

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) 143-02
 Street Name 135TH AVENUE
 Borough QUEENS, 11436
 Block 12099
 Lot 34
 BIN 4262620

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 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 (Print) GENE KAUFMAN
 Signature Gene Kaufman Date 03-20-2025



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

Internal Use Only

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PLAN EXAMINER SIGN AND DATE

ZONING DATA

ADDRESS : 143-16 135TH AVENUE
 QUEENS MY, 11436

BLOCK : 12099
 LOT : 34
 ZONING : C4-2
 USE GROUP : 5 & 6
 OCCUPANCY : R-1

ZONING LOT AREA : 210,821.04sf. (LOTS 1, 15, 30, 32, 34, 36 & 38)
 LOT AREA : 16,553.25sf. (LOT 34)

BULK REGULATIONS

ZR33-10 FLOOR AREA REGULATIONS
 ZR33-122 MAX. COMMERCIAL FAR = 3.40
 PROPOSED COMMERCIAL FAR = 0.62 ²

YARD REGULATIONS

ZR33-25 MIM. REQUIRED SIDE YARDS
 NOT REQUIRED - COMPLIES

ZR33-26 MIN. REQUIRED REAR YARD

ZR33-281 EXCEPTED DISTRICTS
 NOT REQUIRED - COMPLIES (ZR33-303)

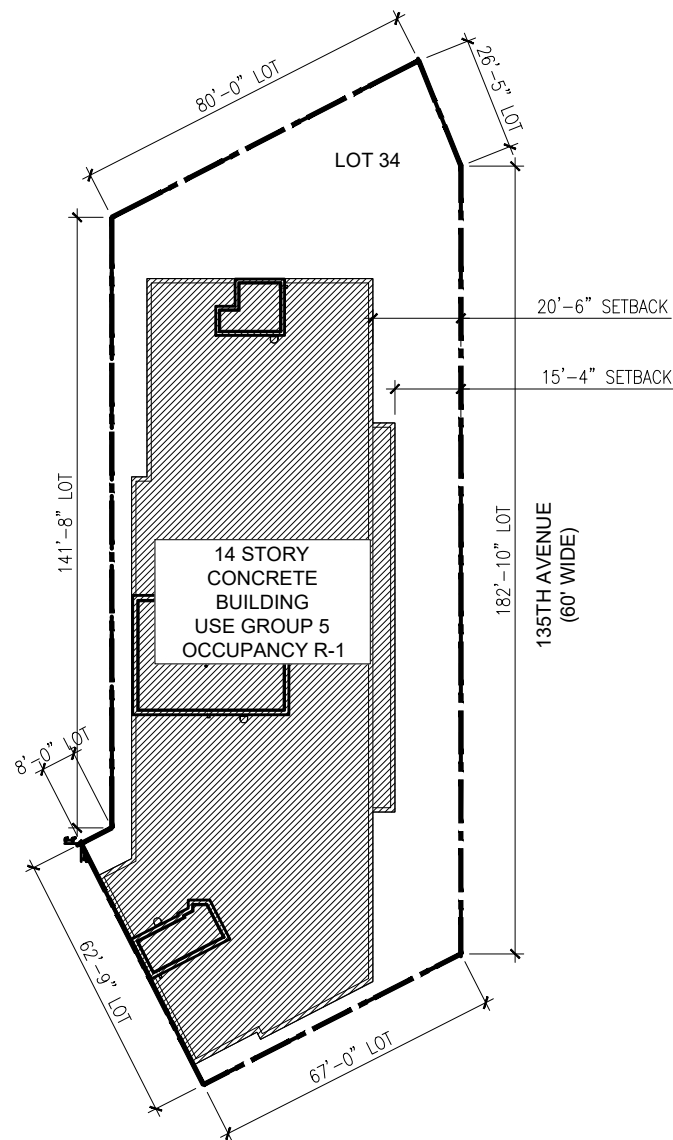
ZR33-303 FOR ZONING LOTS WITH MULTIPLE REAR LOT LINES
 NOT REQUIRED - COMPLIES

ZR33-40 HEIGHT & SETBACK REGULATIONS

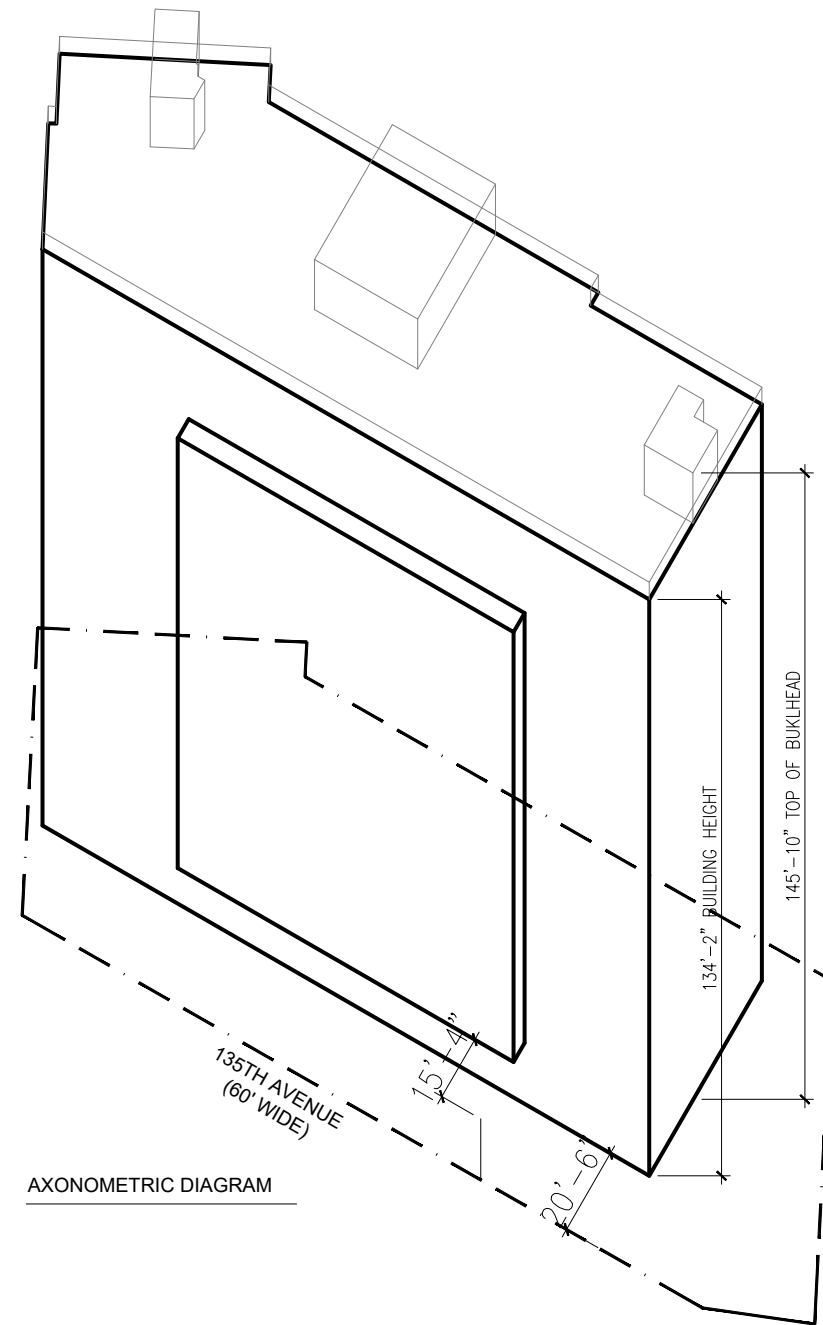
ZR33-442 IN OTHER COMMERCIAL DISTRICTS
 15' SETBACK ON NARROW STREET - COMPLIES
 ALTERNATE SKY EXPOSURE PLANE 3.7 TO 1
 HEIGHT ABOVE STREET LINE 60' - COMPLIES

BUILDING HEIGHT: 134'-1 3/4"

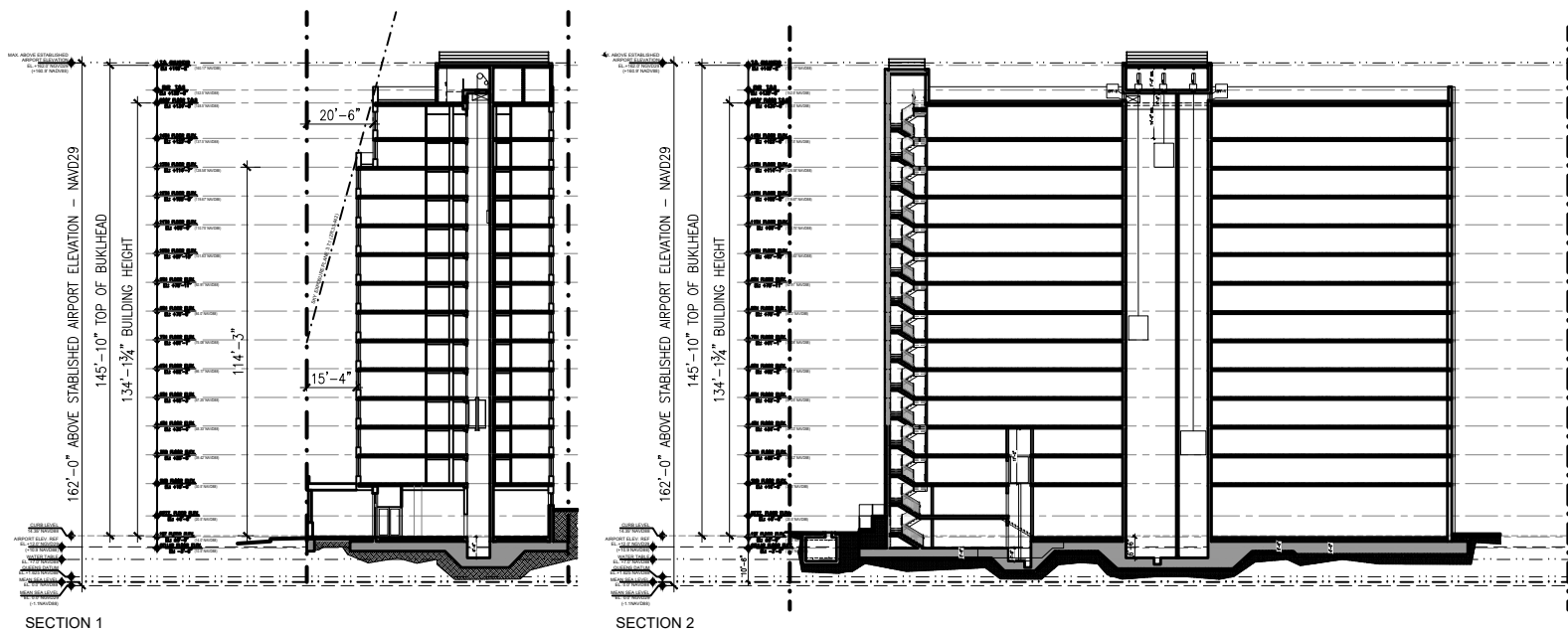
NOTE:
 SEE ZONING LOT INFORMATION ON PAGES 2 & 3



SITE PLAN



AXONOMETRIC DIAGRAM



SECTION 1

SECTION 2

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House No(s) 143-02
 Street Name 135TH AVENUE
 Borough QUEENS, 11436
 Block 3100
 Lot 34
 BIN 4262620

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Name (Print)

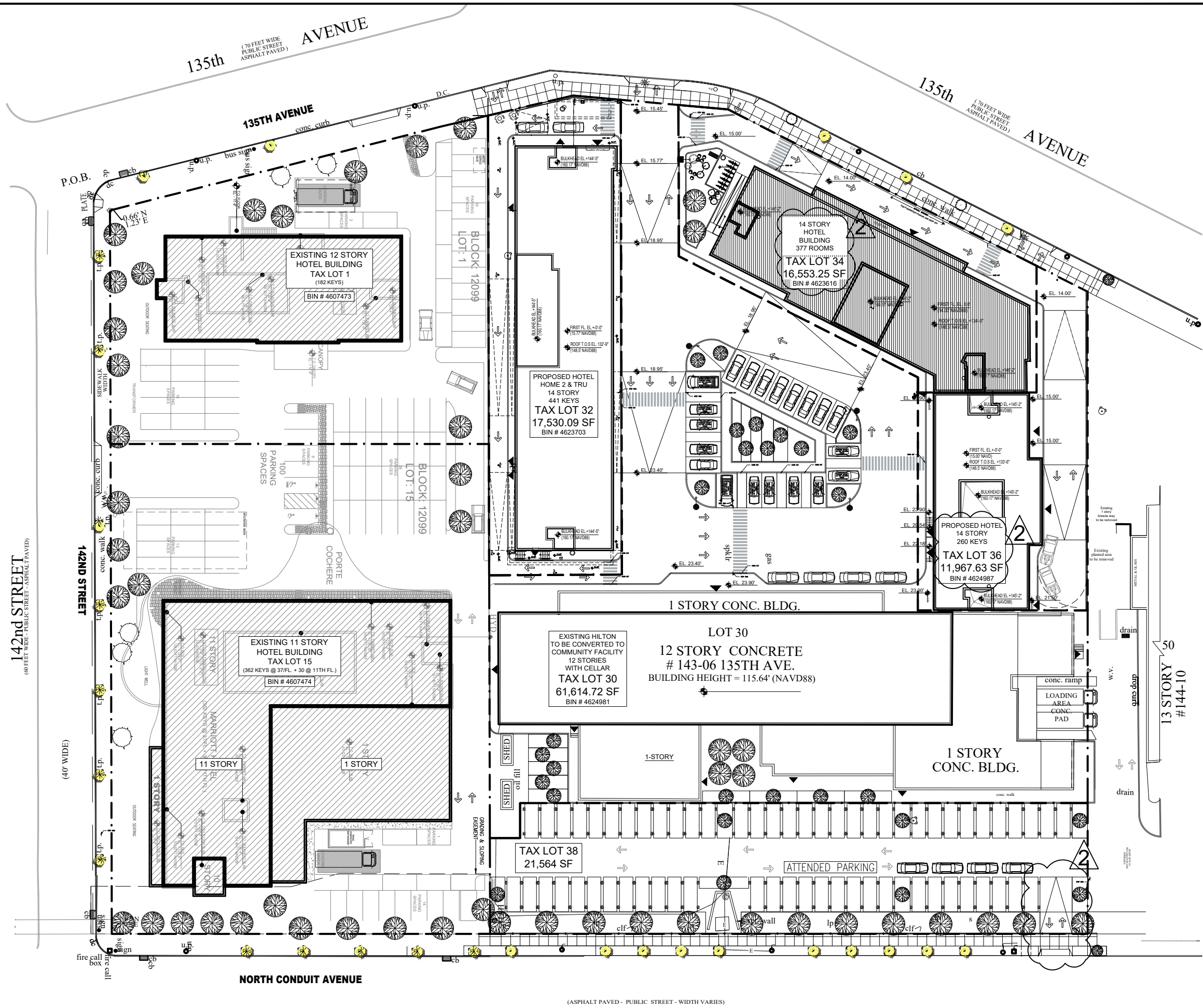
Signature GENE KAUFMAN Date 01-03-2025



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ZD1 Zoning Diagram

Must be typewritten

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Street Name	135TH AVENUE
Borough	QUEENS, 11436
Block	3100
Lot	34
BIN	4262620

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Name (Print)

GENE KAUFMAN
Signature _____ Date _____

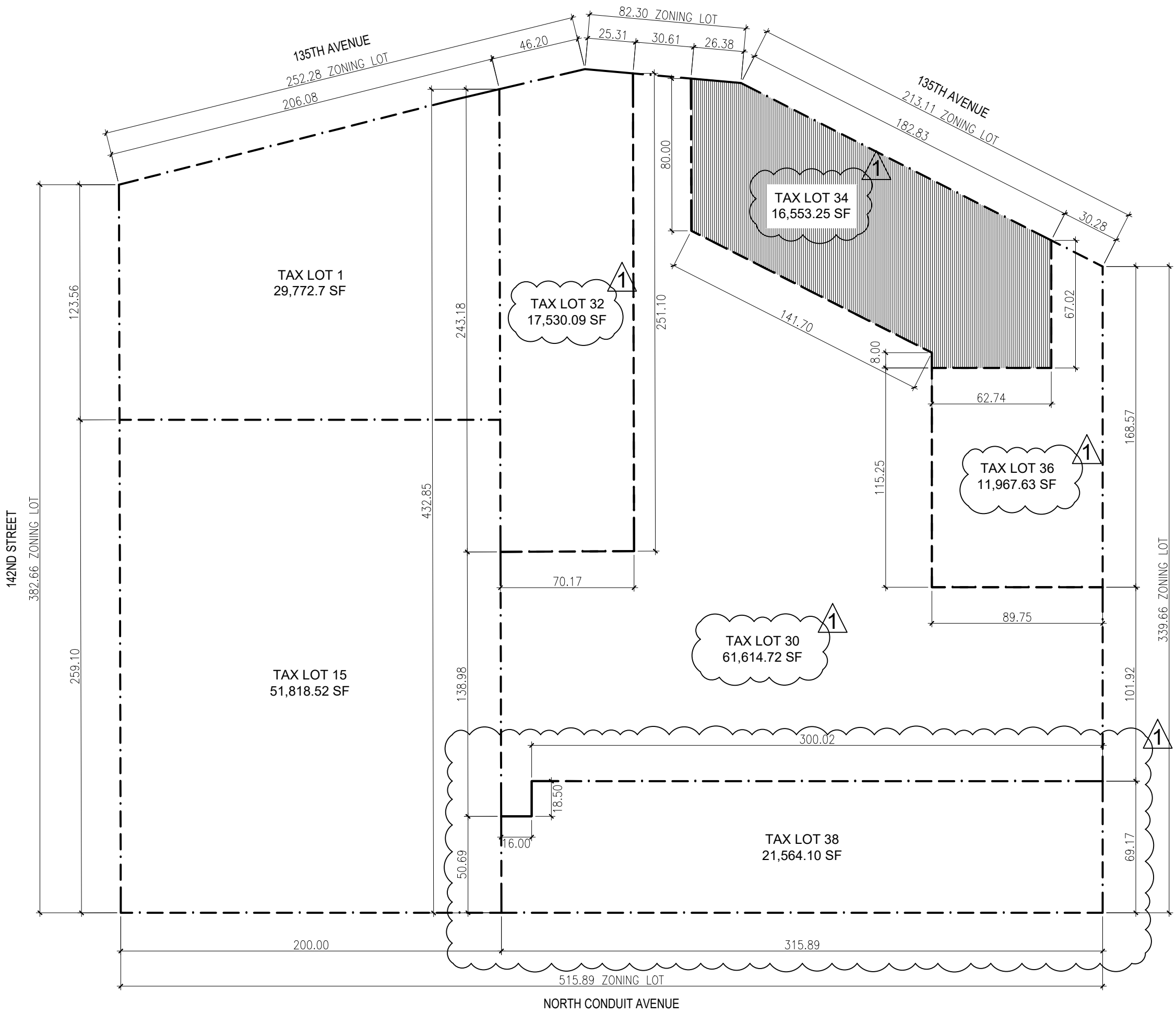


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PLAN EXAMINER SIGN AND DATE





ZD1 Zoning Diagram

Must be typewritten. Sheet 1 of 2

1 Applicant Information Required for all applications.

Form with fields for Last Name (KAUFMAN), First Name (GENE), Middle Initial, Business Name (GENE KAUFMAN ARCHITECT PC), Business Telephone (212-625-8700), Business Address (79 FIFTH AVE), Business Fax, City (NEW YORK), State (NY), Zip (10003), Mobile Telephone, E-Mail (GENE@GKAPC.COM), License Number (017030-1)

2 Additional Zoning Characteristics Required as applicable.

Form with fields for Dwelling Units (0), Parking area (42,750 sq. ft.), Parking Spaces: Total (311), Enclosed (0)

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

Board of Standards & Appeals (BSA)

Form with checkboxes for Variance, Special Permit, General City Law Waiver, Other, and fields for Cal. No., Authorizing Zoning Section, and General City Law Section.

City Planning Commission (CPC)

Form with checkboxes for Special Permit, Authorization, Certification, Other, and fields for ULURP No., App. No., and Authorizing Zoning Section.

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

Table with columns: Floor Number, Building Code Gross Floor Area (sq. ft.), Use Group, Zoning Floor Area (sq. ft.) (Residential, Community Facility, Commercial, Manufacturing), FAR. Rows include CELLAR, 1ST through 12TH.

ZD1

Sheet 2 of 2

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

Table with columns: Floor Number, Building Code Gross Floor Area (sq. ft.), Use Group, Zoning Floor Area (sq. ft.) (Residential, Community Facility, Commercial, Manufacturing), FAR. Rows include 13TH, 14TH, ROOF, LOT #34, EXISTING TO REMAIN, LOT #1, LOT #15, EXISTING CHANGE OF USE, LOT #30, LOT #30, PROPOSED SEPARATE APPL, LOT #32, LOT #36, LOT #38, and Totals.

NOTES: 1) PARKING AREA SHOWN REFLECTS THE TOTAL PROVIDED FOR LOTS 30, 32, 36, 38 & 34. 2) PARKING NUMBER OF SPACES SHOWN REFLECT THE TOTAL PROVIDED FOR LOTS 1, 15, 30, 32, 36, 38 & 34. 3) ZONING LOT AREA = 210,821.04 (LOTS 1, 15, 30, 32, 36, 38 & 34)

Total Zoning Floor Area 769,004.9



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Location Information

Form with fields for House No(s) (143-02), Street Name (135TH AVENUE), Borough (QUEENS, 11436), Block (3100), Lot (34), BIN (4262620)

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