

ZONING ANALYSIS

PREMISES: 43-25 52ND STREET
 QUEENS, NY
 ZONE: C2-3/ R7A
 LOT AREA: 90' X 100' = 9,000 S.F.
 CONST. CLASS: TYPE I-B
 OCC. CLASS: R-2
 STRUCTURAL OCC: 2
 SEISMIC CATG.: CATG. B
 BLOCK: 1321
 LOT: 10
 MAP: 9b
 FIRE DIST.: YES
 BLDG. HEIGHT: 87 FT
 MULTI. DWL. CLASS: HAEA
 # OF DWL. UNITS: 60
 PERMITTED USES: 2,3,6,7,8,9
 PROPOSED USES: 2,6

BULK REGULATION (MANDATORY INCLUSIONARY HOUSING AREA)

Z.R.# 23-31 MAX F.A.R. MIXED-USE BLDG.
 THE MAX. F.A.R. PERMITTED FOR A COMMERCIAL USE SHALL BE SET FORTH IN ART. III, CHAPTER 3. MAX. RESIDENTIAL F.A.R. SHALL BE SET FORTH IN ART. II, CHAPTER 4, PROVIDED THE TOTAL OF ALL SUCH F.A.R. DOES NOT EXCEED THE GREATEST F.A.R. PERMITTED FOR ANY SUCH USE. MAX. F.A.R. PERMITTED FOR ALL MIXED USE BLDG = 4.6
 ZR. 23-154 (b) (SEE BELOW)

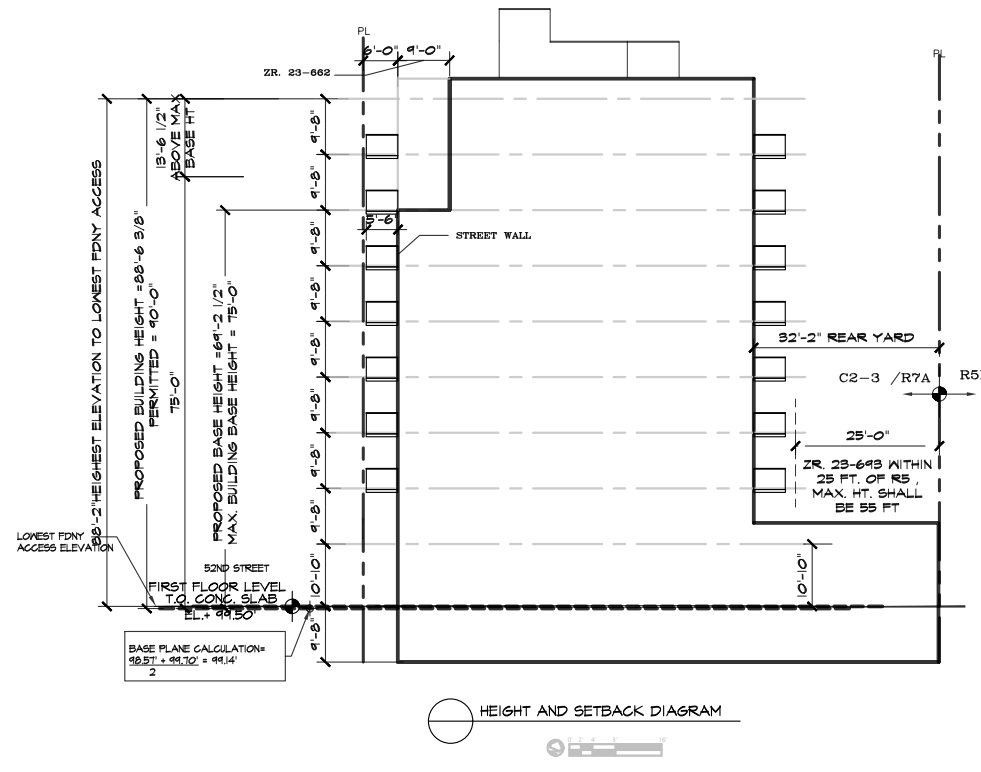
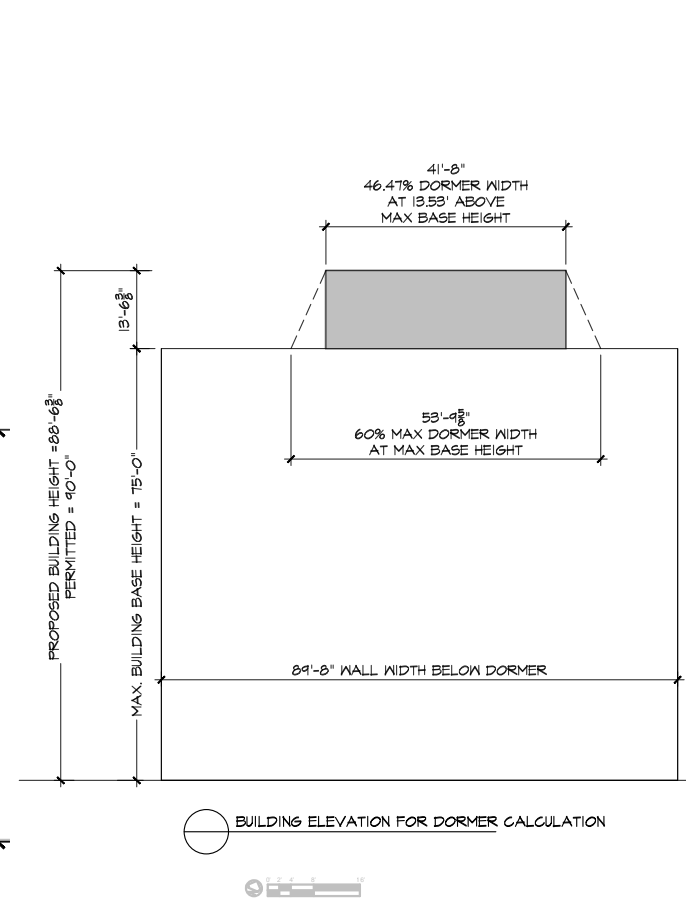
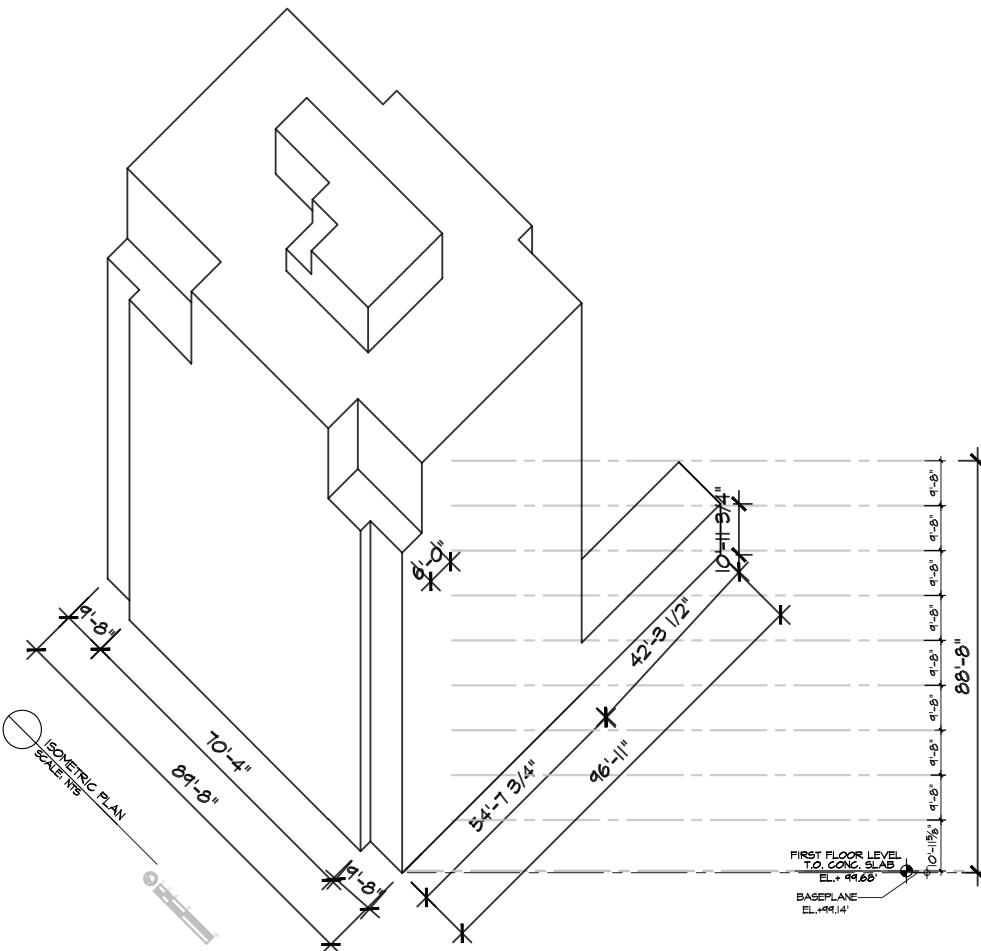
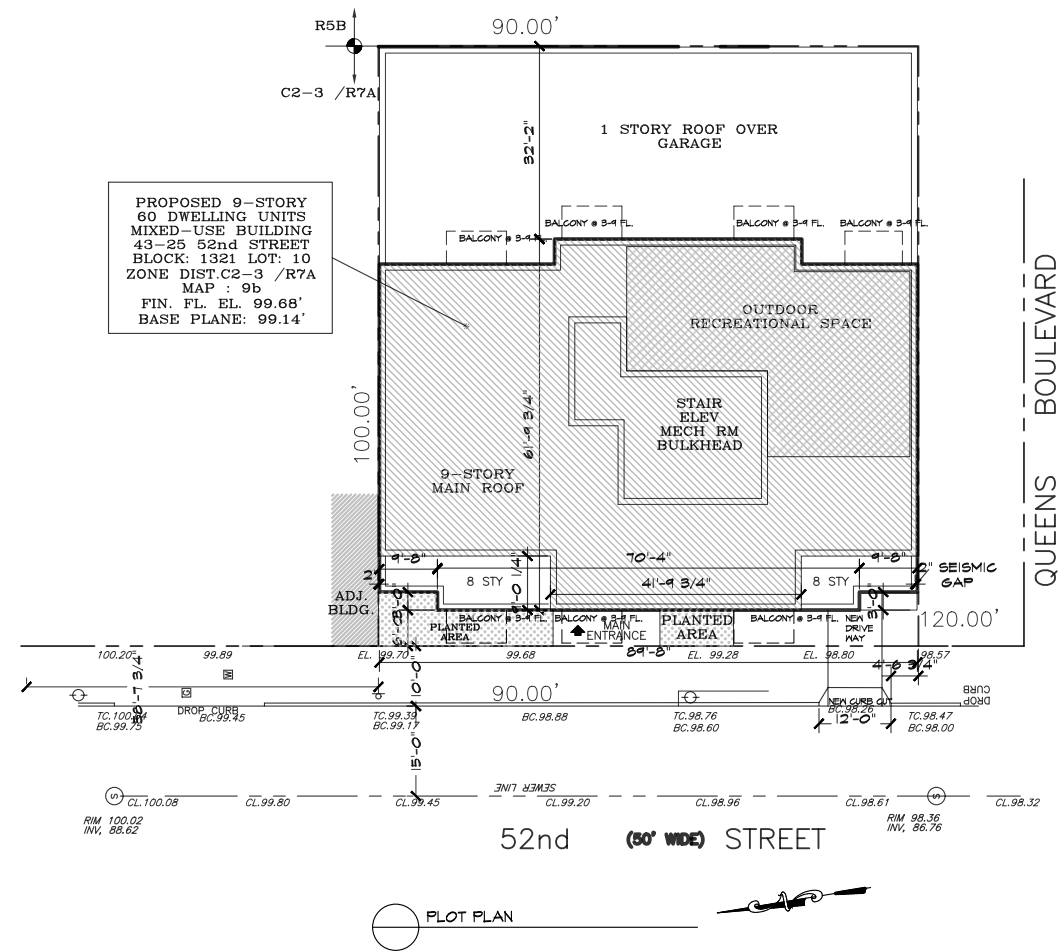
Z.R.# 33-121 MAX F.A.R. COMMERCIAL PORTION
 MAX. F.A.R. FOR COMMERCIAL = 2.0
 MAX. F.A. = 2.0 X 9,000 SF. = 18,000 SF.
 PROPOSED COMM. AREA = 610 SF / 9,000 SF = 0.068 FAR < 2.0

Z.R.# 23-154(b) MAX F.A.R. FOR RESIDENTIAL WITH INCLUSIONARY HOUSING = 4.6
 = 9,000 SF X 4.6 = 41,400 SF

PROPOSED RESIDENTIAL FLOOR AREA
 TOTAL RESIDENTIAL FLOOR AREA = 40,610 SF, OR 4.512 FAR.
 (SEE CALC. ON DWG. Z-002 THROUGH Z-008)

PROPOSED MIXED USE FLOOR AREA
 = 40,610 (RES.) + 610 (COMM.) = 41,220 SF < 41,400 SF, 4.58 FAR

	PROPOSED FLOOR AREA	MAX F.A.R. ALLOWED	PROPOSED F.A.R
COMMERCIAL	610 SF	2.0	0.068
RESIDENTIAL	40,610 SF	4.6	4.512
MIXED	41,220 SF	4.6	4.58



ZD1 Zoning Diagram
 Must be type written.

Print and affix BLDG # to number label here

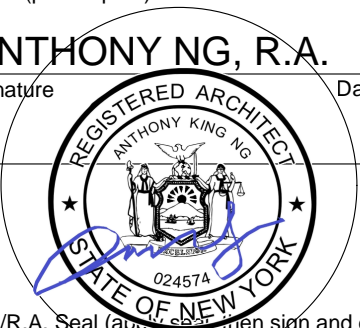
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) 43-25
 Street Name 52nd street
 Borough QUEENS
 Block 1321
 Lot 10
 BIN

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)
ANTHONY NG, R.A.
 Signature _____ Date _____



P.E./R.A. Seal (approved by applicant when sign and date over seal)

Internal Use Only
 DOB NOW # Q00711760
 PLAN EXAMINER SIGN AND DATE

