



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) 14-68 / 14-72
Street Name BEACH CHANNEL DRIVE
Borough QUEENS
Block 15501
Lot 00002
BIN 4449684

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)

MICHAEL SZERBATY

Signature Date



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

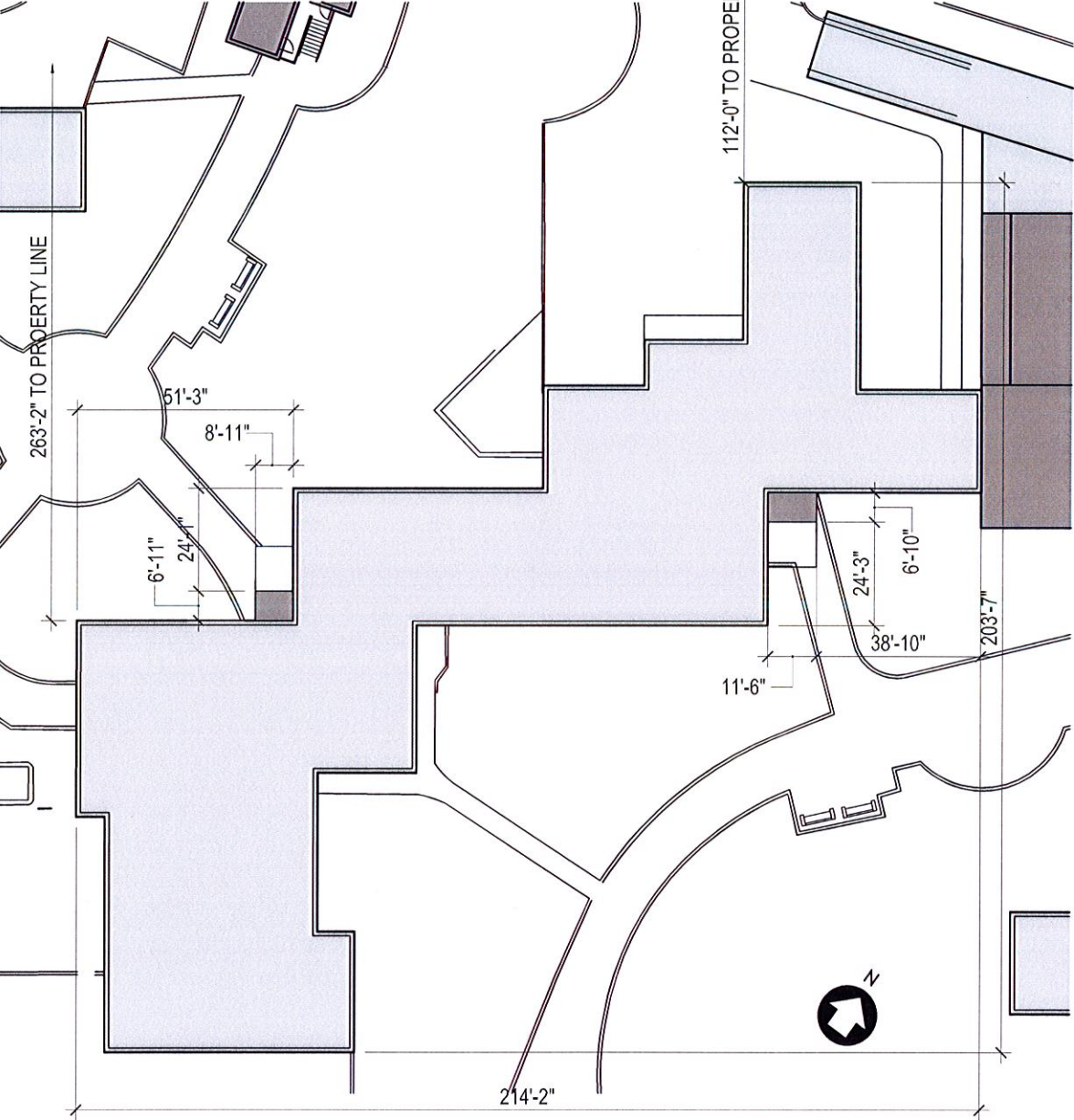
Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

REQUIRED SETBACKS

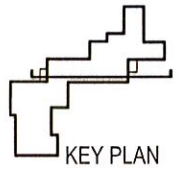
FRONT : AS PER ZR 23-45 MINIMUM 10'-0"REQUIRED FOR R5 DISTRICTS.
SIDE: AS PER ZR 23-462 TWO SIDE YARDS EACH WITH A MINIMUM REQUIRED
WIDTH OF EIGHT FEET SHALL BE PROVIDED.
REAR: AS PER ZR 23-53 FOR ZONING LOTS OCCUPYING AN ENTIRE BLOCK,
NO REAR YARD OR REAR YARD EQUIVALENT SHALL BE REQUIRED.



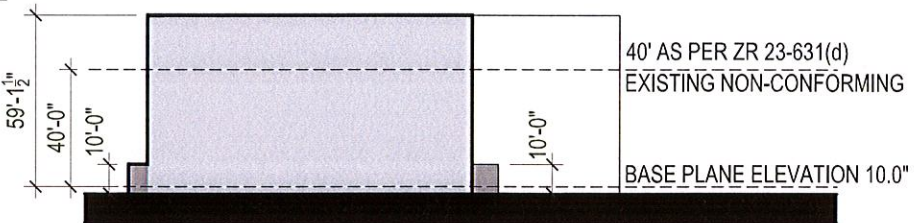
SITE PLAN DIAGRAM
SCALE: 1" = 40'-0"

SECTION DIAGRAM

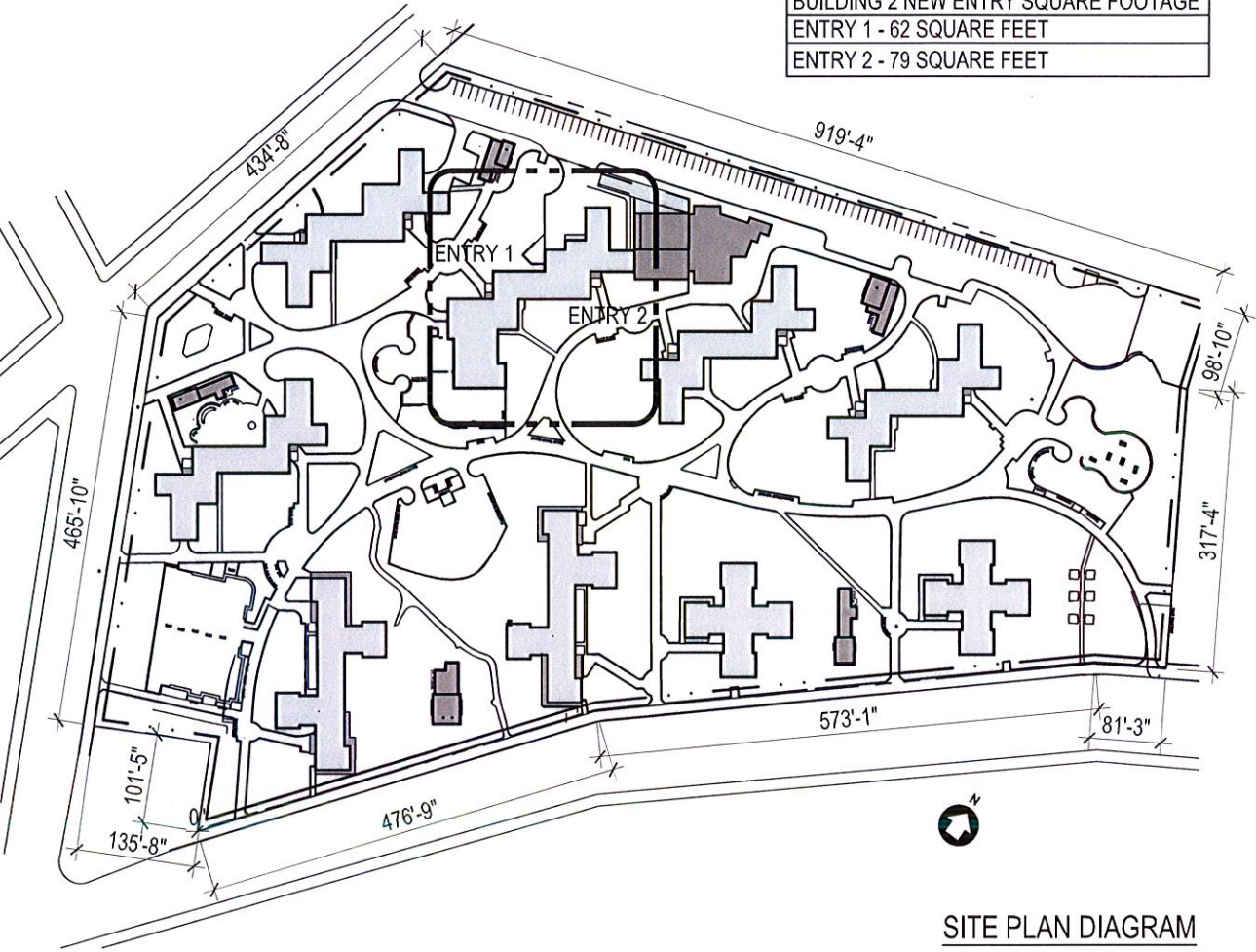
NOT TO SCALE



KEY PLAN



BUILDING 2 NEW ENTRY SQUARE FOOTAGE
ENTRY 1 - 62 SQUARE FEET
ENTRY 2 - 79 SQUARE FEET

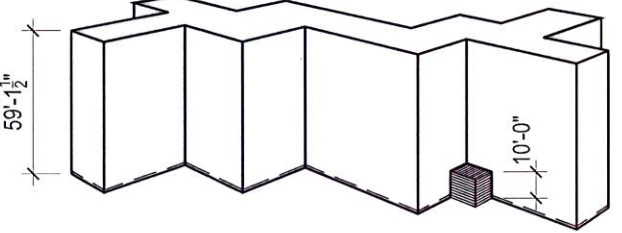


SITE PLAN DIAGRAM
SCALE: NTS

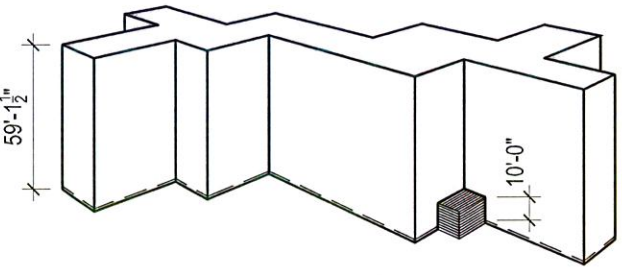
LEGEND

R5 RESIDENTIAL ZONING DISTRICT
25b ZONING MAP

- INDICATES NEW WORK
- INDICATES EXISTING BUILDINGS
- PROPERTY LINE
- FRONT SETBACK



AXONOMETRIC DIAGRAM 1
FROM NORTH



AXONOMETRIC DIAGRAM 2
FROM SOUTH



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 SZERBATY		First Name MICHAEL		Middle Initial	
Business Name MD SZERBATY ASSOCIATES			Business Telephone 212-352-3307		
Business Address 307 7TH AVENUE			Business Fax		
City NEW YORK		State NY	Zip 10001	Mobile Telephone	
E-Mail MSZERBATY@MDSNYC.COM			License Number 017767		

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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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
BAS	13,968.40	2B	13,968.40				0.019
001	10,433	2A	10,433				0.014
002	10,433	2A	10,433				0.014
003	10,433	2A	10,433				0.014
004	10,433	2A	10,433				0.014
005	10,433	2A	10,433				0.014
006	10,433	2A	10,433				0.014
ROF	466	2B	0				0

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	77,032.40		76,566.40				0.10

Total Zoning Floor Area	76,566.40
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