

ZONING ANALYSIS

JOB ADDRESS: 38-26 28 STREET QUEENS NY 11101
BLOCK: 386 LOT: 23
ZONING: M1-2/R5B MAP: 9b
INTERIOR LOT
LOT SIZE: 91'-4 1/2" X 75'-0" IRREGULAR
LOT AREA: 7,018.5 S.F.
USE GROUP: II, VI, IX
OCCUPANCY GROUP: R-2, M, S-2
CONSTRUCTION CLASSIFICATION: IB

IN SPECIAL MIXED USE DISTRICT LIC / DUTCH KILLS
ENVIRONMENTAL DESIGNATION E
NOT IN COASTAL ZONE

1) SPECIAL BULK REGULATIONS IN DUTCH KILLS

ZR 117-631 FLOOR AREA RATIO & LOT COVERAGE MODIFICATIONS
MAX. RESIDENTIAL F.A.R. (ZR 117-631(b)): 1.65
MAX. RESIDENTIAL F.A.: 1.65 X 7018.5 S.F. = 11,580.53 S.F.
PROPOSED RESIDENTIAL F.A.: 11,575.3 S.F. < 11,580.53 S.F. --- OK

MAX. COMMERCIAL F.A.R. (RETAIL STORE VI) (ZR 43-12): 2.00
MAX. COMMERCIAL F.A.: 2.00 X 7018.5 S.F. = 14,037 S.F.
PROPOSED COMMERCIAL F.A.: 2,454.3 S.F. < 14,037 S.F. --- OK

MAX. RESIDENTIAL & COMMERCIAL TOTAL F.A.R.: 2.00
MAX. TOTAL F.A.: 2.00 X 7,018.5 S.F. = 14,037 S.F.
PROPOSED RESIDENTIAL & COMMERCIAL TOTAL F.A.: 11575.3+2454.3 = 14,029.6 S.F. < 14,037 S.F. ---OK

MAX. MANUFACTURE F.A.R. (SELF-STORAGE IX) (ZR 117-631(c)): 3.00
MAX. MANUFACTURE F.A.: 3.00 X 7018.5 = 21,055.5 S.F.
PROPOSED MANUFACTURE F.A.: 7021.02 S.F. < 21,055.5 S.F. --- OK

MAX. TOTAL F.A.R.: 3.00
MAX. TOTAL F.A.: 3.00 X 7,018.5 S.F. = 21,055.5 S.F.
PROPOSED TOTAL F.A.: 11575.3+2454.3+7021.02 = 21,050.62 S.F. < 21,055.5 S.F. ---OK

MAX. RESIDENTIAL LOT COVERAGE: (ZR 123-632)
NO LOT COVERAGE REQUIRED FOR MIXED USE BUILDING.
MAX. COMMERCIAL LOT COVERAGE: N/A (ZR 123-632)
MAX. MANUFACTURE LOT COVERAGE: N/A (ZR 123-632)

ZR 23-52(b) MAXIMUM NUMBER OF DWELLING UNITS
1.65 x 7018.5 / 680 = 17.03 = 17 D.U.
PROPOSED NUMBER OF DWELLING UNITS: 17 ---OK

2) SPECIAL MIXED USE DISTRICTS REGULATIONS

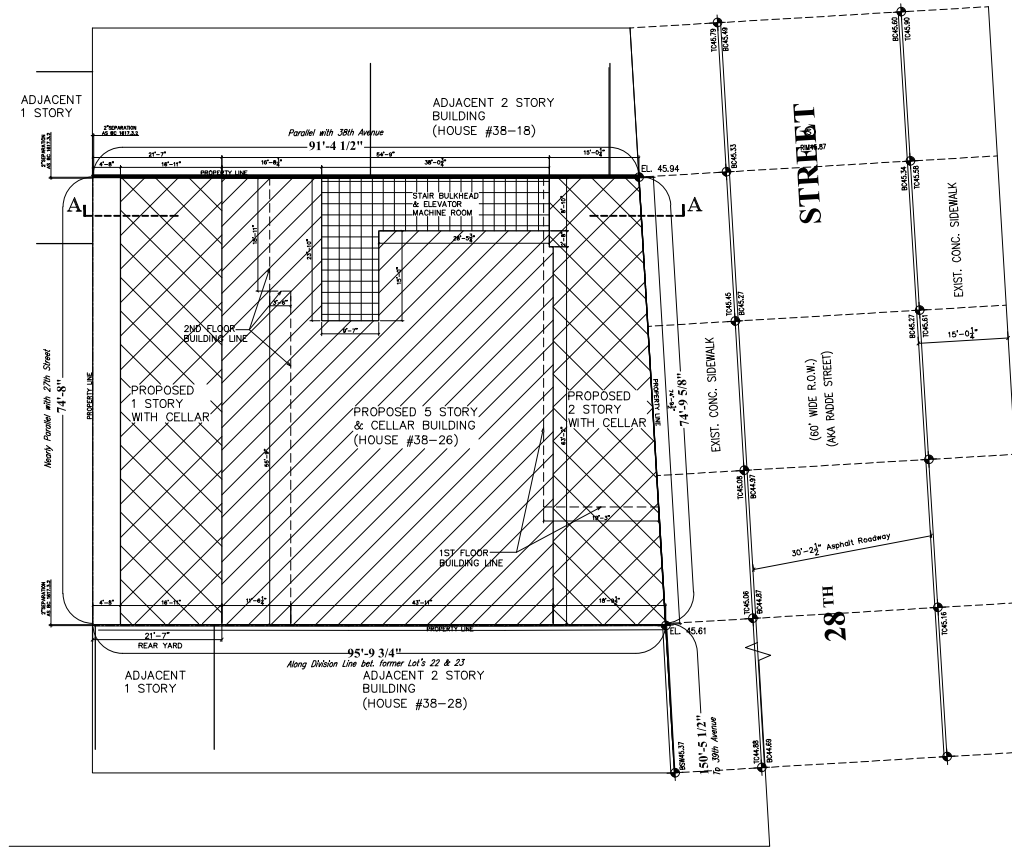
STREET WALL LOCATION (ZR 117-632 & 23-431)
TO BE NO CLOSER OR FURTHER FROM STREET LINE THAN OF ADJACENT EXISTING BUILDING.
STREET WALL IS LOCATED ON STREET LINE (AS DEEP AS ADJACENT BUILDING).

MIXED USED BUILDINGS IN SPECIAL MIXED USED DISTRICTS WITHIN R5 (ZR 123-64)
MAX. BASE HEIGHT: 45 FEET
MAX. BUILDING HEIGHT: 65 FEET
SETBACK SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 23-42.3.
SUCH SETBACK SHALL BE PROVIDED AT A HEIGHT NOT LOWER THAN A MINIMUM BASE HEIGHT OF 20 FEET AND NOT HIGHER THAN THE MAXIMUM BASE HEIGHT.
(ZR 23-42.3) A SETBACK WITH A DEPTH OF AT LEAST 15 FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A NARROW STREET.
PROPOSED BASE HEIGHT: 33'-7" < 45'-0" ---OK
PROPOSED BUILDING HEIGHT: 65'-0" < 65'-0" ---OK
PROVIDED 15' SETBACK, SEE DIAGRAMMATIC SECTION A (DRAWING Z-004)

SPECIAL YARD REGULATIONS FOR MIXED USE BUILDINGS (ZR 123-631)
REQUIRED FRONT YARD: NONE
PROPOSED FRONT YARD: NONE
REQUIRED SIDE YARD: NONE
PROPOSED SIDE YARD: NONE

REQUIRED REAR YARD FOR RESIDENTIAL (ZR 23-42 & ZR 23-342(a)(2)(ii)): MIN. 20'-0"
PROPOSED REAR YARD: 21'-7" > 20'-0" ---OK

REQUIRED REAR YARD FOR NON-RESIDENTIAL (ZR 43-26)
REQUIRED 20' (ZR 43-261)
PROVIDED: 21'-7" > 20' ---OK (@ 2ND FLOOR)
ZR 43-23 PERMITTED OBSTRUCTIONS IN REQUIRED REAR YARD OR REAR YARD EQUIVALENTS
PER 43-23 (b)(1) COMMERCIAL/MANUFACTURE PORTION OF THE BUILDING EXCLUDING BASEMENT, SHALL NOT EXCEED ONE STORY OR 23 FEET ABOVE CURB LEVEL.
PROPOSED PERMITTED OBSTRUCTION: ONE STORY & 19'-11 1/4" HEIGHT (@ 1ST FLOOR) ---OK



39TH AVENUE
(60' WIDE)

PLOT PLAN
SCALE: 1/32"=1'-0"

BASE PLANE CALCULATION:
E: (45.94+45.61)/2=45.78'



ZD1 Zoning Diagram

Must be typewritten

NEW BUILDING
Job No: Q00713167
Orient and affix BIS

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

Yes No

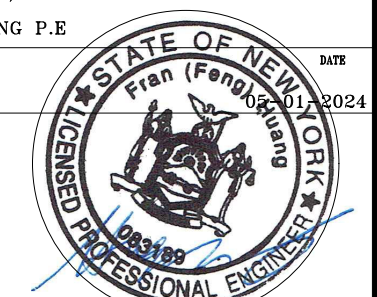
Location Information

House No(s) 38-26
Street Name 28 STREET
Borough QUEENS
Block 386
Lot 23
BIN 4624274

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. Its 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 made a false statement or 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)
FRAN HUANG P.E

SIGNATURE DATE



P.E./R.A. SEAL(APPLY SEAL; SIGN AND DATE OVER SEAL)
Internal Use Only

BIS Doc#



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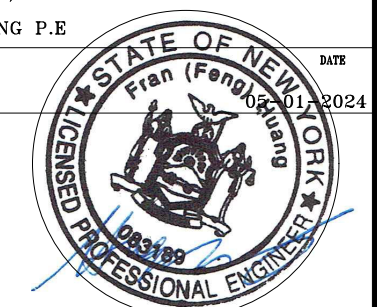
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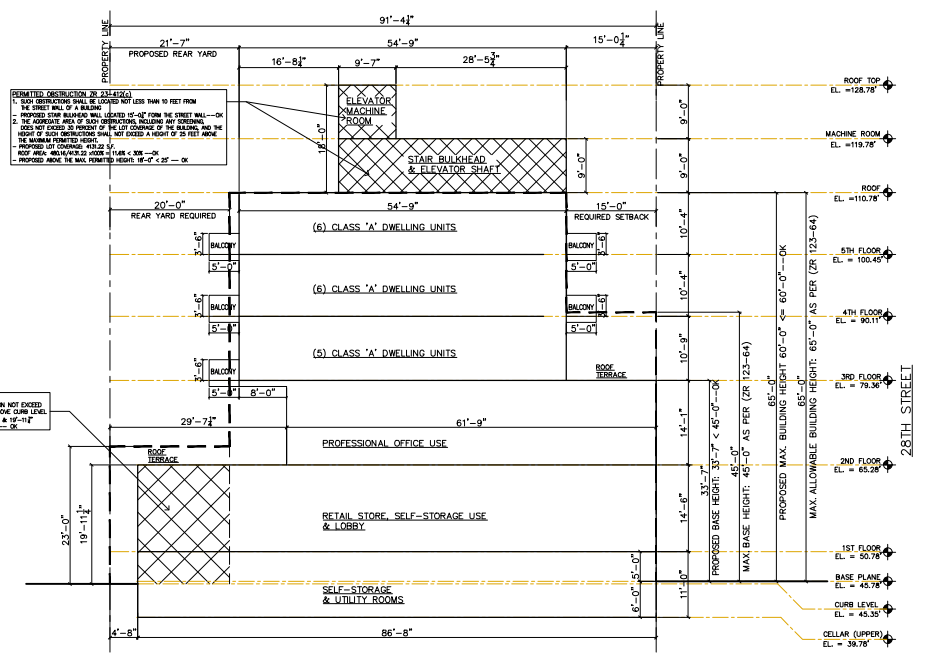
NAME (PLEASE PRINT)
FRAN HUANG P.E
SIGNATURE _____ DATE 01-2024



P.E./R.A. SEAL (APPLY SEAL; SIGN AND DATE OVER SEAL)
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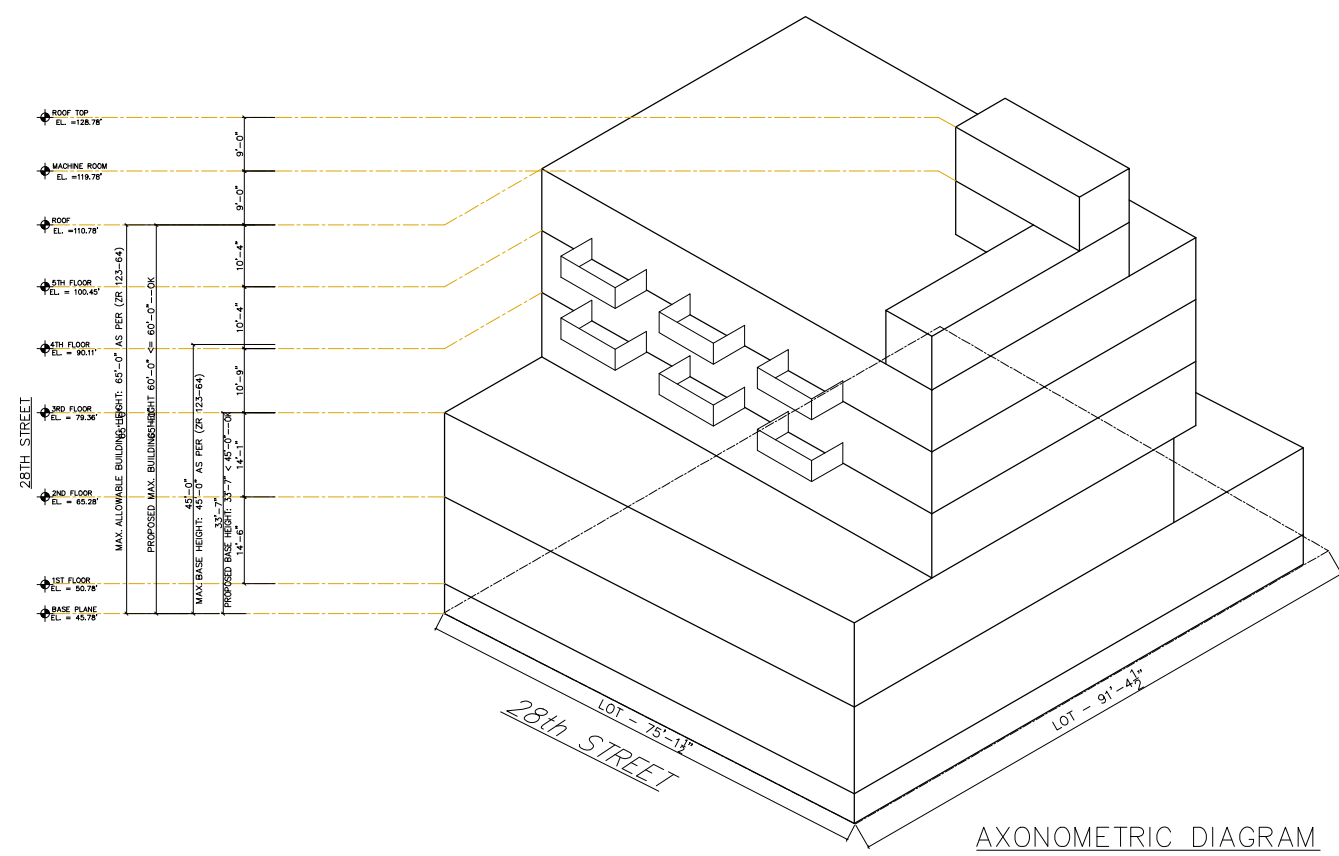
BIS Doc# _____

PLAN EXAMINERS SIGN AND DATE



DIAGRAMMATIC SECTION A
SCALE: 1/32" = 1'-0"

BASE PLANE CALCULATION:
EL: (45.94 + 45.61) / 2 = 45.78'



AXONOMETRIC DIAGRAM
SCALE: 1/16" = 1'-0"

