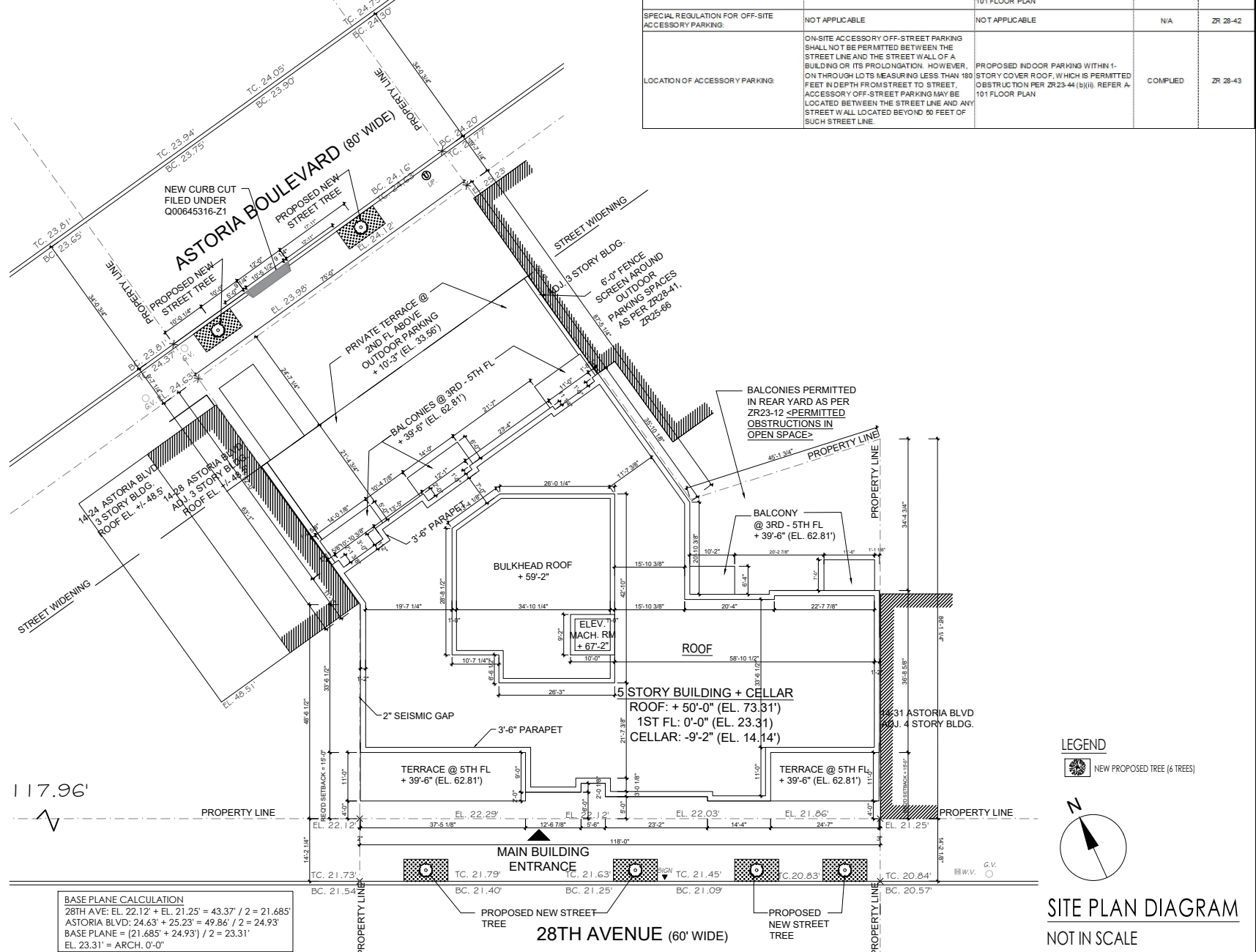



ZONING ANALYSIS						
ADDRESS:	14-30 ASTORIA BLVD, QUEENS, 11102					
ZONING DISTRICT:	C2-3 OVERLAY R6B					
BLOCK / LOT:	539 / 14					
MAP NUMBER:	9a					
LOT AREA:	13581.25 SF					
COMMUNITY DISTRICT:	401					
APPLICABILITY OF THIS CHAPTER (ARTICLE II, CHAPTER 4 - BULK REGULATIONS FOR RESIDENTIAL BUILDINGS IN COMMERCIAL DISTRICTS):		ZR 34-01				
The bulk regulations of this Chapter apply to any zoning lot containing only residential buildings in any Commercial District in which such buildings are permitted. Where a residential building and one or more buildings containing non-residential uses are on a single zoning lot, the bulk regulations of Article II, Chapter 5, shall apply. In addition, the bulk regulations of this Chapter and of specified Sections thereof also apply in other provisions of this Resolution where they are incorporated by cross reference.						
THIS IS A RESIDENTIAL BUILDING IN R6B OVERLAY C2-3. THIS NEW BUILDING IS APPLICABLE TO THIS CHAPTER ARTICLE II, CHAPTER 4.						
QUALITY HOUSING PROGRAM		ZR 34-011				
(a) In C1 and C2 Districts mapped within R6 through R10 Districts with a letter suffix, and in C1-6A, C1-7A, C1-8A, C1-8X, C1-9A, C2-8A, C2-7A, C2-7X, C2-2A, C4-2A, C4-3A, C4-4A, C4-5A, C4-6A, C4-7A, C4-8A, C4-9A, C4-10A, C5-1A, C5-2A, C5-3A, C5-4A, C5-5A, C5-6A, C5-7A, C5-8A, C5-9A, C5-10A, C6-4A or C6-4X Districts, residential buildings that comply with applicable bulk regulations for Quality Housing buildings set forth in Article II, Chapter 3, except as modified by Section 24-20 (EXCEPTIONS TO APPLICABILITY OF RESIDENCE DISTRICT CONTROLS). In addition, Quality Housing buildings shall comply with all of the requirements of Article II, Chapter 8 (Quality Housing Program).						
General Provisions						
C1 C2 C3 C4 C5 C6 In the districts indicated, the bulk regulations applicable to residential buildings as set forth in Section 24-11 (General Provisions) are modified by the provisions of Sections 24-22 (Modification of Floor Area and Open Space Regulations), 24-23 (Modification of Height and Setback Regulations) and 24-24 (Modification of Height and Setback Regulations). The purpose of these modifications is to make the regulations set forth in Article II, Chapter 3, applicable to Commercial Districts.		ZR 34-21 / ZR 23-153				
MAXIMUM FLOOR AREA RATIO:						
MAX RESIDENTIAL F.A.R.:	2.0					
MAX. ALLOWED FLOOR AREA:	13581.25 X 2.0 = 27162.5	SF				
PROPOSED FLOOR AREA (RES.):	27104.2	SF	COMPLIED			
PROPOSED RESIDENTIAL F.A.R.:	2.00		COMPLIED			
FLOOR USE DESIGNATION	CONSTRUCTION FLOOR AREA (SF)	DEDUCTIBLE FLOOR AREA (SF)	GREEN WALL DEDUCTION (SF)	OTHER AREA DEDUCTION (SF)	NET ZONING FLOOR AREA (SF)	NO. OF D.U.
CELLAR FLOOR	11652.89			11652.89	0	
1ST FLOOR	5561.5	2550.82	191.31	85.34	2734.03	3
2ND FLOOR	7805.4	1751.35	155.73	142.68	5755.64	8
3RD FLOOR	7870.92	1224.27	175.61	161.27	6309.77	9
4TH FLOOR	7870.94	1224.27	175.45	161.27	6309.95	9
5TH FLOOR	7187.92	1154.13	157.08	157.28	5719.43	7
ROOF BULKHEAD	1513.33	207.57	76.09	954.25	275.42	
TOTAL:	49462.7	8112.4	931.27	13314.8	27104.2	36
LOT COVERAGE FOR RES.:	60%					ZR 34-21 / ZR 23-153
SPECIAL LOT COVERAGE PROVISIONS	7%					ZR 23-156
MAX. LOT COVERAGE FOR RES.:	67%					
MAX. PERMITTED LOT COVERAGE:	9099.44	SF				
PROPOSED LOT COVERAGE:	8309.17	SF				
PROPOSED LOT COVERAGE:	61.18%	< 67%				COMPLIED
DENSITY REGULATION (D.U. FACTOR):	680	SF/UNIT				ZR 34-21 / ZR 23-22
MAX. ALLOWABLE DWELLING UNITS:	39.94	= 40 UNITS				
PROPOSED NO. OF D.U.:	38	UNITS				COMPLIED
LOT AREA & LOT WIDTH REGULATION:	REQUIRED	EXISTING				
MIN. LOT WIDTH (LF):	18	75 @ ASTORIA BLVD & 118 @ 28TH AVE				COMPLIED ZR 23-32
MIN. LOT AREA (SF):	1700	13581.25				COMPLIED ZR 23-32
HEIGHT AND SETBACK REGULATION:						ZR 34-24 (f) & ZR 35-65
Modification of Height and Setback Regulations						
C1 C2 C3 C4 C5 C6 In the districts indicated, the height and setback regulations set forth in Article II, Chapter 3, and made applicable to such districts in Section 24-11 (General Provisions), are modified as set forth in this Section.						
(f) For Quality Housing buildings In the districts indicated, for buildings utilizing the bulk regulations for Quality Housing buildings in Article II, Chapter 3, the height and setback provisions of Section 23-26 (Height and Setback Requirements for Quality Housing Buildings) shall be modified by the provisions of Section 23-65, and, for buildings containing a flexible independent residences for seniors, the permitted obstructions set forth in Section 23-44 shall be modified by the provisions of Section 35-532.						
PERMITTED OBSTRUCTION						
Dormers shall be allowed as a permitted obstruction, provided that on any street frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the width of the street wall of the highest story entirely below the maximum base height. For each foot above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the street wall width of the highest story entirely below the maximum base height.						ZR 23-621 (c)(1)
28TH AVE SIDE: DORMER @ LEVEL OF MAX BASE HEIGHT (40') TO PROPOSED BUILDING HEIGHT (50') SHOULD BE DECREASED 10% OF STREET WALL WIDTH. MAXIMUM PERMITTED WIDTH OF DORMER: 57.82 LF PROPOSED DORMER WIDTH: 55'-3"						COMPLIED
STREET WALL LOCATION:						
(1) At least 70 percent of the aggregate width of street walls shall be located within eight feet of the street line and shall extend to at least the minimum base height specified in Section 23-652 and 23-652 Maximum height of buildings and setback regulations), or the height of the building, whichever is less. Up to 30 percent of the aggregate width of street walls may be recessed beyond eight feet of the street line, provided that any such recesses deeper than 10 feet along a wide street or 15 feet along a narrow street are located within an outer court. (2) For zoning lots bounded by more than one street line, the street wall location provisions shall be mandatory along only one street line.						ZR 35-651 (a)
PROPOSED STREET WALL LOCATION IS 4' SETBACK FROM STREET LINE @ 28TH AVE SIDE						COMPLIED
STREET WALL ARTICULATION:						
Street wall articulation, including, but not limited to, window recesses and structural expression on the building facade, shall be permitted to project or recess beyond the street wall locations established in paragraphs (a), (b) or (c) of this Section, provided such articulation does not exceed a depth or projection of 12 inches. In addition, to accommodate other forms of street wall articulation, such as bay windows, and facade recesses, up to 50 percent of the aggregate width of street wall, at any level, may recess or project beyond such street wall location provisions of this Section, provided that no such recess or projection exceeds a depth of three feet, as measured perpendicular to the street wall, or portion thereof. No projection shall extend beyond the street line, except where encroachments into the public right-of-way are permitted by the New York City Administrative Code.						ZR 35-651 (e)
REFER Z-004 FOR THE COMPLIANCE OF PROPOSED STREET WALL ARTICULATIONS CONDITIONS						COMPLIED
BASIC BUILDING HEIGHTS:	REQUIRED	PROPOSED / PROVIDED				
Min. Baseheight	30'	39'				COMPLIED ZR 35-652 (a) & ZR 23-642
Max Baseheight	40'	39'				COMPLIED SAME
Max Building Height	50'	50'				COMPLIED SAME

SETBACK REQUIREMENTS:			
At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district in paragraph (b) of this Section, a setback with a depth of at least 10 feet shall be provided from any street wall fronting on a wide street, and a setback with a depth of at least 15 feet shall be provided from any street wall fronting on a narrow street.			ZR 23-662 (c)(1)
The depth of such required setback may be reduced by one foot for every foot that the street wall is located beyond the street line, but in no event shall a setback of less than seven feet in depth be provided, except as otherwise set forth in this Section. To allow street wall articulation, where a street wall is divided into different segments and located at varying depths from the street line, such permitted setback reduction may be applied to each street wall portion separately.			ZR 23-662 (c)(2)
These setback provisions are optional for any building wall that either is located beyond 50 feet of a street line, or oriented so that lines drawn perpendicular to it in plan, would intersect a street line at an angle of 85 degrees or less. In the case of an irregular street line, the line connecting the most extreme points of intersection shall be deemed to be the street line. Furthermore, dormers provided in accordance with the provisions of Section 23-621 (Permitted obstructions in certain districts) may penetrate a required setback area.			ZR 23-662 (c)(4)
PROPOSED SETBACK @ 28TH AVENUE SIDE (NARROW STREET): 11' AT TERRACE @ MAX BASE HT. + 4' STREET WALL SETBACK FROM STREET LINE (TOTAL 15'). PROPOSED BUILDING WALL SETBACK IS NOT REQUIRED SINCE THE FRONT WALL IS 51' DISTANCE FROM STREET LINE @ ASTORIA BLVD SIDE.			COMPLIED
YARD REGULATION:	REQUIRED	PROPOSED	
FRONT YARD:	NOT REQUIRED	4' & 51'	ZR 34-231
SIDE YARD:	NOT REQUIRED	0'	COMPLIED ZR 34-232
Rear Yard Equivalent	40'	55'	COMPLIED ZR 23-633 & ZR 23-634
PERMITTED OBSTRUCTION			
BALCONIES			ZR 23-12 & ZR 23-137
PARKING SPACES REQUIRED (RESIDENTIAL):			ZR 36-33
50% OF TOTAL NO. OF DWELLING UNITS	18		ZR 25-23
50% X 36 UNITS =	18		
PROPOSED NO. OF PARKING FOR RESIDENTIAL:	24		COMPLIED
BICYCLE PARKING REQUIREMENT:			
BICYCLE PARKING SPACES REQUIRED (RESIDENTIAL):			ZR 36-711
TOTAL REQUIRED # OF ENCLOSED BICYCLE PARKING SPACES FOR MORE THAN 10 DWELLING UNITS IN THE BUILDING. REQUIRED 36 UNITS / 2 = 18 BICYCLE PARKINGS. / PROPOSED: 19 BICYCLE PARKING LOCATED AT CELLAR			COMPLIED

STREET TREE PLANTING IN RESIDENCE DISTRICTS:			
In accordance with applicability requirements of underlying district regulations, one street tree shall be provided for every 25 feet of street frontage of the zoning lot.			ZR 26-41
TOTAL REQUIRED # OF STREET TREES: (75' x 118') / 25' PER TREE = 8 TREE REQUIRED. PROVIDED # OF STREET TREES: 5 (2 @ ASTORIA BLVD + 3 @ 28TH AVENUE). 3 WILL BE PAID TO TREE FUND.			
NOTE: EXACT TREES ON SITE AND OFF SITE LOCATION WILL BE DETERMINED BY PARKING RECREATION DEPARTMENT PRIOR SIGN OFF			COMPLIED
QUALITY HOUSING PROGRAM (APPLICABLE SECTION):			ZR 28-00
DESCRIPTION OF REQUIREMENT	REQUIRED	PROPOSED / COMMENTS	
REFUSE STORAGE AND DISPOSAL:	REQUIRED FOR NINE OR MORE UNITS	1 TRASH ROOMS ARE PROVIDED ON EACH FLOOR; 12SF HAVE BEEN DEDUCTED ON EACH FLOOR; THE COMPACTOR ROOM ARE PROVIDED AT CELLAR (REFER A-005, 006, 007)	COMPLIED ZR 28-12
LAUNDRY FACILITIES:	SUCH FLOOR AREA DIDN'T EXCLUDED	ALL WASHERS / DRYERS ARE LOCATED INSIDE DWELLING UNITS	COMPLIED ZR 28-13
DAYLIGHT IN CORRIDORS:	50% DEDUCTABLE FLOOR AREA	REFER FLOOR AREA DIAGRAM FOR 50% OF DEDUCTED AREA FOR DAYLIGHT CORRIDORS (REFER A-005, 006, 007)	COMPLIED ZR 28-14
REQUIRED RECREATION SPACE:	REQUIRED NINE OR MORE UNITS; PROPOSED FLOOR AREA: 27'104.2 SF X 33% = 8844.4 SF	REQUIRED RECREATION AREA ARE PROVIDED AT FIRST FLOOR (INDOOR FITNESS ROOMS + OUTDOOR ROOF TERRACE - TOTAL 1301.62 SF) REFER A-005	COMPLIED ZR 28-21
STANDARDS FOR RECREATION SPACE:	MINIMUM 1' DIMENSIONS; INDOOR AREA 300SF; OUTDOOR 225SF	REFER A-005 FOR COMPLIANCE	COMPLIED ZR 28-22
PLANTING AREAS:	THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING AND THEIR PROLONGATIONS SHALL BE PLANTED AT GROUND LEVEL, OR IN RAISED PLANTING BEDS THAT ARE PERMANENTLY AFFIXED TO THE GROUND, EXCEPT THAT SUCH PLANTINGS SHALL NOT BE REQUIRED AT THE ENTRANCES TO AND EXITS FROM THE BUILDING WITHIN DRIVEWAYS ACCESSING OFF-STREET PARKING SPACES LOCATED WITHIN TO THE SIDE OR REAR OF SUCH BUILDING.	PLANTING AREA SHOULD BE REQUIRED ON 28TH AVE SIDE AS SHOWN ON FIRST FLOOR PLAN A-101	COMPLIED ZR 28-23
DENSITY PER CORRIDOR:	50% DEDUCTABLE FLOOR AREA	REFER FLOOR AREA DIAGRAM FOR 50% OF DEDUCTED AREA FOR DENSITY CORRIDORS (REFER A-005, 006, 007)	COMPLIED ZR 28-31
SCREENING:	OUTDOOR PARKING SPACE AT FIRST FLOOR ON ASTORIA BLVD SIDE, WHICH IS REQUIRED FENCE SCREEN SURROUND PARKING AREA	PROPOSED INDOOR PARKING WITHIN 1-STORY COVER ROOF, WHICH IS PERMITTED OBSTRUCTION PER ZR 23-44 (b)(ii) - REFER A-101 FLOOR PLAN	COMPLIED ZR 28-41
SPECIAL REGULATION FOR OFF-SITE ACCESSORY PARKING:	NOT APPLICABLE	NOT APPLICABLE	N/A ZR 28-42
LOCATION OF ACCESSORY PARKING:	ON-SITE ACCESSORY OFF-STREET PARKING SHALL NOT BE PERMITTED BETWEEN THE STREET LINE AND THE STREET WALL OF A BUILDING OR ITS PROLONGATION, HOWEVER, ON THROUGH LOTS MEASURING LESS THAN 180 FEET IN DEPTH FROM STREET TO STREET, ACCESSORY OFF-STREET PARKING MAY BE LOCATED BETWEEN THE STREET LINE AND ANY STREET WALL LOCATED BEYOND 50 FEET OF SUCH STREET LINE.	PROPOSED INDOOR PARKING WITHIN 1-STORY COVER ROOF, WHICH IS PERMITTED OBSTRUCTION PER ZR 23-44 (b)(ii) - REFER A-101 FLOOR PLAN	COMPLIED ZR 28-43





## 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) 14-27  
 Street Name 28TH AVENUE

Borough QUEENS  
 Block 539  
 Lot 14  
 BIN 4624309

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) \_\_\_\_\_  
 DAMIR MIRSEH  
 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 \_\_\_\_\_

**ZD1 Zoning Diagram**  
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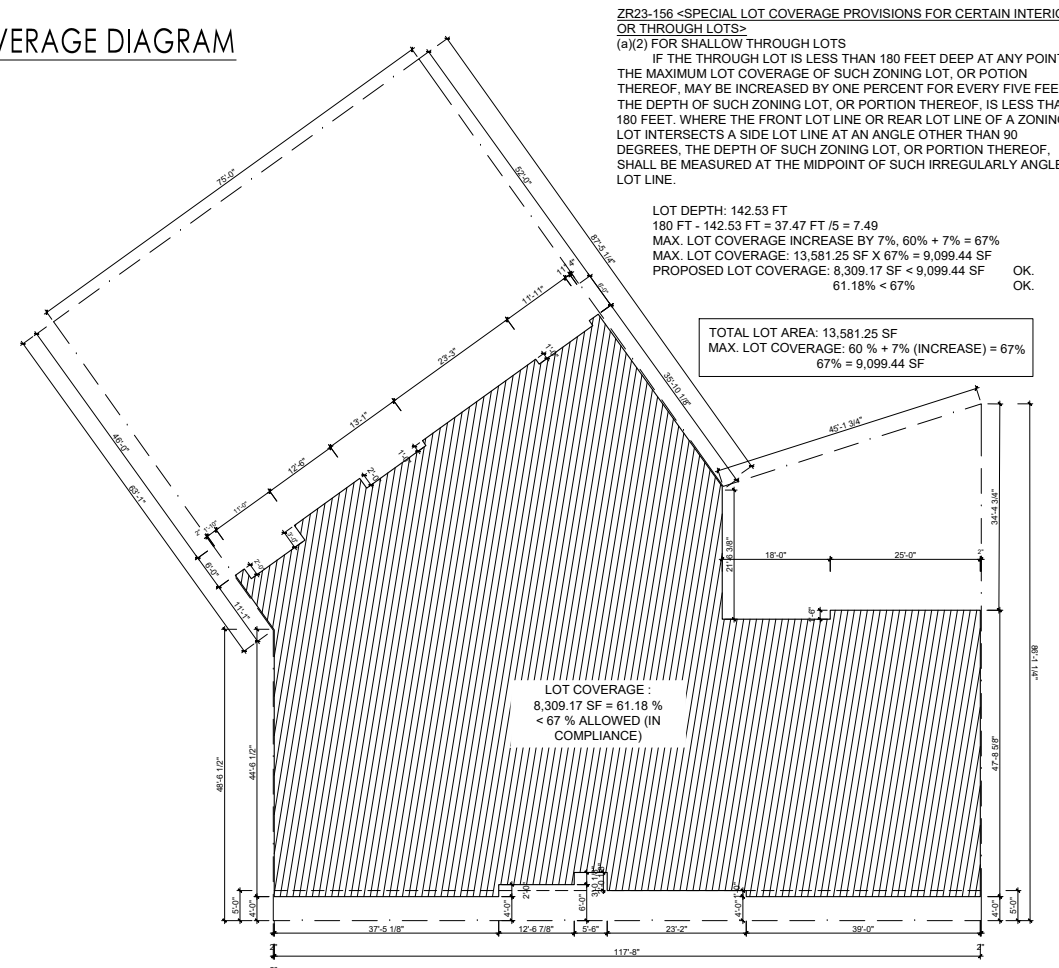
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BIS Doc # \_\_\_\_\_

PLAN EXAMINER SIGN AND DATE

**LOT COVERAGE DIAGRAM**

SCALE: NTS



**LEGEND**

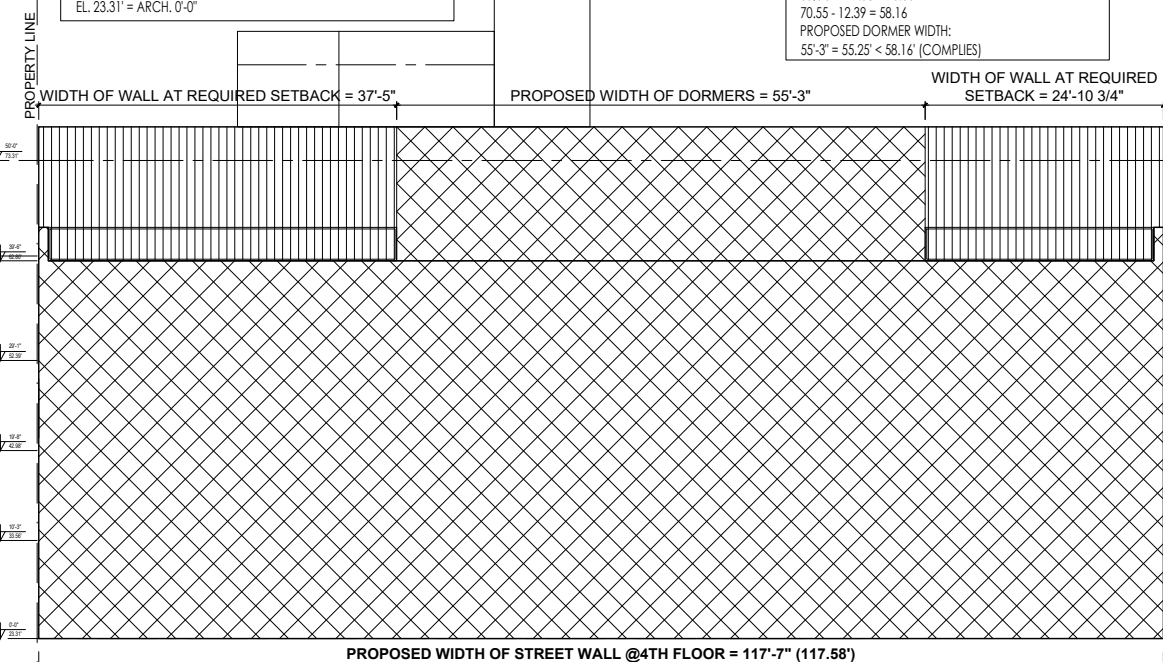
- STREET WALL
- WALLS SETBACK

**BASE PLANE ELEVATION (B.P.E.) CALCULATION**  
28TH AVE: EL. 22.12' + EL. 21.25' = 43.37' / 2 = 21.685'  
ASTORIA BLVD: 24.63' + 25.23' = 49.86' / 2 = 24.93'  
BASE PLANE = (21.685' + 24.93') / 2 = 23.31'  
EL. 23.31' = ARCH. 0'-0"

**DORMER CALCULATION (ZR23-621 (c)(1) AT 5TH FLOOR)**

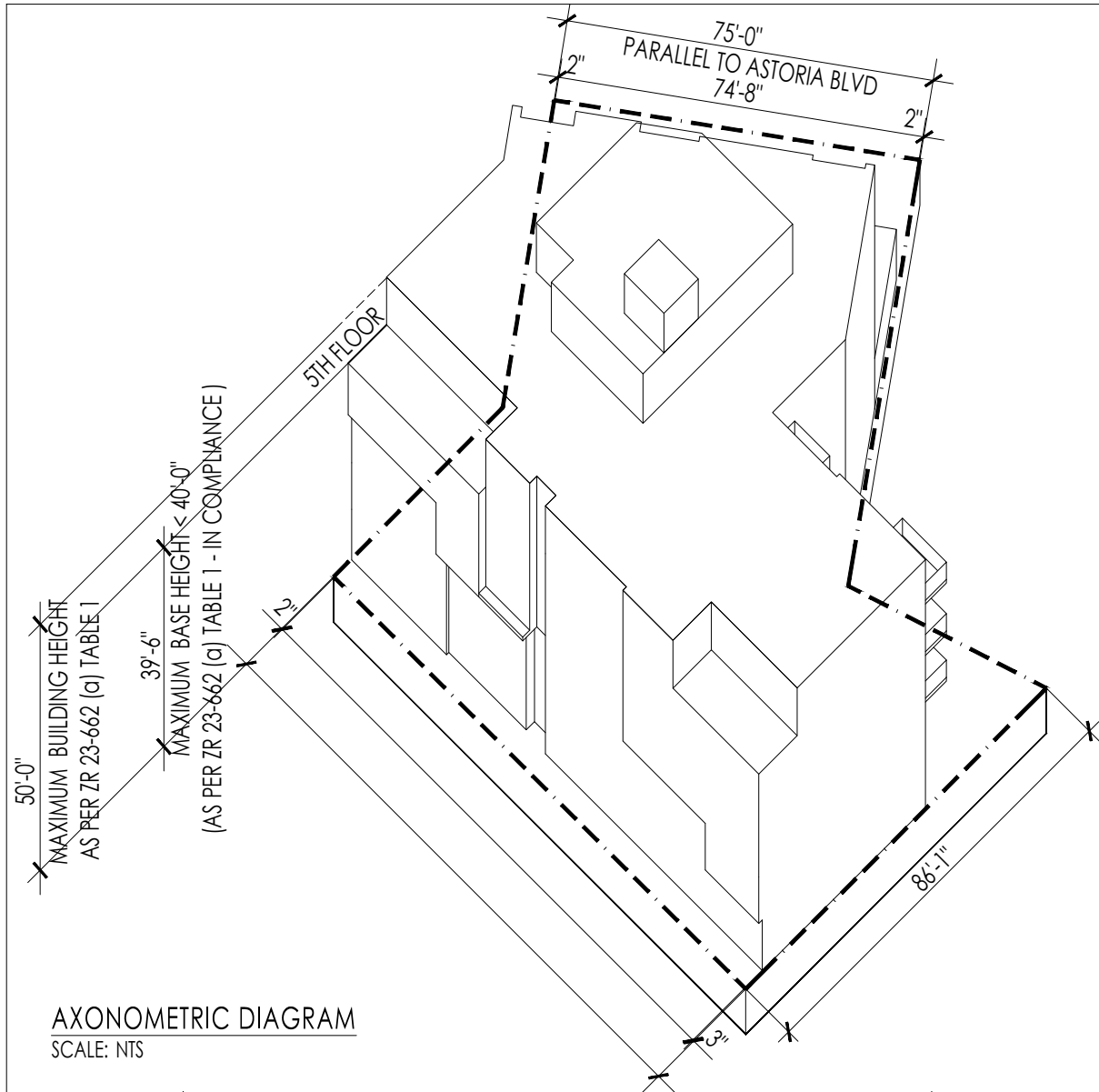
WIDTH OF ST. WALL : 117.67 FT (4TH FLOOR)

MAX. PERMITTED DORMER HEIGHT (ABOVE MAX. BASE HEIGHT):  
50.0' - 39.5' = 10.50'  
REQUIRED DORMER WIDTH DECREASE:  
1% OF 117.58 = 1.18  
1.18 x 10.50 = 12.39  
PERMITTED DORMER WIDTH (MAX.)  
60% OF 117.58 = 70.55  
70.55 - 12.39 = 58.16  
PROPOSED DORMER WIDTH:  
55'-3" = 55.25' < 58.16' (COMPLIES)



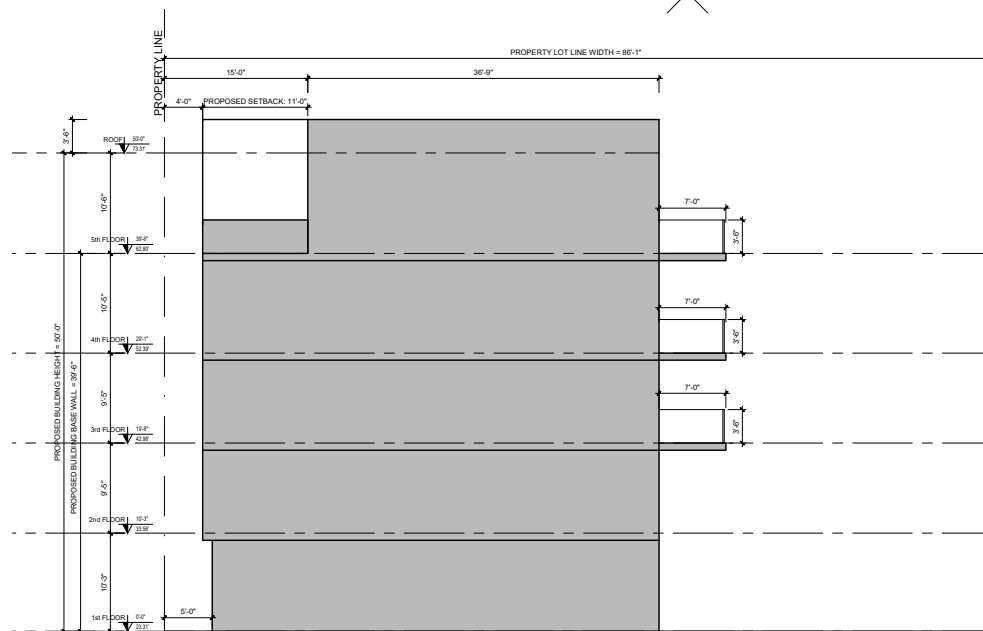
**SOUTH (FRONT) ELEVATION DIAGRAM**

SCALE: NTS



**AXONOMETRIC DIAGRAM**

SCALE: NTS



**EAST ELEVATION DIAGRAM**

SCALE: NTS

