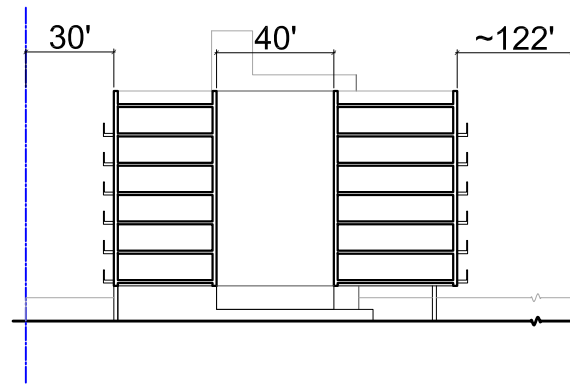


1 SITE DIAGRAM



2 AXONOMETRIC DIAGRAMS



3 SECTION A

BUILDING INFO:
 LOT AREA: 13,212 SF
 ZONE: R5D

LEGEND:

- ZONING LOT LINE
- BUILDING BULK
- BULKHEAD / BALCONIES
- RAILING, PARAPET, GARDEN WALL OR FENCE

ZONING NOTES:

ZR 22-12 USES PERMITTED:
 RESIDENTIAL UG 2
COMPLIES

ZR 23-142 OPEN SPACE:
 MAX L.C. = 60.0%
 PROPOSED L.C. = 46.0%
COMPLIES

ZR 23-142 FLOOR AREA:
 MAX FAR = 2.0
 PROPOSED FAR = 2.49
DOES NOT COMPLY - BSA WAIVER

ZR 23-22 DENSITY:
 MAX ALLOWABLE = 35 UNITS
 PROPOSED = 32 UNITS
COMPLIES

ZR 23-32 MIN. LOT WIDTH:
 ALLOWABLE = 18'
 WIDTH PER 12-10 = 44'
COMPLIES

ZR 23-45 FRONT YARDS:
 REQUIRED = 5' OR ALIGNED TO ADJ.
 PROVIDED = 113'
DOES NOT COMPLY - BSA WAIVER

ZR 23-451 MIN. REQUIRED PLANTING:
 REQUIRED = 20%
 PROVIDED = 3.59%
DOES NOT COMPLY - BSA WAIVER

ZR 23-48 FOR NARROW LOT:
 NO SIDE YARD REQUIRED
COMPLIES

ZR 23-47 MIN. REQUIRED REAR YARD:
 30' REQUIRED, 30' PROVIDED
COMPLIES

ZR 23-471 BEYOND 100' OF STREETLINE:
 (a) 30' YARD REQUIRED WHERE LOT LINE COINCIDES WITH A REAR LOT LINE OF AN ADJOINING LOT
DOES NOT COMPLY - BSA WAIVER

(b) 8' YARD REQUIRED WHERE LOT LINE COINCIDES WITH A SIDE LOT LINE OF AN ADJOINING LOT
COMPLIES

ZR 23-631(f) HEIGHT AND SETBACK:
 MAX. ALLOWABLE = 40'
 PROPOSED = 70'
DOES NOT COMPLY - BSA WAIVER

ZR 25-23 REQUIRED PARKING:
 66% OF UNITS = 16 SPACES
 PROPOSED = 16 SPACES
COMPLIES



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) 141-10
 Street Name 32ND AVENUE
 Borough QUEENS
 Block 4954
 Lot 24, 59
 BIN 4438092, 4438094

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)

MICHAEL MUROFF, R.A.

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

