

ZONING ANALYSIS
PREMISES: 95-25 WALTHAM STREET
QUEENS, NY 11435
BLOCK: 10026
LOT: 34
ZONE: C6-3
RESIDENTIAL DISTRICT EQUIVALENT
R9 QUALITY HOUSING PROGRAM
MAP: 14d
SPECIAL DISTRICT:
SPECIAL DOWNTOWN JAMAICA
DISTRICT (DJ)
ZONING LOT AREA: 5,011 S.F.
BLDG. HEIGHT: 157'-0"
NB DOB NOW #: 000882720
SD1&2 #: S22-538/22
OF DWL. UNITS: 52
MULTI. DWL. CLASS: HAEA
CONST. CLASS: TYPE I-B
OCC. CLASS: R-2
STRUCTURAL OCC.: 2
SEISMIC CATG.: CATG. B
FIRE DIST.: YES

ZR 23-154(b) & ZR 115-211(b)
MAX. RESIDENTIAL FLOOR AREA FOR INCLUSIONARY HOUSING: 40,083 S.F.
PROPOSED RESIDENTIAL AREA: 40,057 S.F. (7.99 F.A.R.)

ZR 115-21(c) LOT COVERAGE: 70% FOR INTERIOR LOT (3,507.7 S.F.)
PROPOSED LOT COVERAGE: 3,254 S.F. (65%)

ZR 115-233 & ZR 23-664 HEIGHT REGULATIONS:

MIN. BASE HEIGHT = 30'-0"
MAX. BASE HEIGHT = 40'-0"
MAX. BUILDING HEIGHT = 160'-0"
PROPOSED BASE HEIGHT: 35'-0"
PROPOSED BUILDING HEIGHT: 157'-0"

ZR 23-462(c) REQUIRED SIDE YARD: NONE REQUIRED
PROPOSED SIDE YARD = 0'-0"

ZR 23-47 REQUIRED REAR YARD: 30'-0"
PROPOSED REAR YARD = 30'-5/8"

ZR 23-62 PERMITTED OBSTRUCTIONS

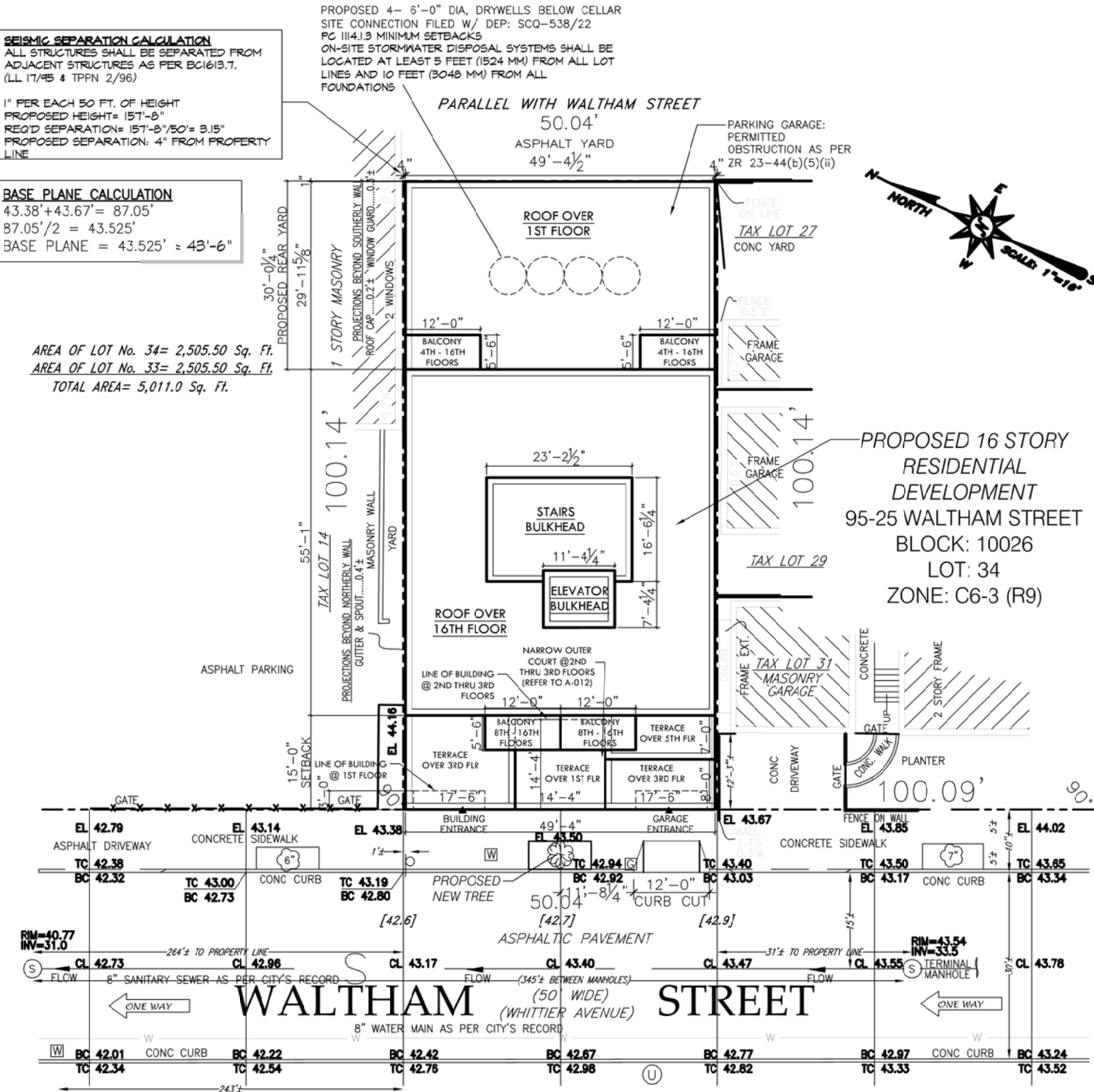
(b) BALCONIES
(g) ELEVATOR OR STAIR BULKHEADS
(j) PARAPET WALLS
ZR 23-621(c)(1) DORMERS

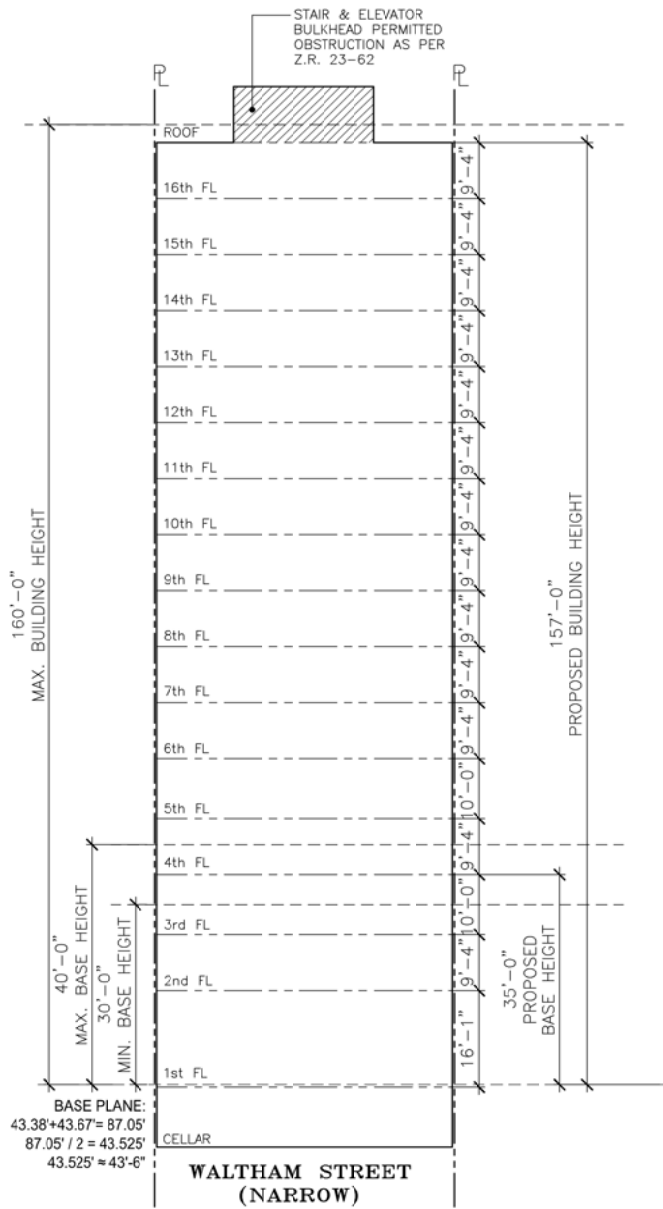
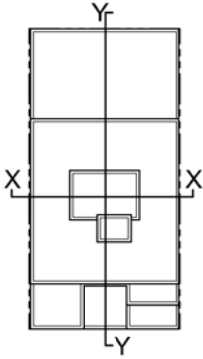
ZR 23-44 PERMITTED OBSTRUCTION IN REQ'D REAR YARD
(b)(5)(ii) PARKING GARAGE

ZR 26-41 STREET TREE PLANTING
REQ. STREET TREES: 1 PER 25' OF
REQ. STREET FRONTAGE
= 50' FRONTAGE / 25 = 2 STREET TREES
NUMBER OF TREES PROVIDED:
0 (EXISTING TREES TO REMAIN)
1 (PLANT ON SITE)
1 (PAY INTO TREE FUND AS OFF-SITE PLANTING)

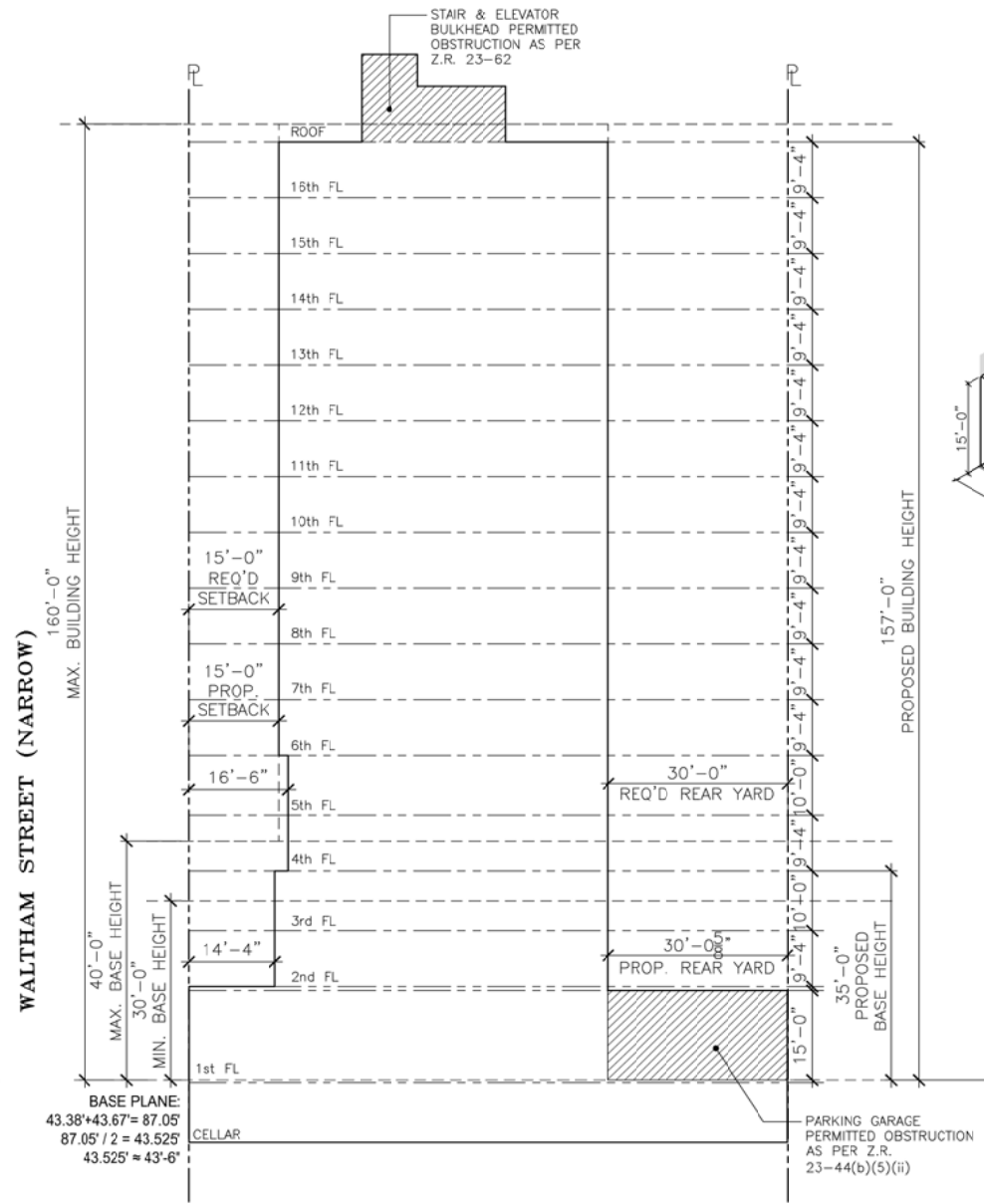
ZR 25-251, ZR 115-51(b)(2), ZR 25-241
REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES
MIN. REQUIRED PARKING FOR INCOME-RESTRICTED HOUSING UNITS =
0% x 22 INCOME-RESTRICTED D.U. = 0 SPACES
MIN. REQUIRED PARKING = 50% x 30 MARKET-RATE D.U. = 15 SPACES

PROPOSED PARKING = 15 SPACES, AT FIRST FLOOR

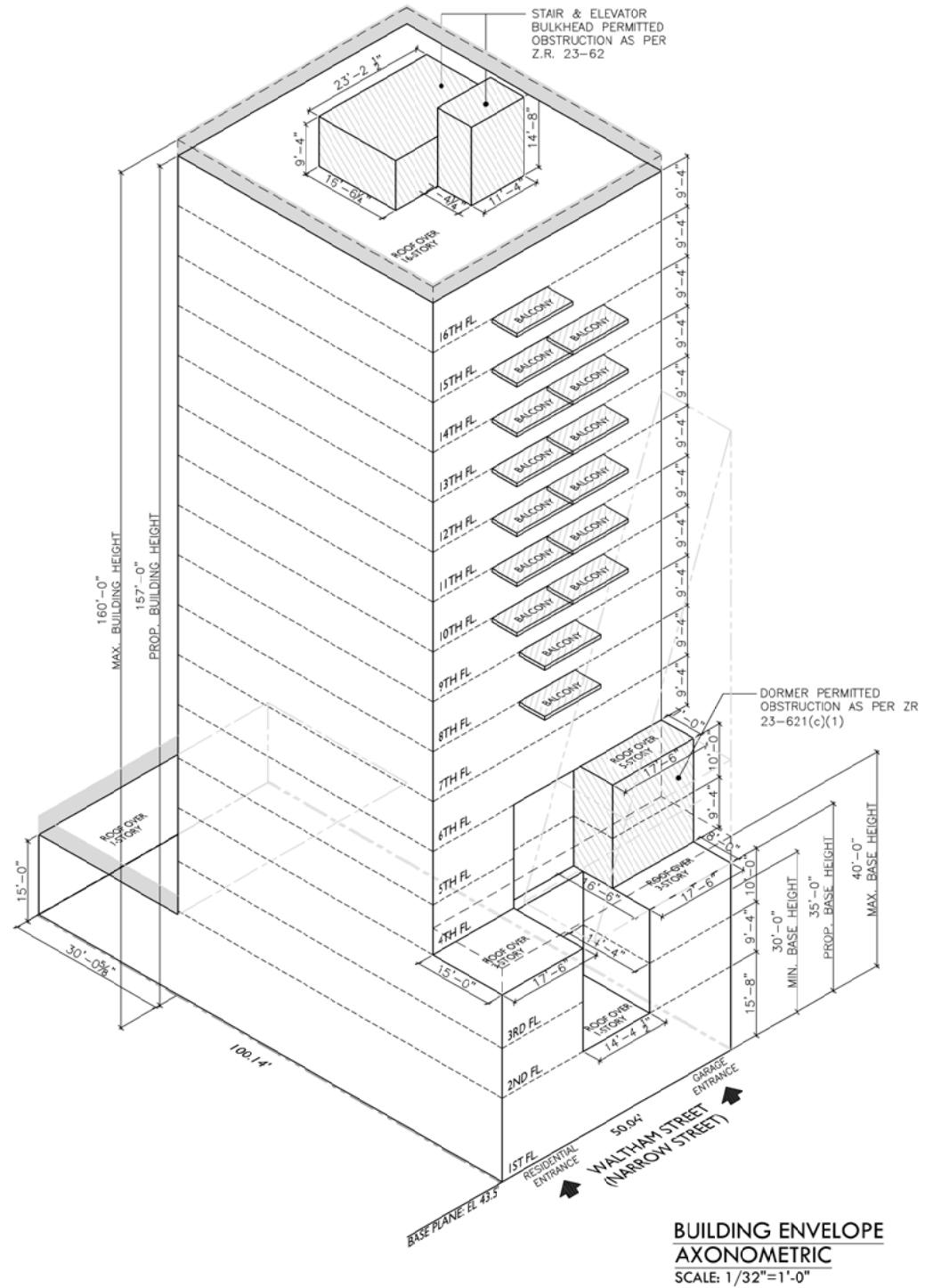




BUILDING SECTION X-X
SCALE: 1/32"=1'-0"



BUILDING SECTION Y-Y
SCALE: 1/32"=1'-0"



LEGEND	
	PROPOSED BUILDING
	ZONING LOT LINE
	MAXIMUM BUILDING ENVELOPE
	MAXIMUM DORMER ENVELOPE
	PERMITTED OBSTRUCTION
	EXISTING TREE
	PROPOSED TREE
	NEW CURB CUT

ZD1 Zoning Diagram

Must be type written.

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) 95-25
Street Name WALTHAM STREET
Borough QUEENS
Block 10026
Lot 34
BIN 4214498

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 certified, 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)

ANGELO S. NG R.A.
Signature Date

05.06.22
02702A
STATE OF NEW YORK

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet 3 of 3

1	Applicant Information <i>Required for all applications.</i>
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Last Name NG		First Name ANGELO		Middle Initial S
Business Name ANGELO NG & ANTHONY NG ARCHITECTS STUDIO, PC			Business Telephone 718-457-1151	
Business Address 61-10 182 Street, 2 Flr			Business Fax	
City Fresh Meadows	State NY	Zip 11365		Mobile Telephone
E-Mail INFO@ARCHITECTSSTUDIONY.COM			License Number 27024	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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Dwelling Units	52	Parking area	3389	sq. ft.	Parking Spaces: Total	15	Enclosed	15
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
☐ 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 <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CELLAR	3460	2B	0				0
1	4873	2A	1271				0.25
2	3254	2A	2668				0.53
3	3254	2A	3079				0.61
4	2820	2A	2649				0.53
5	2820	2A	2649				0.53
6	2720	2A	2548				0.51
7	2720	2A	2548				0.51
8	2720	2A	2548				0.51
9	2720	2A	2548				0.51
10	2720	2A	2565				0.51
11	2720	2A	2558				0.51
12	2720	2A	2558				0.51

ZD1

Sheet 3 of 3

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
13	2720	2A	2558				0.51
14	2720	2A	2558				0.51
15	2720	2A	2558				0.51
16	2720	2A	2194				0.44
BULKHEAD	467	2B	0				0
Totals	50868		40057				7.99

Total Zoning Floor Area	40057
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