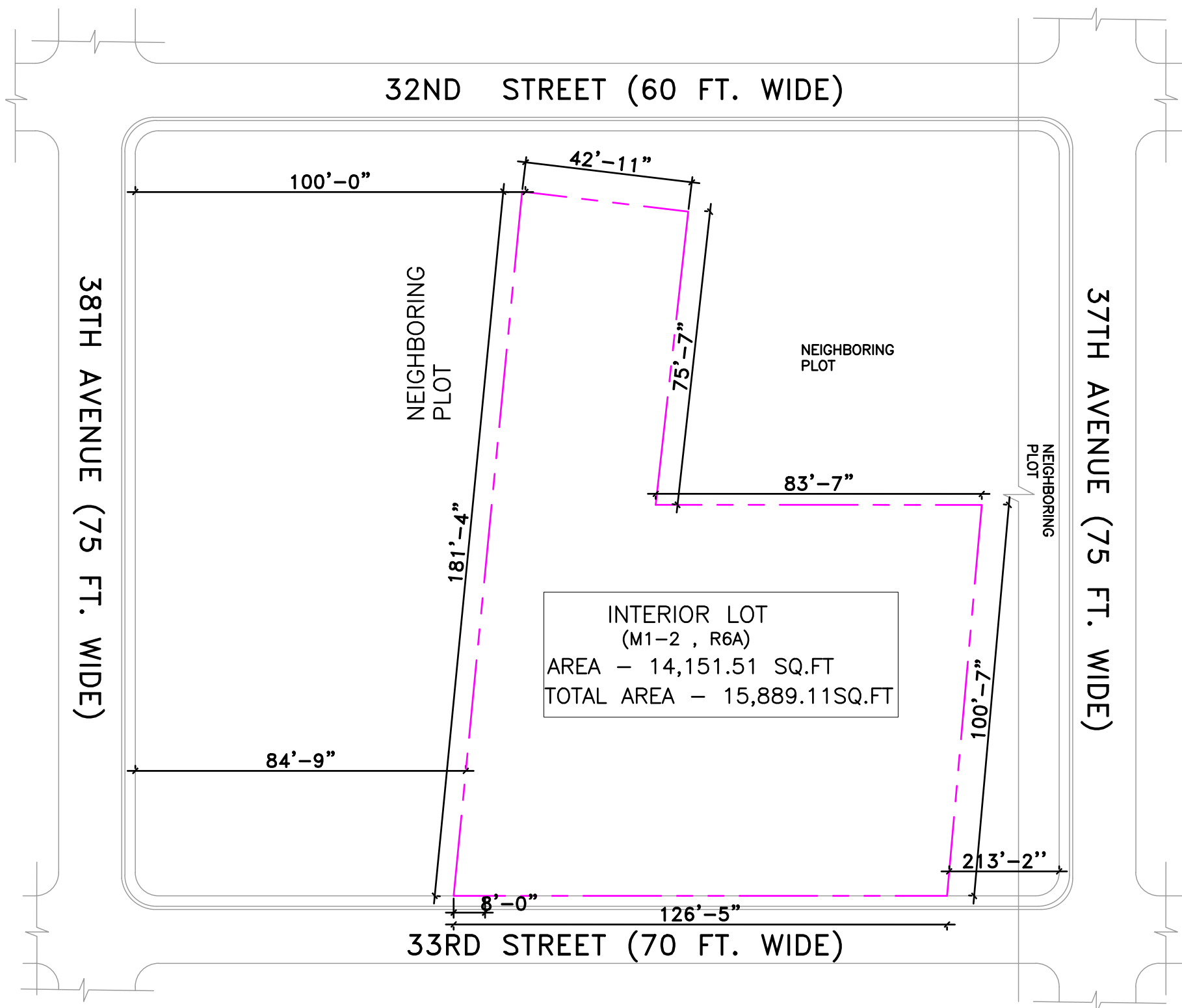
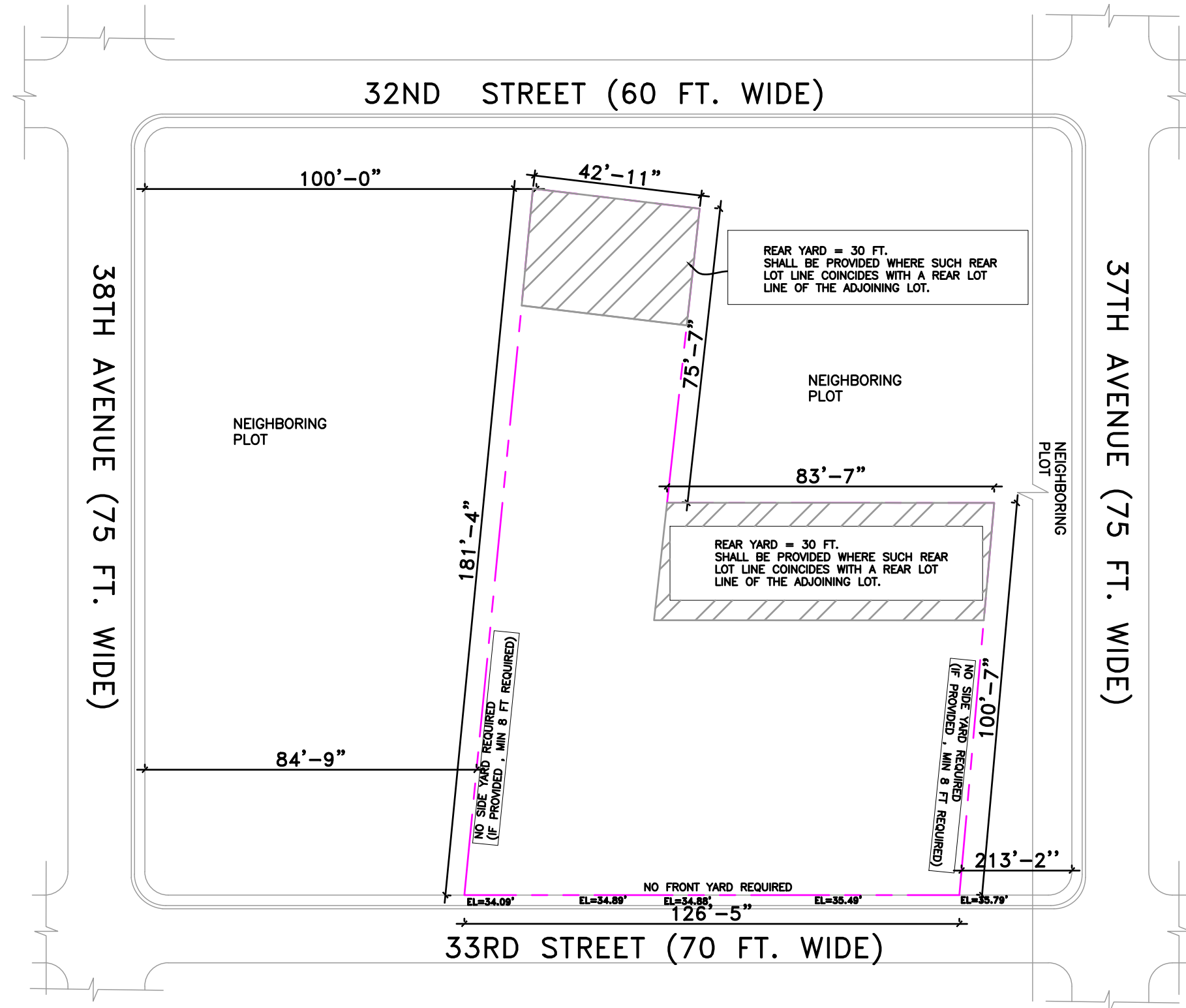
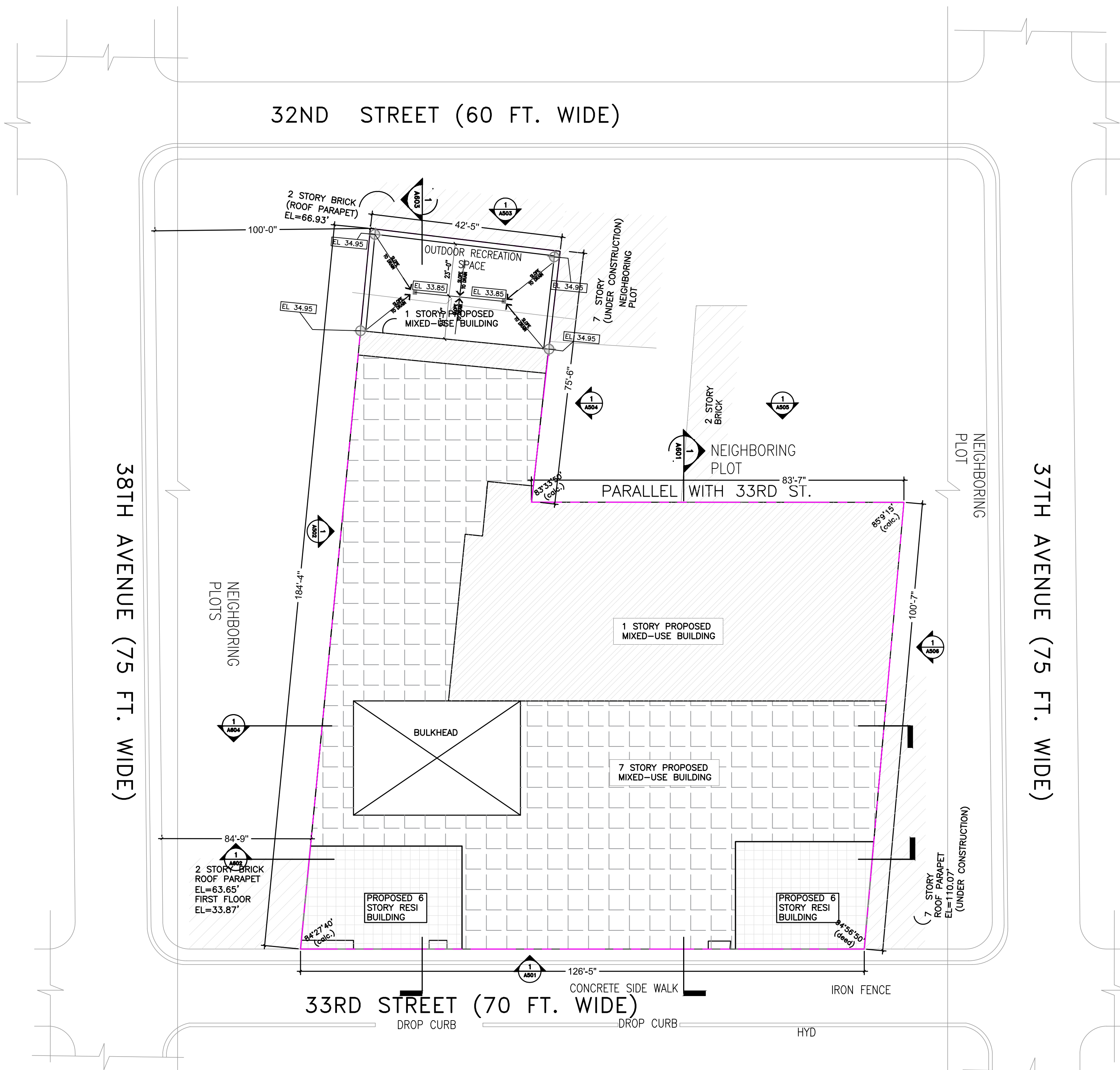




1 SITE INFORMATION DIAGRAM
SCALE: 1/32" = 1'-0"



2 ZONING DIAGRAM
SCALE: 1/32" = 1'-0"



3 PLOT PLAN DIAGRAM
SCALE: 1/32" = 1'-0"

NYC
BUILDINGS

ZD1 ZONING DIAGRAM

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): 37-24
Street Name: 33RD STREET

Borough: QUEENS
Block: 374
Lot: 33
Bin: 4004547

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 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 the rule of any agency, I am be barred from filing futher applications or documents with the Department.

Name (please print)

RAYMOND CHAN

Signature

Date

07-20-2022



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

INTERNAL USE ONLY

BIS Doc#

PLAN EXAMINER SIGN AND DATE

AREA (INTERIOR LOT) = 15,889.11 SF.

USE REGULATIONS:

PERMITTED USE GROUP 2A (MULTI FAMILY BUILDING)

PERMITTED USE GROUP 10A :

–PHOTOGRAPHIC/MOTION PICTURE PRODUCTION STUDIOS

–RADIO/TELEVISION STUDIOS

ZR117-631(C), ZR 23-155 ,F.A.R CALCULATIONS

F.A.R ALLOWED FOR COMMERCIAL

& MANUFACTURING (M1-2)

=4.0 = 4.0 x 15,889.11 SF. = 63,556.44 SF.

AREA PROPOSED FOR COMMERCIAL

MANUFACTURING (M1-2)

= 8,482.35 SF.

F.A.R PROPOSED FOR COMMERCIAL (M1-2)

=8,482.35/ 15,889.11 = 0.53 < 4.00 , OK.

– (COMPLIES)

F.A.R ALLOWED FOR RESIDENTIAL (R6A)

=3.0 = 3.0 x 15,889.11 SF. = 47,667.33 SF.

AREA PROPOSED FOR RESIDENTIAL (R6A)

= 47,659.99 SF.

F.A.R PROPOSED FOR RESIDENTIAL (R6A)

=47,659.99 / 15,889.11 = 3.00 ≤ 3.00 , OK.

– (COMPLIES)

TOTAL FAR ALLOWED

=4.0 = 4.0 x 15,889.11 SF. = 63,556.44 SF.

TOTAL AREA PROPOSED = 56,111.44 SF.

TOTAL FAR PROPOSED

=56,142.36 /15,889.11 = 3.53 < 4.00, –(COMPLIES)

ZR23-471

REAR YARD = MIN. 30 FT. SHALL BE PROVIDED WHERE SUCH REAR LOT LINE COINCIDES WITH A REAR LOT LINE OF THE ADJOINING LOT. –(COMPLIES)

ZR23-662 (C)

MIN. 10’ SETBACK ALONG WIDE STREET

MIN. 15’ SETBACK ALONG A NARROW STREET. – COMPLIES

ZR23-462

NO SIDE YARD REQUIRED. NO SIDE YARD PROPOSED.

– COMPLIES

ZR23-662(B)

QUALIFYING GROUND FLOOR

MIN.BASE – 40 FT.

MAX. BASE – 65 FT.

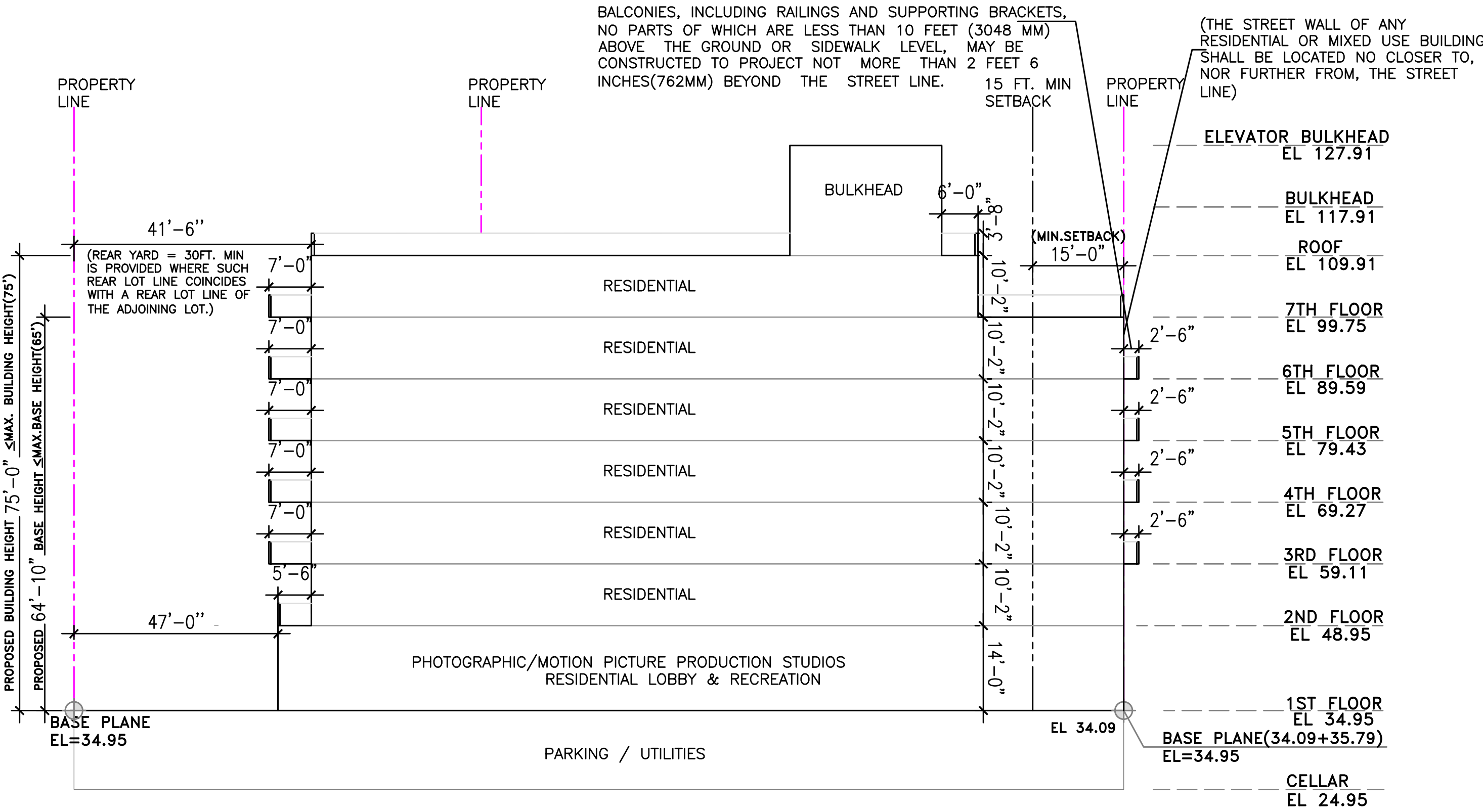
MAX. BUILDING HEIGHT – 75 FT.

MAX. STORIES – 7

– COMPLIES

ZR117-632(STREET WALL LOCATION)

IN THE DUTCH KILLS SUBDISTRICT, THE STREET WALL OF ANY RESIDENTIAL OR MIXED USE BUILDING SHALL BE LOCATED NO CLOSER TO, NOR FURTHER FROM, THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING. FOR ALL ZONING LOTS, THE STREET WALL OF A BUILDING NEED NOT BE LOCATED FURTHER FROM THE STREET LINE THAN 15 FEET. – COMPLIES



1 SCHEMATIC SECTION DIAGRAM
SCALE: 1/16"= 1'-0"

NYC
BUILDINGS

ZD1 ZONING DIAGRAM

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): 37-24

Street Name: 33RD STREET

Borough: QUEENS

Block: 374

Lot: 33

Bin: 4004547

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Name (please print)

RAYMOND CHAN

Signature

Date

07-20-2022

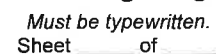


P.E/ R.A Seal (apply seal, then sign and date over seal)

INTERNAL USE ONLY

BIS Doc#

PLAN EXAMINER SIGN AND DATE



Sheet _____ of _____

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

Total Zoning Floor Area	56142.36
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