

ZONING ANALYSIS

ZONING CALCULATIONS		PROJECT NO. 23-130	
PROPERTY INFORMATION			
ADDRESS	17-37 LINDEN STREET, QUEENS, NY, 11385	RES	RESIDENTIAL
BLOCK	3441	COM. FAC.	COMMUNITY FACILITY
LOT	35	DU	DWELLING UNITS
ZONE	R6B / C1-4 GH	FAR	FLOOR AREA RATIO
MAP	13d	LC	LOT COVERAGE
COMMUNITY DISTRICT	QUEENS 5	PL	PROPERTY LINE

USE & OCCUPANCY			
ZR 22-12	USE GROUP	2A	7-FAMILY
BC 310.1	USE GROUP	4A	AMBULATORY HEALTH FACILITY
	BC OCCUPANCY	R-2	RESIDENTIAL
		B	BUSINESS

LOT AREA COMPUTATION			
LOT AREA	R6B · 3085.66	+ R6B / C1-4 · 3248.34	= 6334.00 SF 100.00%
Note: See lot area breakdown on Z-002			
MIN. LOT AREA AND LOT WIDTH			
ZR 23-32	R6B	LOT AREA	LOT WIDTH
MIN. REQ.		1700	18'-0"
EXISTING		6334	40'-9"
Note: See plot plan and see analysis on Z-001 & Z-002			

RESIDENTIAL & COMM. FAC. BULK REGULATIONS - F.A.R.				
MAX. FLOOR AREA & F.A.R.	MAX. ALLOWED F.A.R.	LOT AREA	MAX. F.A.	PROP. F.A.
COMMUNITY FACILITY				
ZR 33-121	2.00	X	6,334.0	= 12,668.00 > 6704.67 SF
RESIDENTIAL				
ZR 23-153, ZR 24-11	2.00	X	6,334.0	= 12,668.00 > 5930.92 SF
MAX. BUILDING FLOOR AREA & F.A.R.			12,668.00	> 12,535.19 SF OK
MAX. RESIDENTIAL LOT COVERAGE				
ZR 23-153	MAX. PERCENTAGE	X	LOT AREA	MAX. RES. LOT COVERAGE
	60.0%		6334.00	= 3,800.40 SF
PROPOSED RESIDENTIAL LOT COVERAGE	PROP. RES. L.C.	<	MAX. PERM.	OK
	2947.07		3,800.40	
MAX. COM. FAC. LOT COVERAGE				
ZR 24-11	MAX. PERCENTAGE	X	LOT AREA	MAX. COM. FAC. LOT COVERAGE
	60.0%		6334.00	= 3,800.40 SF
PROPOSED COM. FAC. LOT COVERAGE	PROP. COM. FAC. L.C.	<	MAX. PERM.	OK
ZR 24-12	1922.92		3,800.40	
Note: Com. Fac. area located at any height up to 23 feet shall not be included in lot coverage.				

FLOOR AREA BREAKDOWN					
See Calculations on Z-002					
COMMUNITY FACILITY					
	EXISTING GROSS F.A.	F.A. TO BE REMOVED/ CONVERTED TO RES.	NEW ENLARGEMENT	PROPOSED GROSS F.A.	LESS PERM. F.A. DEDUCTIONS See Z-003
CELLAR	1,564.00	0.00	0.00	1,564.00	-
1ST FLOOR	5,091.40	842.18	619.74	4,868.96	97.21
2ND FLOOR	4,605.04	3,290.19	634.18	1,949.03	16.11
TOTAL	11,260.44	4,132.37	1,253.92	8,381.99	113.32
F.A.R.	6,704.67	/	6,334.00	=	1.06

RESIDENTIAL					
	EXISTING GROSS F.A.	PROPOSED GROSS F.A.	LESS PERM. F.A. DEDUCTIONS See Z-003	PROP. ZONING F.A.	
CELLAR	0	0	0	-	-
1ST FLOOR	0	842.18	103.16	739.02	-
2ND FLOOR	0	2,631.32	84.25	2,547.07	-
3RD FLOOR	0	2,631.32	86.89	2,544.43	-
TOTAL	0	6,104.82	274.30	5,830.52	-
F.A.R.	5,830.52	/	6,334.00	=	0.92

TOTAL BUILDING F.A. AREA BY FLOOR							
	EXISTING GROSS F.A.	RES. GROSS F.A.	TOTAL GROSS F.A.	COM. FAC. ZONING F.A.	RES. ZONING F.A.	TOTAL ZONING F.A.	F.A.R.
CELLAR	1,564.00	0	1,564.00	-	-	-	-
1ST FLOOR	4,868.96	842.18	5,711.14	4,771.75	739.02	5,510.77	0.87
2ND FLOOR	1,949.03	2,631.32	4,580.35	1,932.92	2,547.07	4,479.99	0.71
3RD FLOOR	0	2,631.32	2,631.32	0	2,544.43	2,544.43	0.40
TOTAL	8381.99	6104.82	14,486.81	6704.67	5830.52	12,535.19	1.98

PROPOSED - F.A.R.				
ZONING FA	ZONING LOT AREA	PROPOSED F.A.R.	MAX. ALLOWED F.A.R.	OK
12,535.2	6,334.00	1.98	2.00	

DENSITY				
MAX. RES. F.A.	DENS. FACTOR	MAX. NO OF D.U.'S	PROP. D.U.'S	OK
12,668.00	680.00	18.63	7.00	

YARD REGULATIONS				
APPLICABLE PORTION IN ZONING DIST. BOUNDARY:		REQUIRED / PERMITTED	EXIST. / PROPOSED	
STREET WALL LOCATION				
ZR 35-65(i)(1)	R6B / C1-4	SHALL BE WITHIN 8 FT OF THE STREET LINE	@ LINDEN ST.	4'-6"
ZR 23-65(i)(2)	R6B	NO CLOSER THAN NEXT ADJ. BLDGS.	@ SENECA AVE.	
SIDE YARDS				
ZR 24-35 (a)	R6B	0 OR 8' FOR COM. FAC.	2'-9" EXIST. NON-COPLY (NO CHANGE)	
ZR 23-42 (e)	R6B	0 OR 8' FOR RES.	2'-9" EXIST. NON-COPLY (NO CHANGE)	N/A
ZR 35-52	R6B / C1-4	0 OR 8'	0*	0*
REAR YARD				
ZR 23-47		30' FOR RESID.	30'	N/A
ZR 24-36		30' FOR COM. FAC.*	0*	0*
* Com. Fac. uses up to one story located at any height up to 23 feet is permitted obstruction.				

HEIGHT & SETBACK REGULATIONS				
ZR 23-652 TABLE 1	REQ./PERM.	EXIST. @ LINDEN ST.	EXIST. / PROP. @ SENECA AVE.	
MINIMUM BASE HEIGHT	30'			
MAXIMUM BASE HEIGHT	40'			
MAX. BUILDING HEIGHT	50'	52'-10" EXIST. NO CHANGE	23'-7 1/2'	
SETBACK (NARROW STREET)	15'	0' EXIST. NO CHANGE	N/A	

PARKING RESIDENTIAL					
CATEGORY	DISTRICT	REQUIREMENT	NUM. OF D.U.'S	REQ. NUM.	PROVIDED
ZR 25-241	R6B	50% OF DUS	7.0	4	PROVIDED
ZR 25-251	R6B	WAIVED IF LESS THAN 5	4	WAIVED	WAIVED

PARKING COMMUNITY FACILITY					
Existing floor area = 0.0 no parking required building erected prior to 1961					
Com. Fac. Parking requirements calculation are based only on proposed floor area					
CATEGORY	DISTRICT	REQUIREMENT	COM. FAC. PROP. F.A.	REQ. NUM.	PROVIDED
ZR 33-21	AMBUL. HEALTH FAC.	1 PER 1000SF	1254	1000	1.3
ZR 25-31	(U.G. 4)	WAIVED IF LESS THAN 25	1.3	WAIVED	WAIVED

BICYCLE PARKING				
RESIDENTIAL	REQ.	REQUIRED SPACES		
ZR 25-811	UG 2A, 1 per 2 DUs	7.00 ÷ 2 =	3.5	
ZR 25-811 (a)	IF LESS THAN 10 D.U.'S ALL BICYCLE PARKING SPACES SHALL BE WAIVED			WAIVED

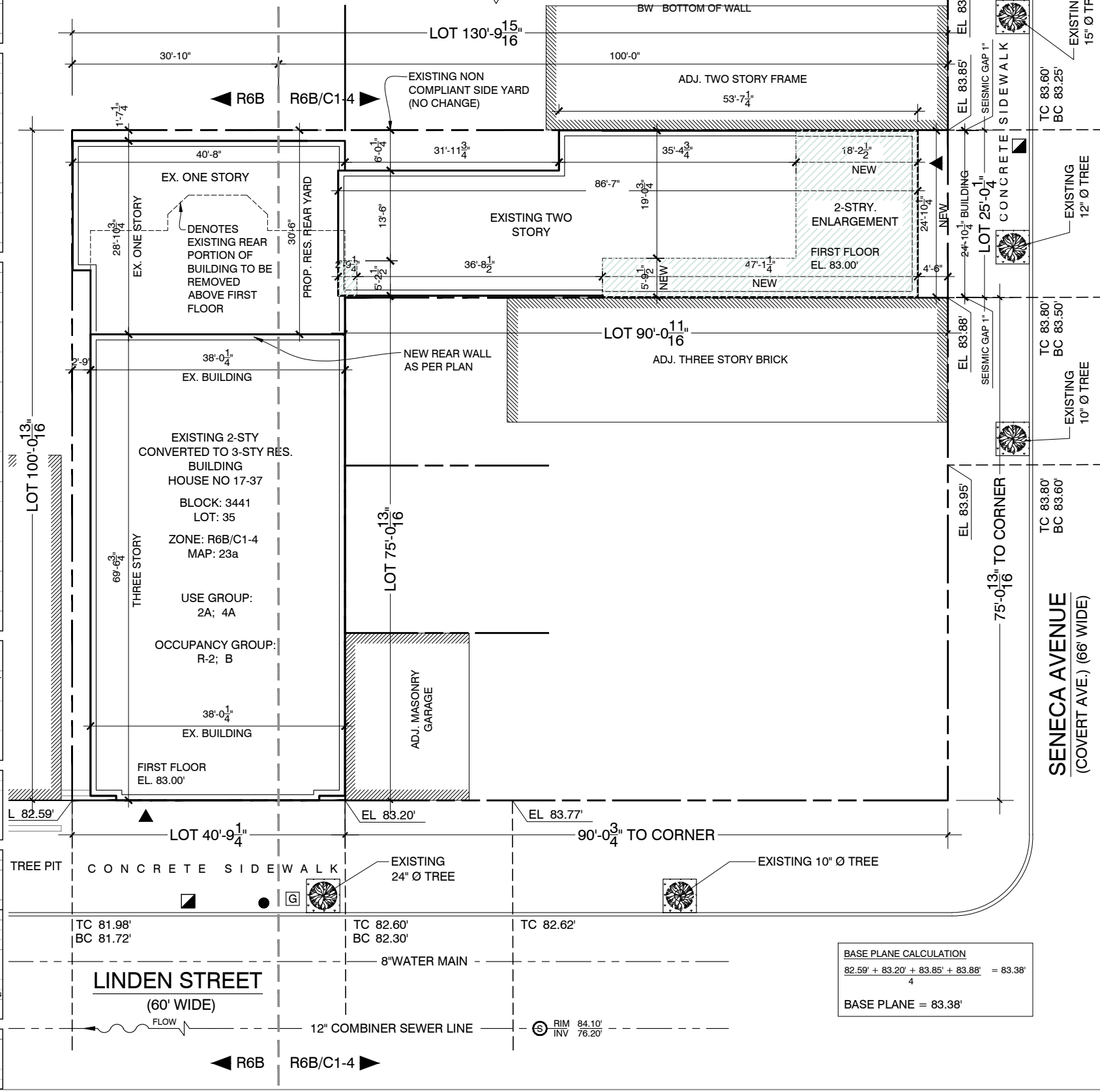
STREET TREES				
ZR 26-41	REQUIRED: 1 TREE PER 25'-0" OF LOT FRONTAGE	LOT FRONTAGE	REQUIRED	EXISTING
LINDEN STREET		40.77		
SENECA AVE		25.02		
TOTAL		65.79	25.00	3
NUMBER OF TREES TO BE PAID INTO TREE FUND AS PER ST-1				
			TOTAL	1

SITE PLAN

(SCALE: 1/16" = 1'-0")

PLOT PLAN LEGEND

- LINE OF PROPERTY TAX LOTS
- ▨ DENOTES EXIST TREE PIT
- ▲ RESIDENTIAL ENTRANCE
- ▬▬ PED. RAMP, DROP CURB
- ⊙ LIGHT POLE
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- ▽ SIGN
- LG LEGAL GRADE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- CL CENTERLINE OF STREET
- TW TOP OF WALL
- BW BOTTOM OF WALL



BASE PLANE CALCULATION
 $82.59' + 83.20' + 83.85' + 83.88' = 83.38'$
 BASE PLANE = 83.38'



ZD1 Zoning Diagram

Must be typewritten.

Q00969619-11

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

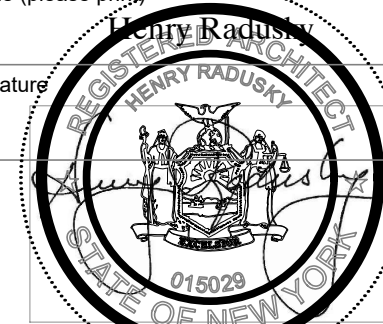
Yes No

Location Information

House No(s) 1737
 Street Name LINDEN STREET
 Borough QUEENS
 Block 3441
 Lot 35
 BIN 4082221

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) Henry Radusky
 Signature _____ Date _____



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram
Must be typewritten.

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Yes No

Location Information

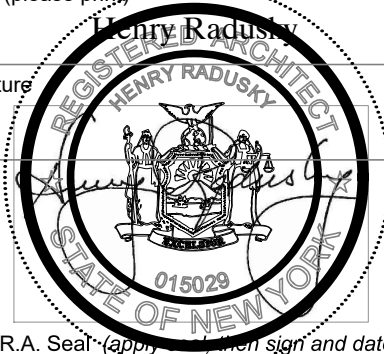
House No(s)	1737
Street Name	LINDEN STREET
Borough	QUEENS
Block	3441
Lot	35
BIN	4082221

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Name (please print)

Signature

Date

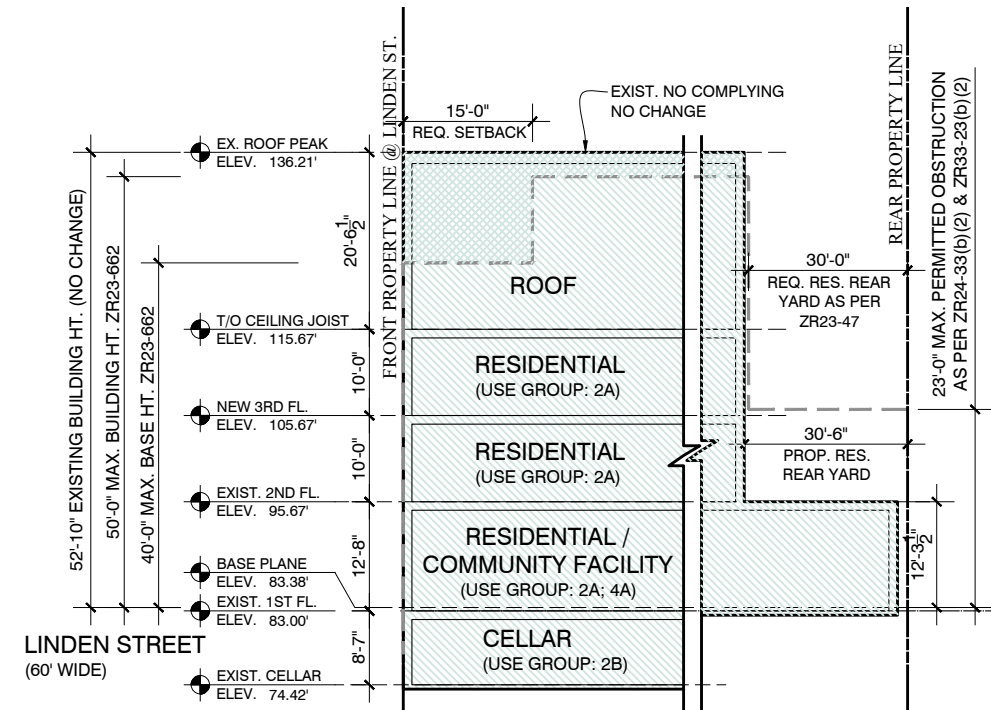
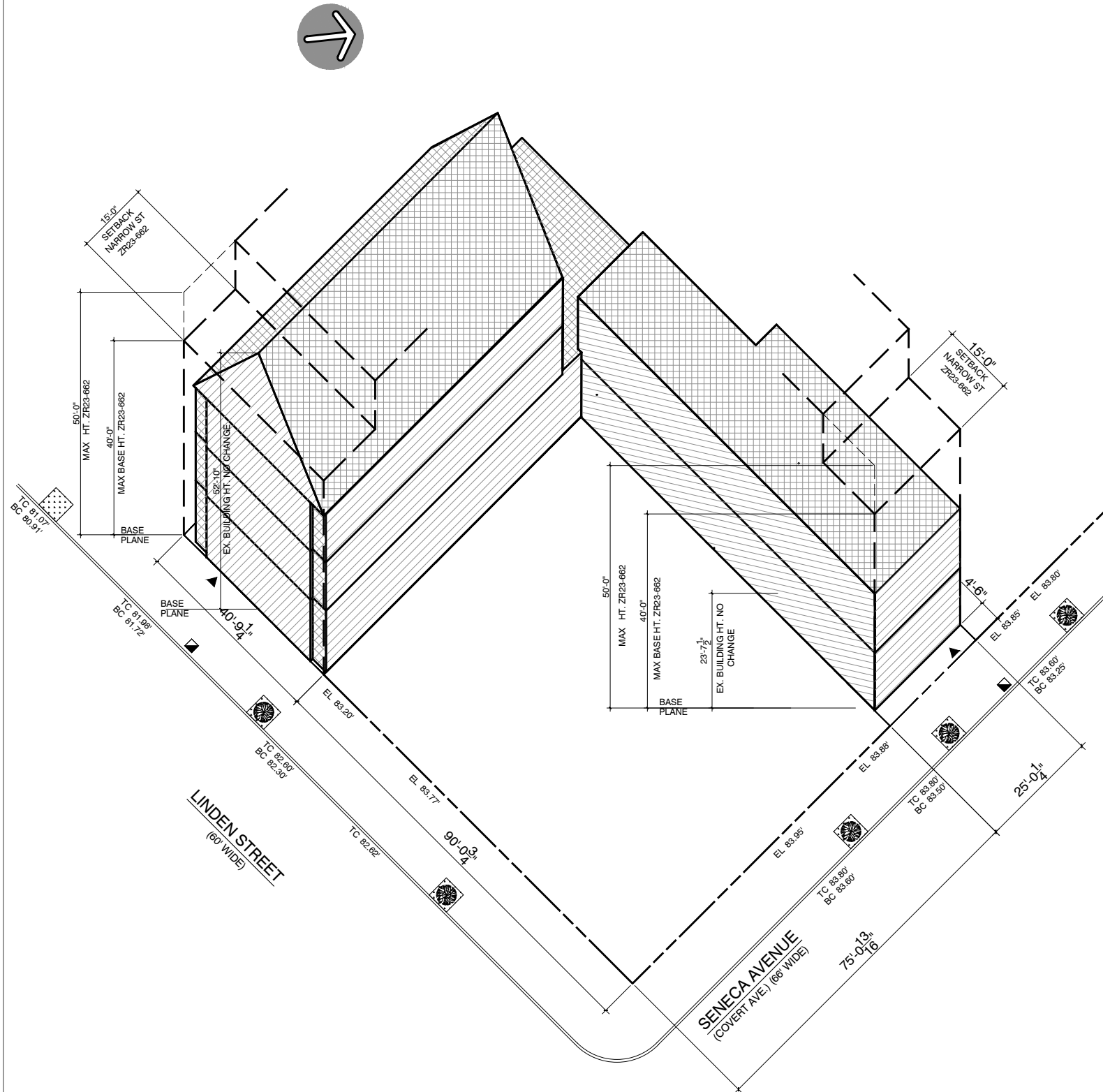


P.E. / R.A. Seal (app) when sign and date over seal

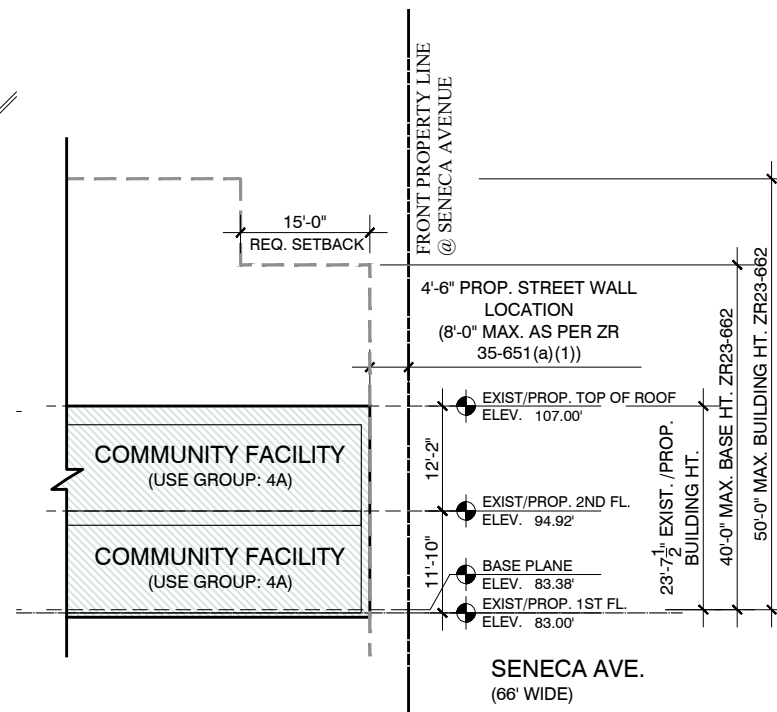
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SECTION DIAGRAM LINDEN STREET FRONTAGE



SECTION DIAGRAM SENECA AVENUE FRONTAGE

