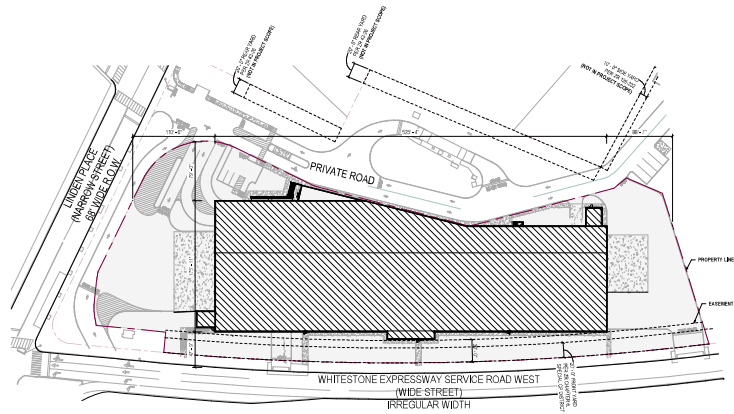
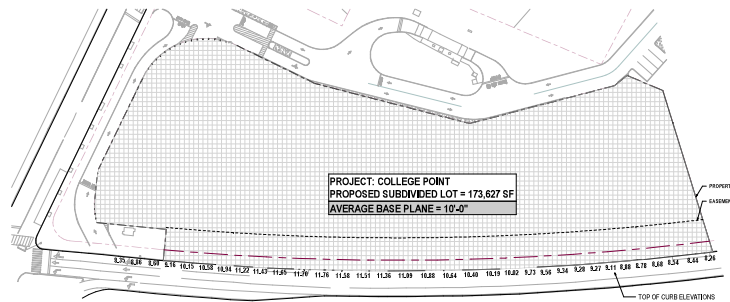


28-10 WHITESTONE EXPRESSWAY, QUEENS, NY 11354

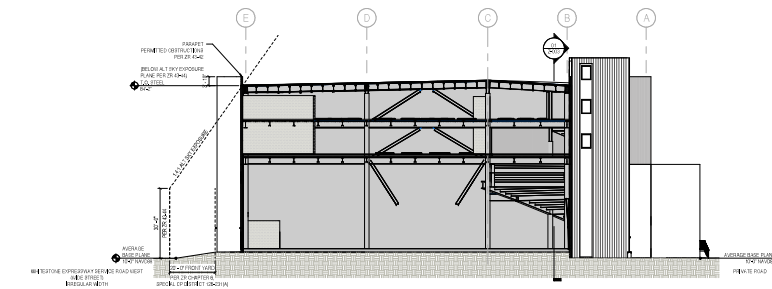
ZONING/URP REQUIREMENTS AND CONFORMANCE				UPDATE: 11/2022
ZONING DISTRICT AND INFORMATION				
Zoning Map	10A	General Information		
Zoning Book	4282	General Information		
Zoning Code	2020	General Information		
General District	M1-1	General Information		
Local District	CP (College Point)	General Information		
Zoning District	M1-1	General Information		
Specialty Neighborhood District	M1-1, M1-1.5	General Information		
Latitude	1,82,450	General Information		
USE REGULATION				
Use Permitted	Group 1A6, 1A6, 1M1, G, Storage & Distribution	UR 40-09, 1M1, 1M1.5, 1M1.5.1, 1M1.5.2		
Use Prohibited	Group 1A6, 1A6, 1M1, G, Storage & Distribution	UR 40-09, 1M1, 1M1.5, 1M1.5.1, 1M1.5.2		
FLOOR AREA PERMITTED - EXISTING TO REMAIN				
F.A.R. Permitted (Max. F.A.R.)	1.0	UR 40-12, 12-120-12		
Max. Floor Area Permitted	1,182,450	UR 40-12, 12-120-12 (Max. FAR)		
Existing FAR	0.36	Owner Provided Survey		
Existing F.A.	426,280	SC, 04-04-01-01 (Max. FAR)		
ZONING FLOOR AREA				
Total	EXISTING	PROPOSED	TOTAL	
FAR	0.36	1.0	0.64	(Proposed) 6' Maximum FAR Act 2019
F.A.	426,280	1,182,450	1,608,730	Proposed F.A. Refer to sheet 2, 3, 04
Building Footprint	188,647	376,211	564,858	Existing Footprint - Proposed Footprint
Lot Coverage	15%	6%	3%	Proposed coverage 1.04 Area
YARD REQUIREMENTS				
ZONING RESOLUTION SECTION				
Front Yards	UR 40-12, Section 220-120-120	URP REQUIREMENTS	PROPOSED	
Side Yards	UR 40-12, Section 220-120-120	URP REQUIREMENTS	PROPOSED	
Rear Yards	UR 40-12, Section 220-120-120	URP REQUIREMENTS	PROPOSED	
HEIGHT AND TRACK REQUIREMENTS				
ZONING RESOLUTION SECTION				
Height and Setback	UR 40-12, Section 220-120-120	URP REQUIREMENTS	PROPOSED	
All Regulations	UR 40-12, Section 220-120-120	URP REQUIREMENTS	PROPOSED	
OFF STREET PARKING REQUIREMENTS				
ZONING RESOLUTION SECTION				
Off Street Parking	UR 40-12, Section 220-120-120	URP REQUIREMENTS	PROPOSED	
OFF STREET LOADING REQUIREMENTS				
ZONING RESOLUTION SECTION				
Off Street Loading	UR 40-12, Section 220-120-120	URP REQUIREMENTS	PROPOSED	
STREET TREE PLANTING REQUIREMENTS				
ZONING RESOLUTION SECTION				
Street Tree Planting	UR 40-12, Section 220-120-120	URP REQUIREMENTS	PROPOSED	
LANDSCAPE OPEN SPACE REQUIREMENTS				
ZONING RESOLUTION SECTION				
Landscaped Open Space	UR 40-12, Section 220-120-120	URP REQUIREMENTS	PROPOSED	



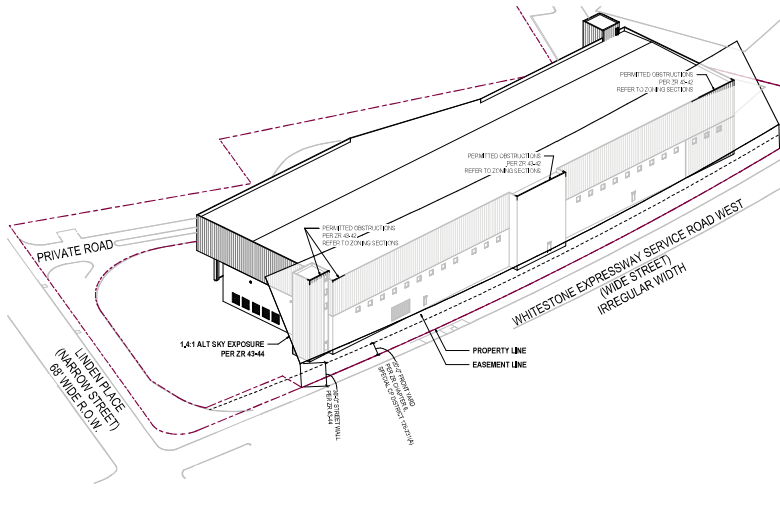
02 SITE PLAN - GROUND LEVEL - ZONING



03 BASE PLANE



04 SECTION - NORTH-SOUTH C - ZONING



01 ISOMETRIC - ZONING ENVELOPE



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) 28-10
Street Name Whitestone Expressway

Borough Queens
Block 4282
Lot 10
BIN 4624213

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) JOSEPH
Signature Date 03/07/2022



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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

