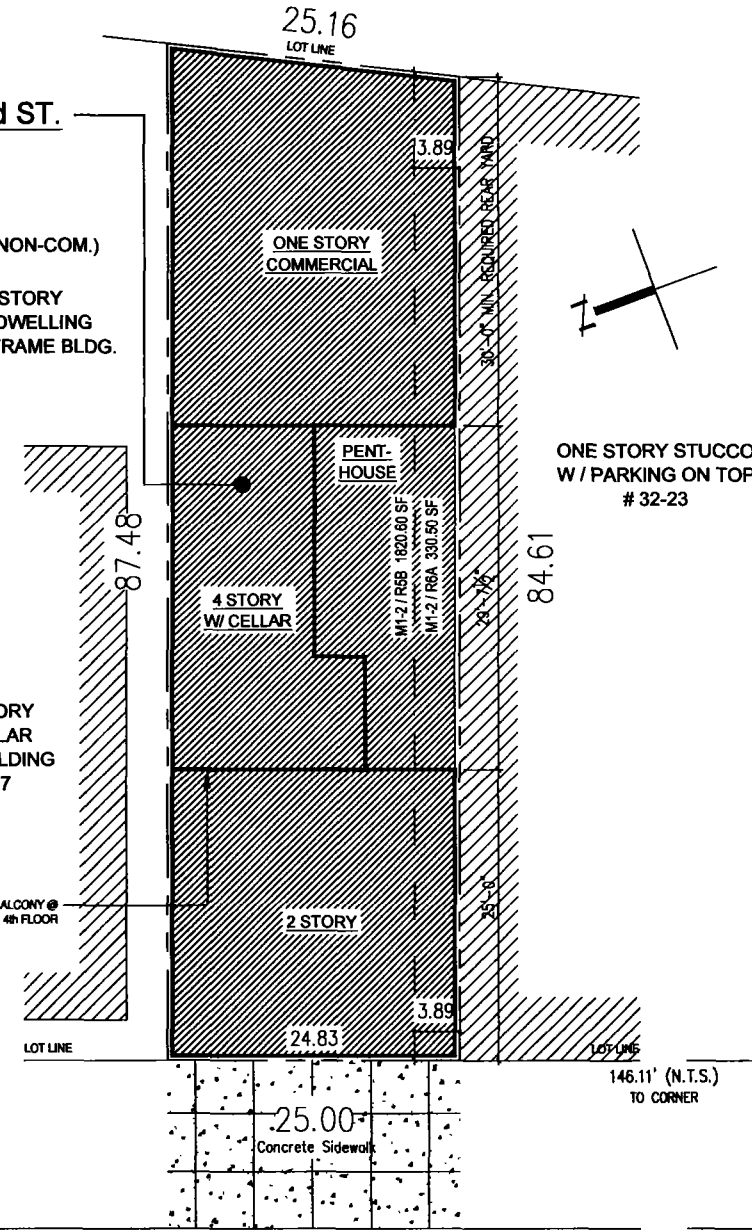
PLAN EXAMINER SIGN AND DATE

36-49 32nd ST.

F.F.E.L.: 43.8'
U.G.: 2 & 16
O.C.: R-2 & F-2
C.C.: I-B (2 HR. NON-COM.)

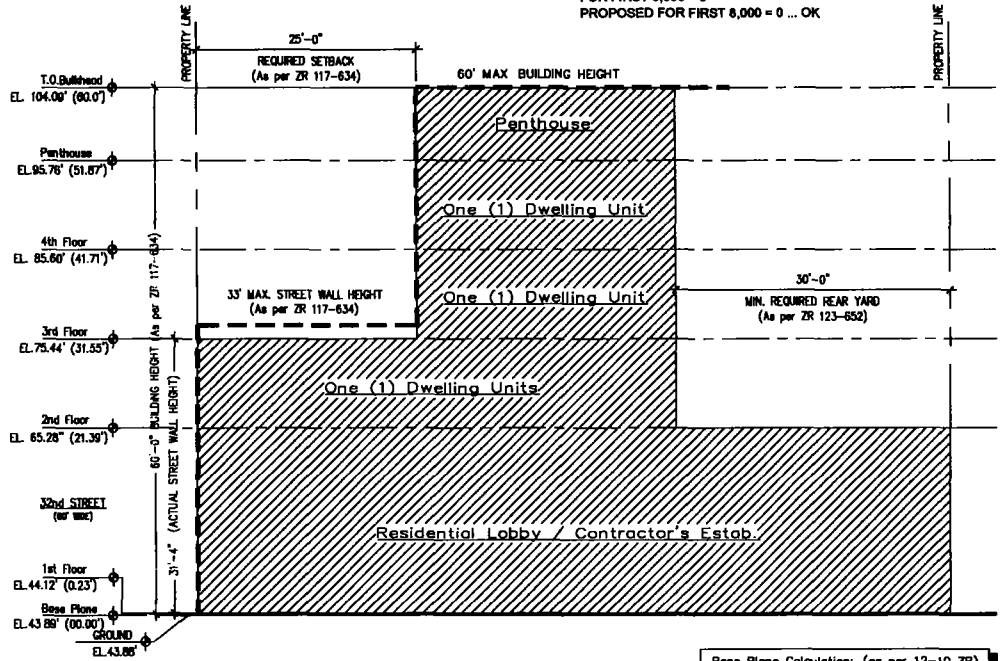
PROPOSED (4) STORY
W/ CELLAR DWELLING
UNITS, STEEL FRAME BLDG.

ONE STORY
W/ CELLAR
BRICK BUILDING
36-47

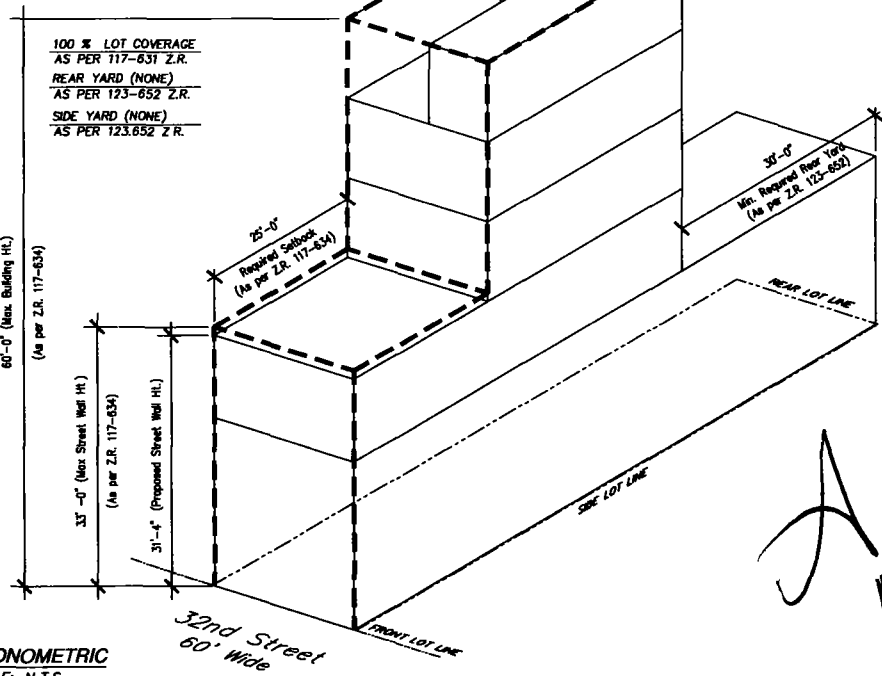


32nd STREET
(LATHROP STREET)
60' WIDE

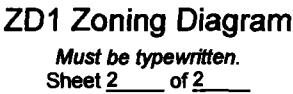
SITE PLAN
SCALE: 1/16"=1'-0"



HEIGHT & SETBACK
SCALE: N.T.S.



AXONOMETRIC
SCALE: N.T.S.



Must be typewritten.
Sheet 2 of 2

3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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☐ Variance Cal. No. _____ Authorizing Zoning Section 72-21
☐ Special Permit Cal. No. _____ Authorizing Zoning Section _____
☐ General City Law Waiver Cal. No. _____ General City Law Section _____
☐ Other Cal. No. _____

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

[illegible]

Sheet 2 of 2

[illegible]07/09