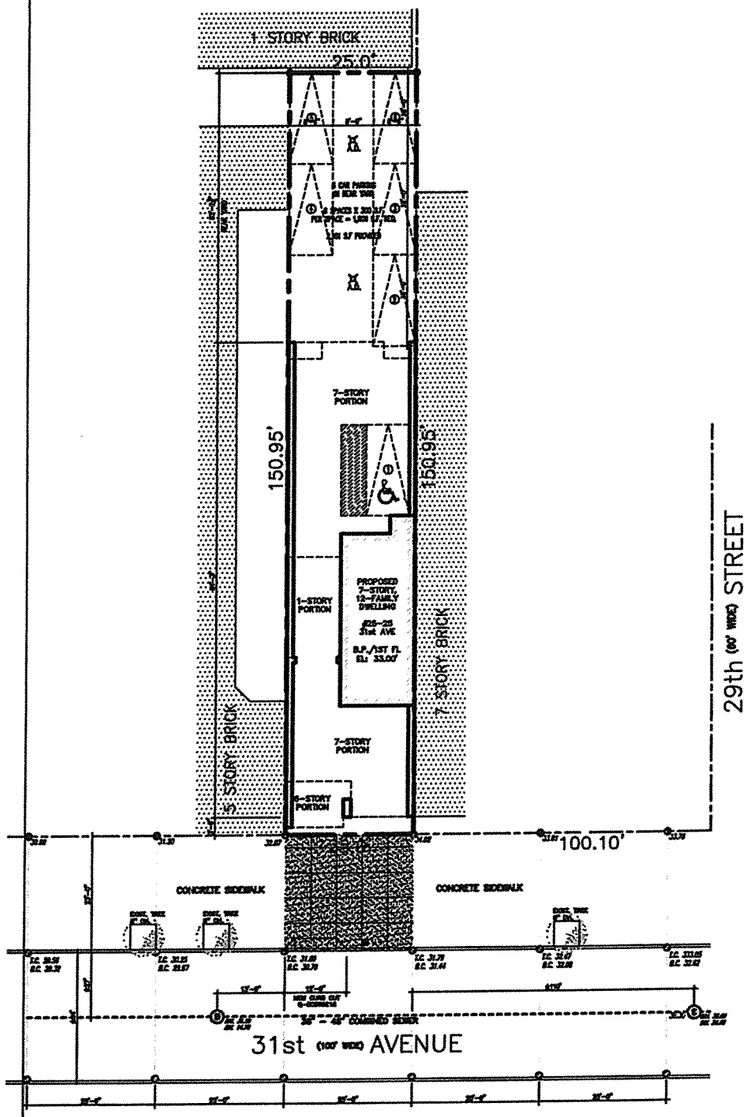


SITE PLAN DIAGRAM

1" = 30'-0"

LEGEND

PROPOSED BUILDING

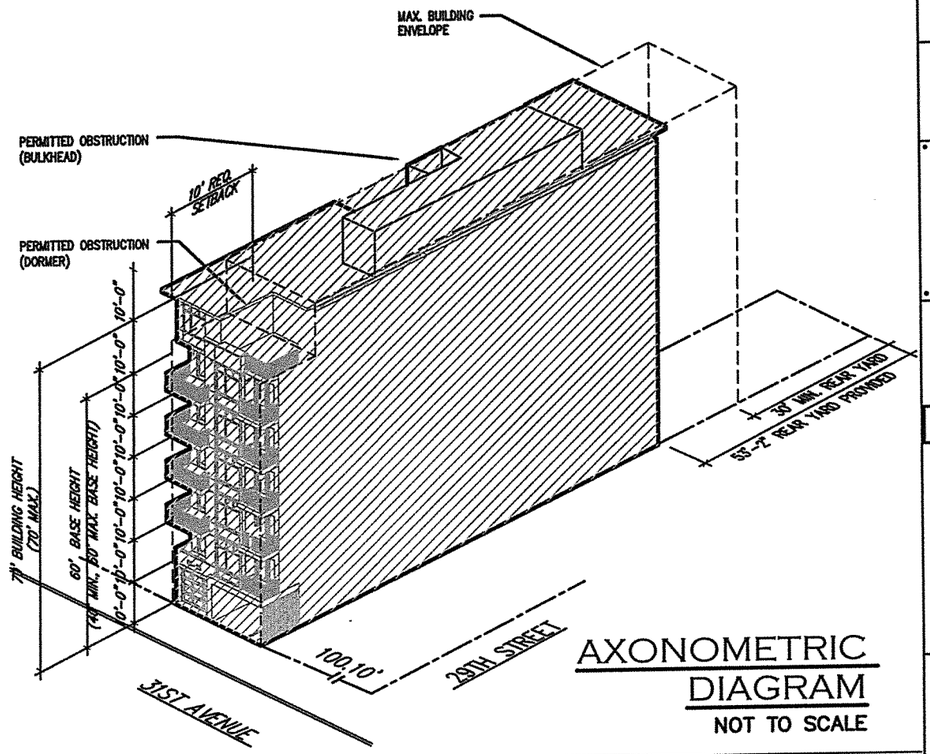
EXISTING BUILDING

ZONING LOT LINE

MAXIMUM BUILDING ENVELOPE

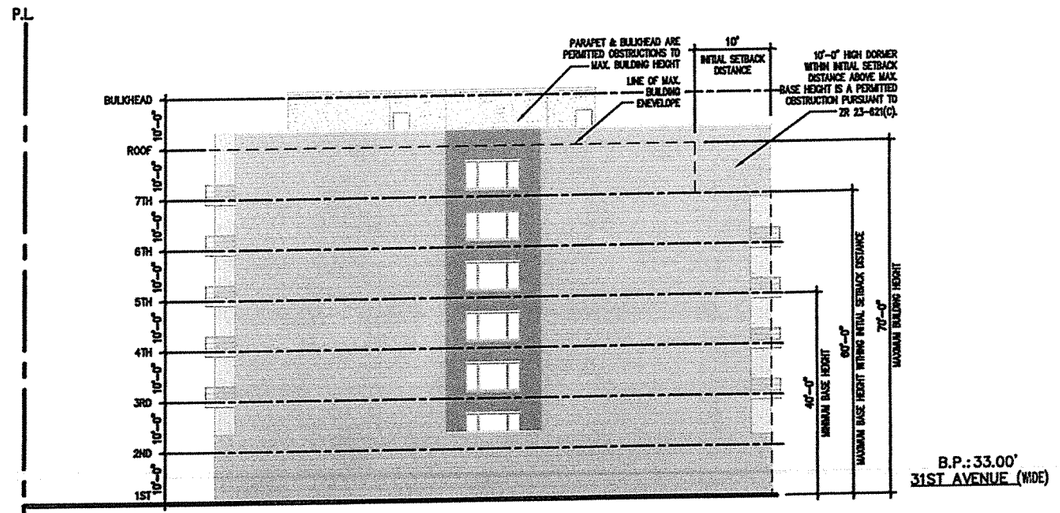
ZONING INFORMATION

PREMISE:	25-25 31ST AVE
ZONE:	R6A
BLOCK:	578
LOT:	5
MAP NO.	9A
LOT AREA:	3,773.75 S.F.



AXONOMETRIC DIAGRAM

NOT TO SCALE



SECTION DIAGRAM A

NOT TO SCALE

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)	25-25
Street Name	31st Avenue
Borough	Queens
Block	578
Lot	5
BIN	4007079

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. Filletti

Signature

Date 8/8/22

REGISTERED ARCHITECT VICTOR A. FILLETTI 029297 STATE OF NEW YORK

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

Buildings

ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 2

1 Applicant Information *Required for all applications.*

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 029297

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 12 Parking area 2181 sq. ft. Parking Spaces: Total 7 Enclosed 1

3 BSA and/or CPC Approval for Subject Application *Required as applicable.*

Board of Standards & Appeals (BSA)

☐ 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.______

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 *Required for all applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CEL	1435	2B	0				0.0
001	483	2B	465				0.12
002	2039	2A	1820				0.48
003	2039	2A	1820				0.48
004	2039	2A	1820				0.48
005	2039	2A	1820				0.48
006	2039	2A	1820				0.48
007	1955	2A	1736				0.46
BH	495	2B	20				0.02

4 Proposed Floor Area *Required for all applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Totals	14563		11321				3.0

Total Zoning Floor Area	11321