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Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

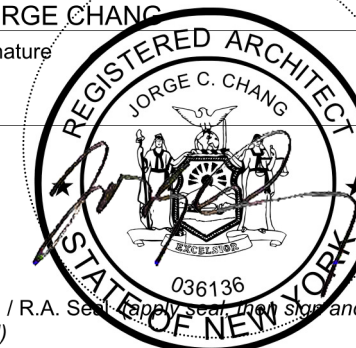
Yes  No

**Location Information**

House No(s) 39-03  
Street Name COLLEGE POINT BLVD.  
Borough QUEENS  
Block 4973  
Lot 6  
BIN 4624057

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Name (please print) JORGE CHANG 05/18/23  
Signature \_\_\_\_\_ Date \_\_\_\_\_



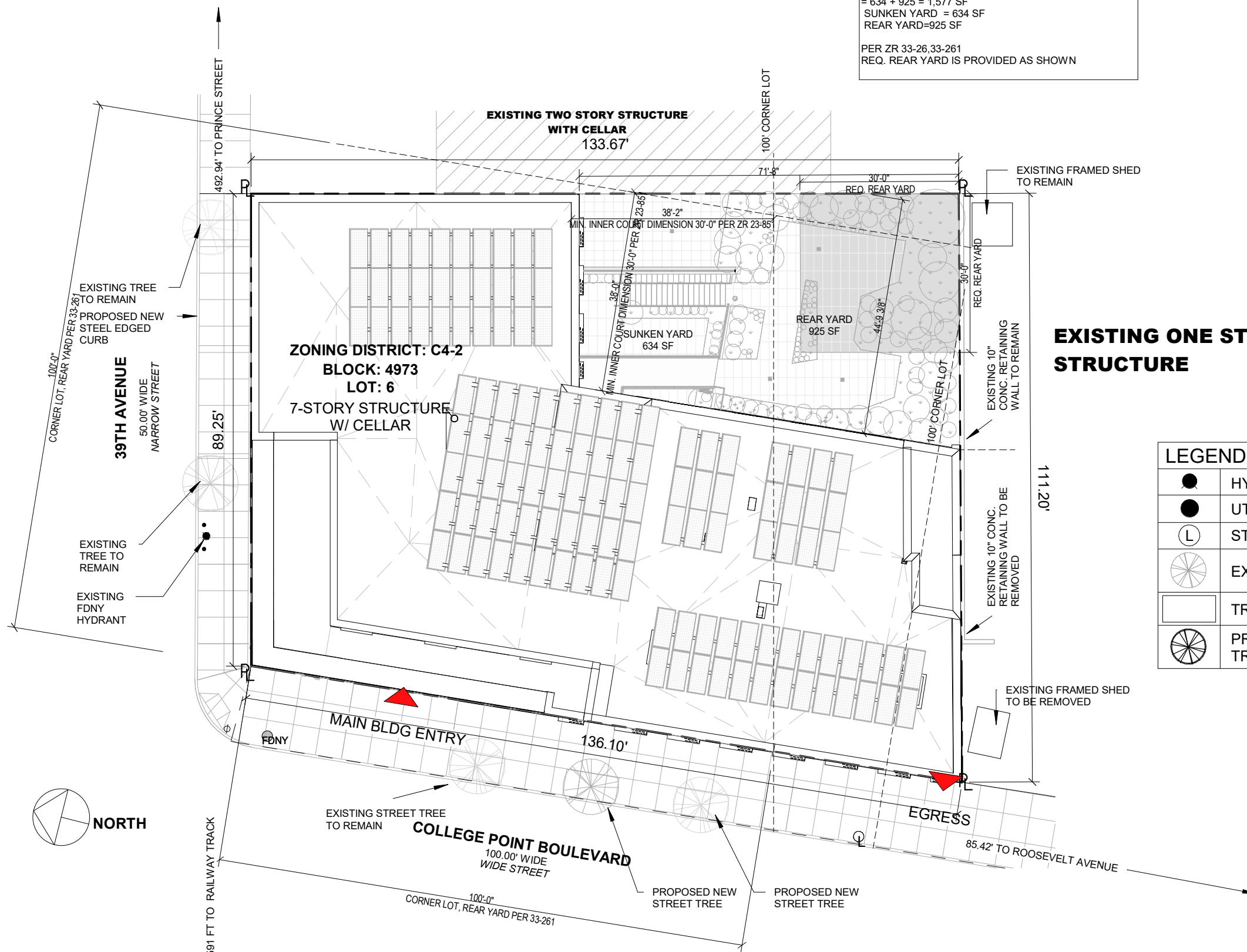
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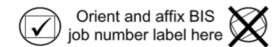
PER ZR 28-22 (b)  
OUTDOOR RECREATION AREA (15' min. dim and 225 SF)  
= 634 + 925 = 1,577 SF  
SUNKEN YARD = 634 SF  
REAR YARD=925 SF  
  
PER ZR 33-26.33-261  
REQ. REAR YARD IS PROVIDED AS SHOWN



**EXISTING ONE STORY STRUCTURE**

LEGEND	
	HYDRANT
	UTILITY POLE
	STREET LIGHT
	EXISTING STREET TREE
	TREE PIT
	PROPOSED STREET TREE

1 SITE PLAN  
3/64" = 1'-0"



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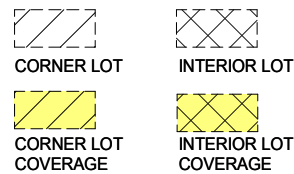
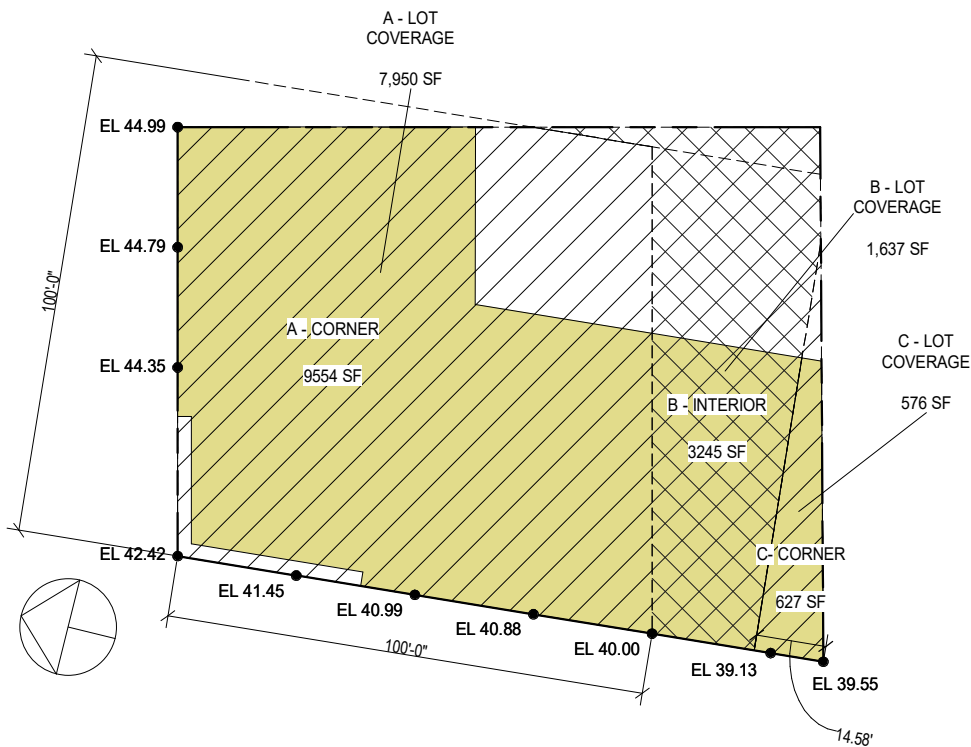


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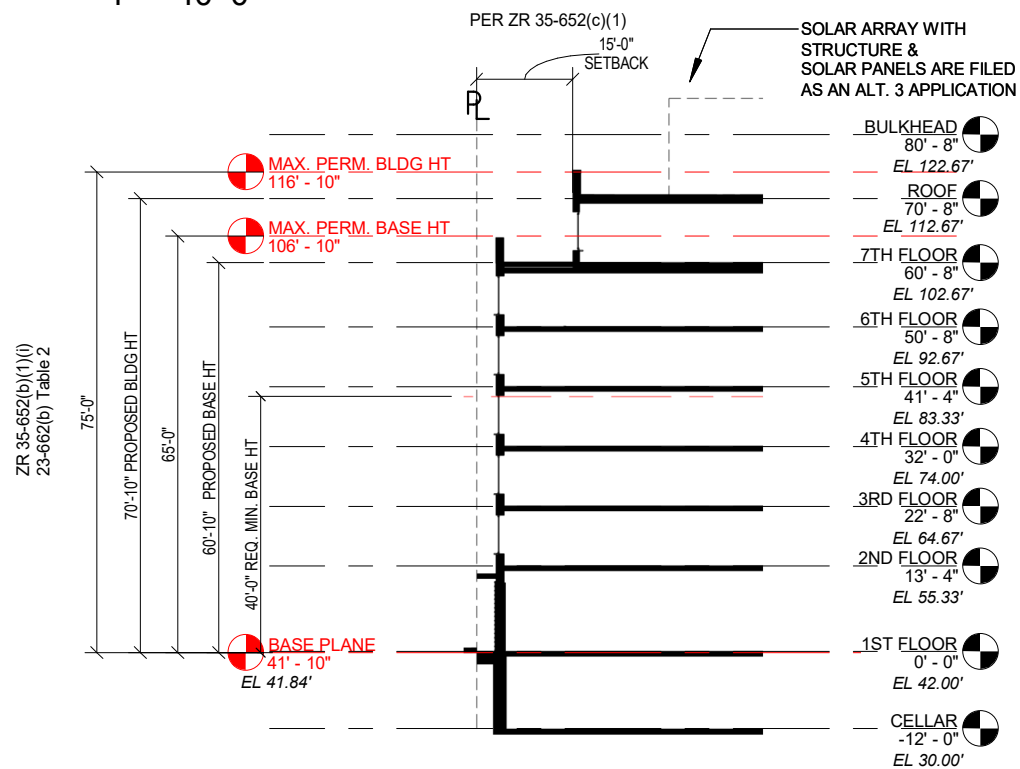


LOT COVERAGE CALCULATIONS PER ZR 23-153;24-11;33-23(b)(3)

	AREA	LOT COVERAGE	LC%
A - CORNER LOT	9,554 SF	7,948 SF	
C - CORNER LOT	0,627 SF	0,576 SF	
B - INTERIOR LOT	3,245 SF	1,637 SF	50%
	13,426 SF	8,524 SF	84%

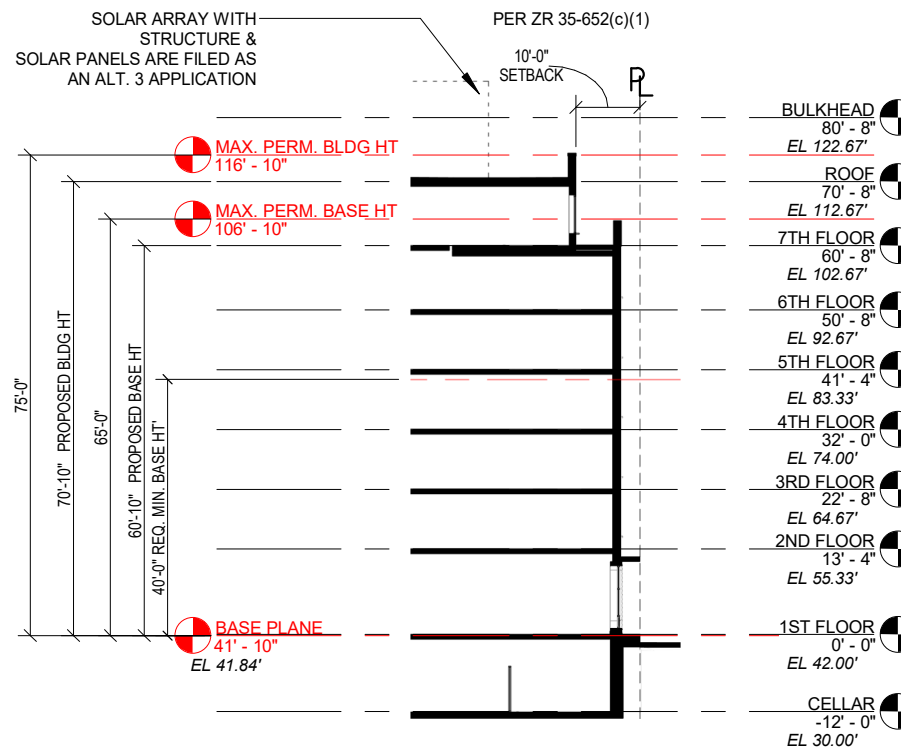
ENTIRE LOT COVERAGE = (8,524 SF + 1,637 SF)/13,426 SF  
= 10,161 SF/13,426 SF  
= 75.68%

**3** LOT COVERAGE AND LOT AREA DIAGRAM(ZD1)  
1" = 40'-0"



**2** HEIGHT & SETBACK - 39TH AVENUE-ZD1  
1" = 30'-0"

THE ELEVATIONS ARE BASED ON SURVEY BY MONTROSE SURVEYING DATED 9-7-21.  
BASE PLANE CALCULATION COMPLIES WITH 12-10(c)  
EFFECTIVE BASE PLANE IS DETERMINED AT EL 41.84



**1** HEIGHT & SETBACK - COLLEGE PT BLVD-ZD1  
1" = 30'-0"

**ZD1 Zoning Diagram**  
*Must be typewritten.*

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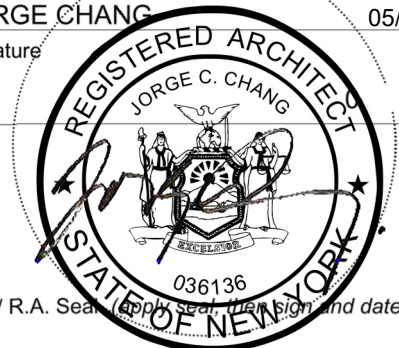
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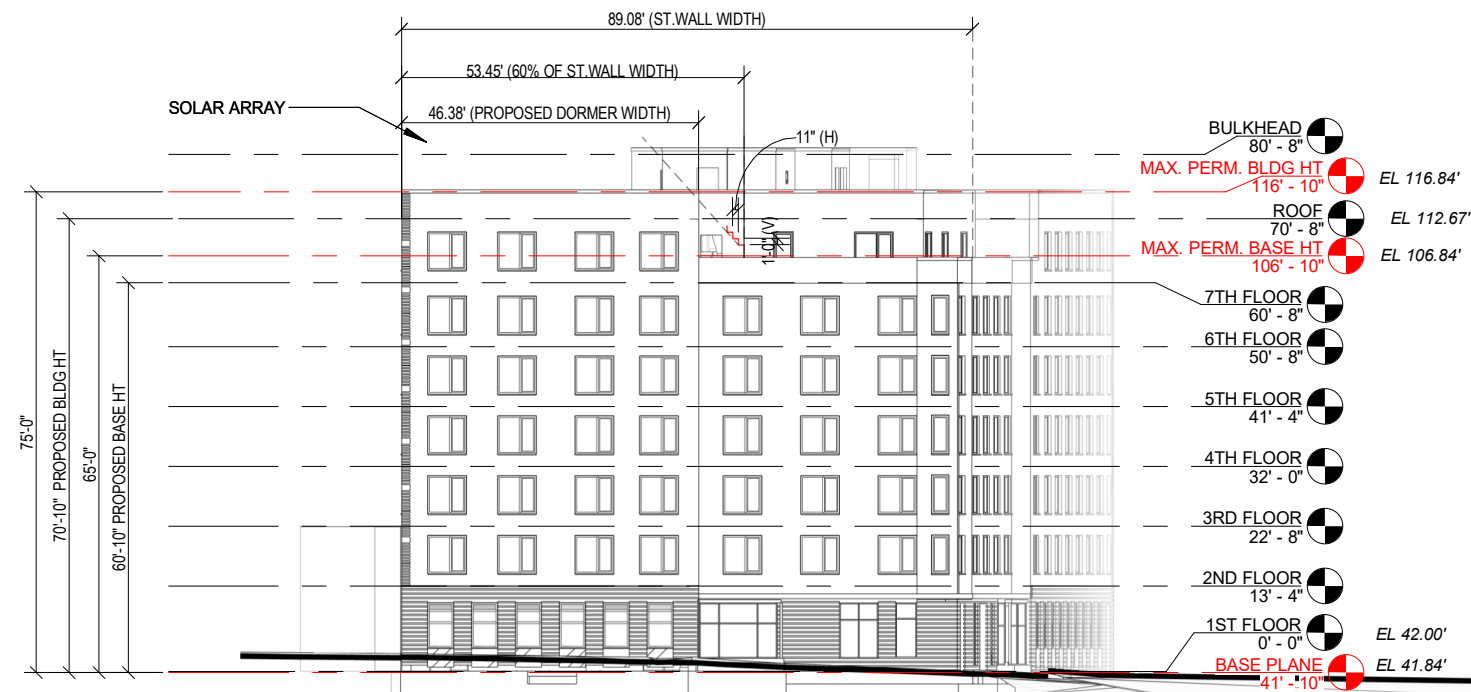


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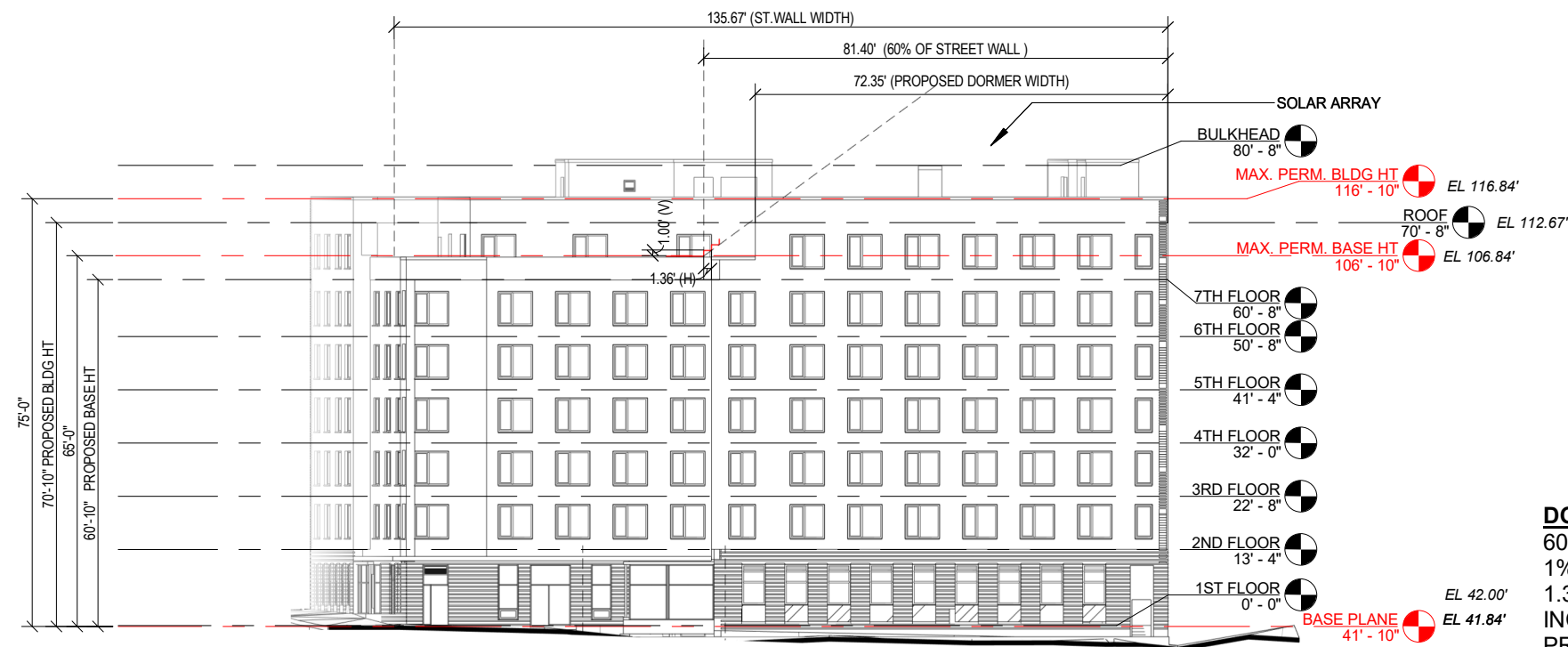
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**DORMER CALCULATIONS PER ZR 23-621 (c)(1)**  
60% OF STREET WALL = 89.08' X .6 = 53.45'  
1% OF STREET WALL WIDTH = 89.08' X .01 = 0.89'  
0.89'(H) TO BE DECREASED FOR EVERY 1'-0" (V) VERTICAL INCREASE ABOVE MAX BASE HT.  
PROPOSED DORMER WIDTH = 46.46'

② DORMER ELEVATION - 39TH AVE (ZD1)  
1" = 30'-0"



**DORMER CALCULATIONS PER ZR 23-621 (c)(1)**  
60% OF STREET WALL = 135.67' X .6 = 81.40'  
1% OF STREET WALL WIDTH = 135.67' X .01 = 1.36'  
1.36'(H) TO BE DECREASED FOR EVERY 1'-0" (V) VERTICAL INCREASE ABOVE MAX BASE HT.  
PROPOSED DORMER WIDTH = 72.09'

① DORMER ELEVATION - COLLEGE POINT BLVD (ZD1)  
1" = 30'-0"

<b>APPLICABLE RESOLUTION</b>	Zoning Resolution of The City of New York City Planning Commission Department of City Planning numbers below refer to this document
<b>ADDRESS:</b>	39-03 College Point Blvd, Flushing NY
<b>BLOCK:</b>	4973
<b>LOT(S):</b>	6
<b>ZONING MAP:</b>	10b
<b>ZONING DISTRICT(S):</b>	C4-2
<b>PROPOSED BUILDING USE(S):</b>	Use Group 3 (Non-Profit Institution with Sleeping Accommodations)
<b>LOT AREA (LA):</b>	13,426 SF
<b>CORNER LOT AREA</b>	9,606 SF
<b>INTERIOR LOT AREA</b>	3,820 SF
<b>E-DESIGNATION</b>	E-74 ( ZR Appendix C Table 1) Underground Gasoline Storage Tanks* Testing Protocol. Window Wall Attenuation & Alternate Ventilation
<b>TRANSIT ZONE</b>	Yes ( Transit Zone 7)

ZR	ITEM/DESCRIPTION	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE/ NON-COMPLIANCE & NOTES
22-00	USES			
32-00		UG 2, 3, 4, 5, 6-9 & 14	UG 3 Community facilities with sleeping accommodations	
	FAR			
33-012(b); 33-123	Community Facility (UG3)	4.8	4.8	Per Quality Housing Regulations
	FLOOR AREA			
33-012(b); 33-123	Community Facility (UG3)	64,403 SF	64,396 SF	
	LOT COVERAGE			
23-153; 24-11;33-23(b)(3)	Max for Corner Lot (Quality Hsg/ Community Facility)	100%	84%	See Lot Coverage Diagram on Z-100
23-153; 24-11;33-23(b)(3)	Max for Interior Lot (Quality Hsg/ Community Facility)	Commerical/ C.F.: 65%	50%	See Lot Coverage Diagram on Z-100
	LOT AREA/ DU			
23-22; 23-24	Dwelling Unit Factor	N/A for UG3	N/A for UG3	
	DWELLING UNIT SIZE			
23-23(c)	Min Dwelling Unit Size	N/A for UG3	N/A for UG3	
	YARD			
	Front Yard	None Required	None Provided	
33-25	Side Yard	None Req., min 8' if provided	None Provided	
33-26,33-261	Rear Yard: Corner Lot	None Required; Inner court min 1200 SF; Min 30' dimension	Provided	See Site Plan
33-26,33-261	Rear Yard: Interior Lot	20'-0" beyond 100 feet of the street line	min 30'-0"	See Site Plan
	HEIGHT & SETBACK			
35-651(a)(1)&(3) 35-651(e)	Street Wall Regulations	min 70% of aggregate street wall width w/in 8' of street line and extend to the min base height; street wall location mandatory along only one street line"	Entire Street Wall within 8'-0" of street line on both streets	
35-652(b)(1)(i) 23-662(b) Table 2	Min Base Height	39th Avenue: 40'-0" College Point Blvd: 40'-0"	60'-10"	



**ZD1 Zoning Diagram**  
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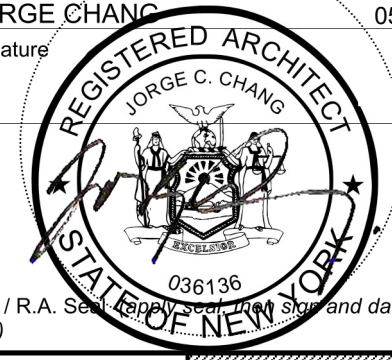
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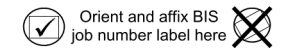
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ZR	ITEM/DESCRIPTION	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE/ NON-COMPLIANCE & NOTES
23-662(b) Table 2	Max Base Height	39th Avenue: 65.0' College Point Blvd: 65.0'	60'-10"	
35-652(b)(1)(i)	Max Building Height (Qualifying Ground Floor)	39th Avenue: 75.0' College Point Blvd: 75.0'	70'-10"	
35-652(c)(1)	Initial Setback	10.0' at wide street; 15.0' at narrow street	10.0' at College Point Blvd ; 15.0' at 39 th Avenue	See Height & Setback Diagram
35-652(b)(1)(i) 23-662(b) Table 2	Max Number of Stories	7 stories	7 stories	
33-42(n)	Permitted Obstructions	Solar energy systems	Solar array with structure & solar panels are filed as an Alt. 3 Application.	See Height & Setback Diagram
<b>PARKING</b>				
36-20	Required Accessory Parking UG3	1 per 10 beds or 9.5 spaces for 95 beds	None	See bed calc. on Z-101
36-21(a) 36-231	Waiver of Requirements for Spaces Below Minimum Number	UG3: 15	Waived for 15 or less spaces	
36-711	Bicycle Parking	UG3 1 per 10,000 SF of FA	UG3: 7 spaces	
<b>STREET TREES</b>				
33-03(a)33-03(a) 26-41	Req'd Street Trees	1 per 25' of street frontage:	On-site: 3 Off-site: 3	
	39th Avenue:	89.25'/25' = 3.57~ 4	Existing street trees:2 Proposed Onsite:0 Proposed Offsite: 2	
	College Point Blvd	136.1'/25' = 5.44~ 5	Existing street trees: 1 Proposed Onsite: 2 Proposed Offsite: 2	
<b>33-012(c) QUALITY HOUSING</b>				
28-11	Elevated Ground Floor Units	Ramp from curb level to elevated first story	N/A	
28-12	Refuse Storage and Disposal	Refuse room min 12 SF/flr; No dimension less than 3.0'	Refuse disposal room min 12 SF/flr; No dim less than 3.0'	
28-13	Laundry Facilities	(1)washer/20 DU 90/20 = 4.5 washers req. (1)dryer/40 DU 90/40=2.5 dryers req. Ext. wall w/ windows	5 Washers 4 Dryers	Located in cellar
28-14	Daylight in Corridors	Min 20 SF of glazing visible from 50% of corridor	Window Glazing Provided 50% Corridor Area dedn taken	See Area Tabulation
28-21	Required Recreation Space	Outdoor: min 225 SF; min 15.0' Indoor: min 300 SF; min 15.0'; Windows: min 9.5% of FA Max FA deduction: 3.3% of FA = UG3 Area x 3.3% = 64,395 SF x 3.3% = 2125 SF	Outdoor: 634 + 925 = 1,559 SF Indoor Rec Area: 656+446+523 =1,625 SF Total Rec Area = Indoor + Outdoor= 3,184 SF 1. Dining Hall - 656 SF, min 15' 2. Recreation Office - 446 SF (Deductable area = 432 SF w/ min 15') 3. Multipurpose Rm -523 SF (Deductable area = 504 SF w/ min 15') Window/glazing provided for 9.5% floor area Total Deductible Rec floor Area = 656+432+504 =1,592 SF(See Z-101)	See A-000,A-101 and Z-101
28-23	Planting Areas	Plant btwn street line and wall	Plant btwn street line and wall at the intersection	
28-31	Density per Corridor	Less than 11 dwelling units served per corridor	N/A	
28-40	Parking for QH	Parking screened from DUs; not permitted between street line and street wall	N/A	
22-13	Central Office	# of persons employed in central office not to exceed 50. Office area not to exceed 25% of the total floor area. 25% X 64,395 SF = 16,099 SF Max.	No. of employees <50 Area = 3,475 SF	See Z-101



**ZD1 Zoning Diagram**  
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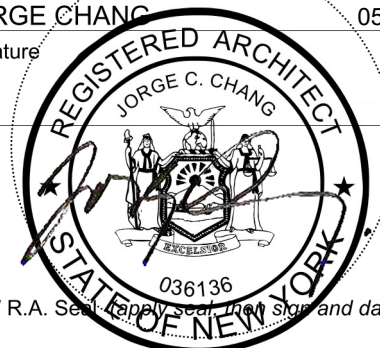
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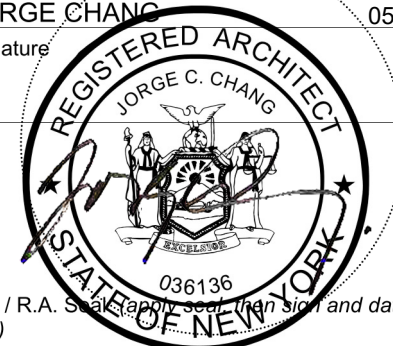
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