

ZONING INFORMATION

PREMISE: 106-02 ROCKAWAY BEACH BLVD.
 ZONE: M1-3
 BLOCK: 16178
 LOT: 65
 MAP NO.: 30A

LOT AREA

25,947 S.F.

LOT COVERAGE

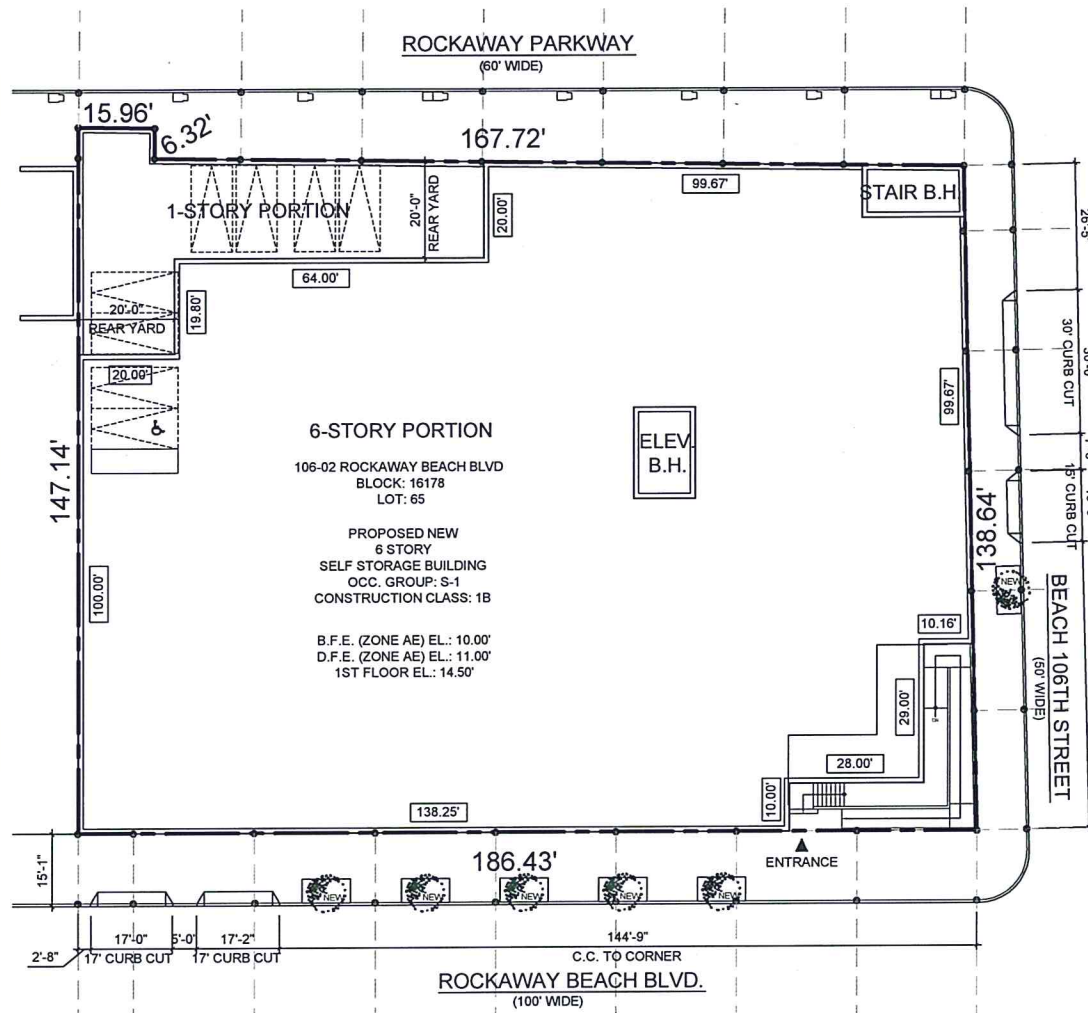
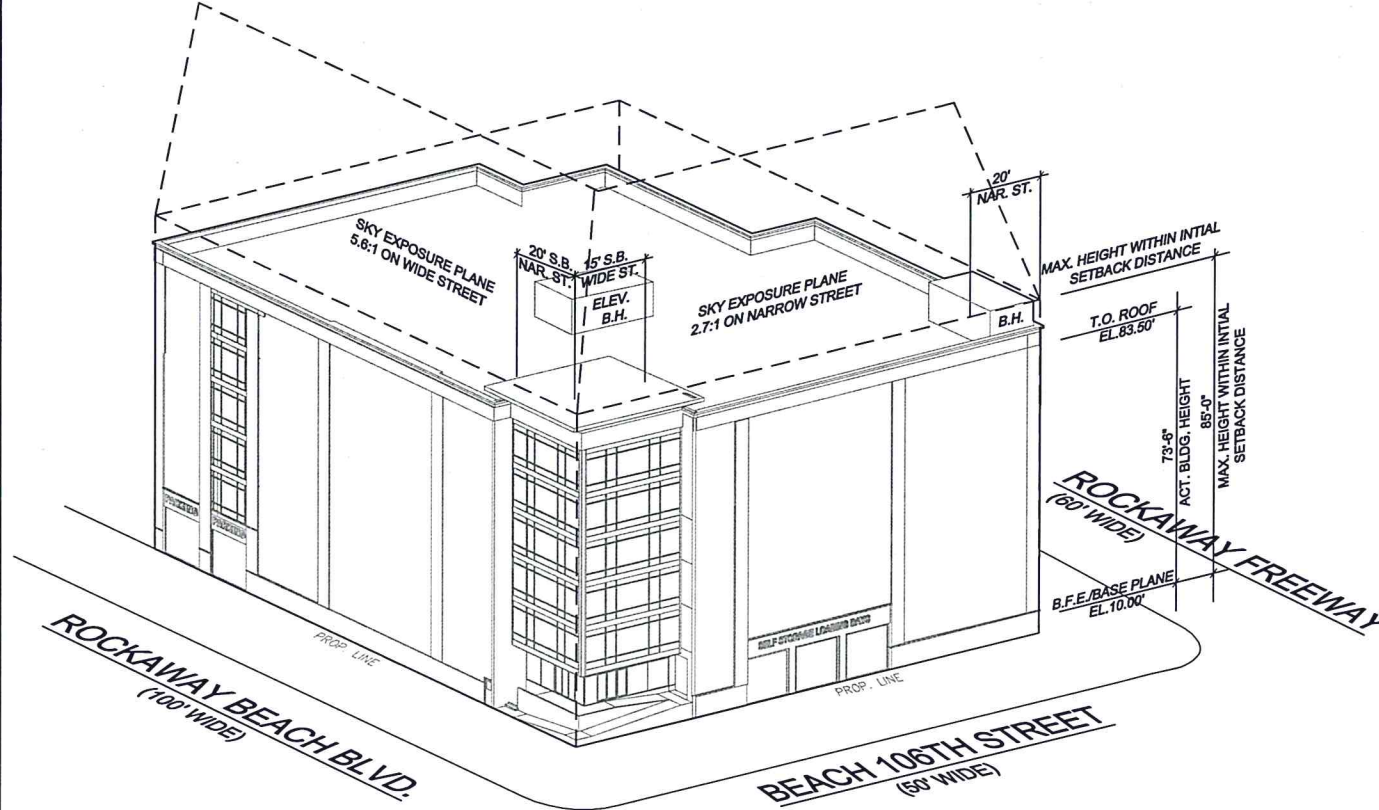
NO LOT COVERAGE IN M1-3 DISTRICT

AXONOMETRIC DIAGRAM

INITIAL SETBACK DISTANCE (ZR 43-43)
 REQ. WIDE STREET = 20', NARROW STREET = 15'
 PROVIDED = BUILDING ENTIRELY WITHIN INITIAL SETBACK MAX HEIGHT

SKY EXPOSURE PLANE
 REQ. = 5.6:1 ON WIDE STREET, 2.7:1 ON NARROW ST.
 PROVIDED = BLDG. ENTIRELY BELOW S.E.P.

MAXIMUM HEIGHT OF FRONT WALL WITHIN INITIAL SETBACK (ZR 43-43)
 REQ. = 85' OR 6 STORIES
 PROVIDED = 73'-6" AND 6 STORIES



SITE PLAN DIAGRAM

SCALE: 1" = 40'

SIDE YARDS (ZR 43-25)

REQUIRED = 0'
 PROVIDED = 0'

REAR YARD (ZR 43-26)

REQUIRED = 0' WITHIN 100' OF CORNER
 20' BEYOND 100' OF CORNER
 PROVIDED = 20' BEYOND 100' OF CORNER.
 FIRST FLOOR IS A PERMITTED OBSTRUCTION
 IN REAR YARD PURSUANT TO ZR 42-23(b)(1)

REQUIRED PARKING (ZR 44-21)

REQUIRED = 3
 PROVIDED = 91 (8 SELF-PARKING & 83 ATTENDED)

OFF STREET LOADING (ZR 44-52)

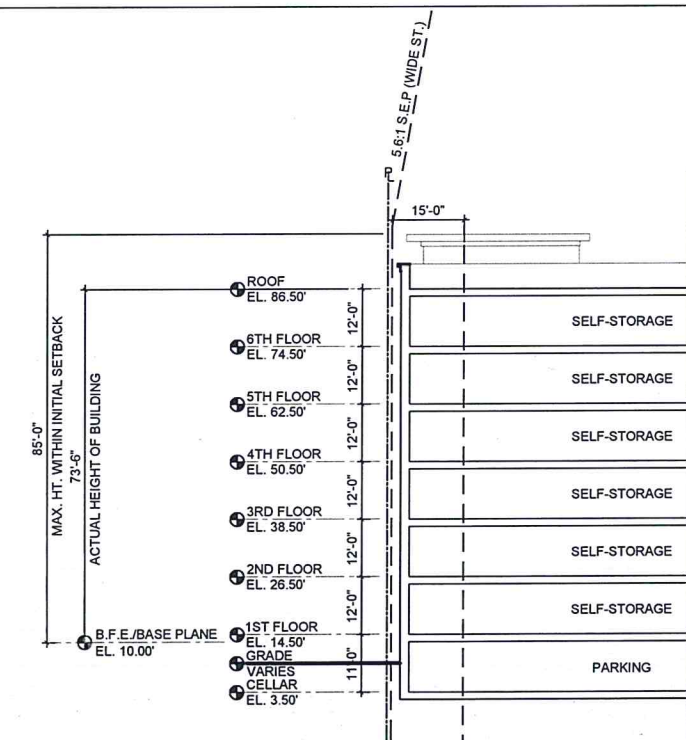
REQUIRED = 3
 PROVIDED = 3

LEGEND

PROPOSED BUILDING

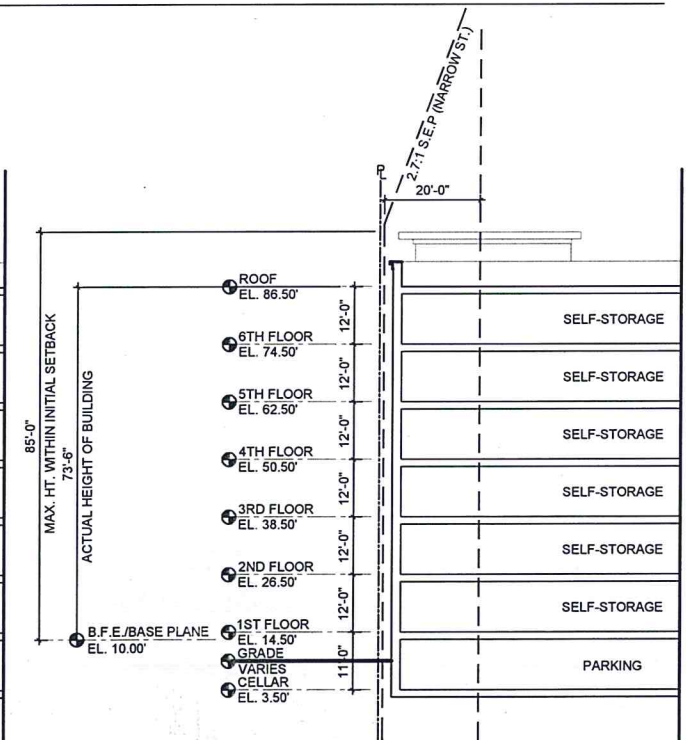
ZONING LOT LINE

PROPOSED TREE



SECTION DIAGRAM (ROCKAWAY BEACH BLVD.)

NOT TO SCALE



SECTION DIAGRAM (BEACH 106TH ST.)

NOT TO SCALE



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) 106-02
 Street Name Rockaway Beach Boulevard
 Borough Queens
 Block 16178
 Lot 65
 BIN 4831477

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



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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

