

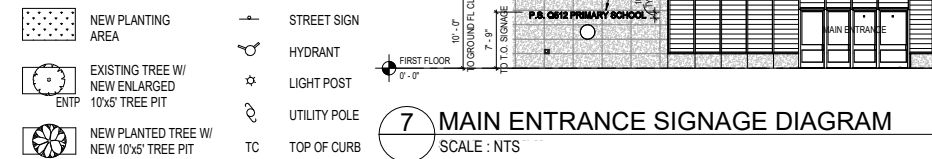
ZONING ANALYSIS CHART

NOTE: ZONING CALCULATIONS PROVIDED ARE BASED ON BULK REGULATIONS FOR COMMUNITY FACILITIES IN A RESIDENTIAL ZONE R7-1.

ZONING SECTION	ITEM	REQUIRED/PERMITTED	PROPOSED	REMARK
ZR22-13	USE GROUP III COMMUNITY FACILITIES	SCHOOLS PERMITTED AS-OF-RIGHT	SCHOOL	COMPLIES
ZR22-20	SIGN REGULATION	SIGN SHALL NOT EXCEED 12 SF IN SURFACE AREA, SHALL NOT PROJECT MORE THAN 12 INCHES AND MAY NOT EXTEND ABOVE GROUND FLOOR CEILING, OR MORE THAN 20 FEET ABOVE CURB LEVEL, WHICHEVER IS LESS. NOT MORE THAN ONE SIGN IS PERMITTED.	ONE SIGN OF SCHOOL NAME NOT MORE THAN 12 SF IN SURFACE AREA MOUNTED AT 7' BELOW THE GROUND FLOOR CEILING	COMPLIES
ZR22-21(b)	NON-ILLUMINATED SIGN			
ZR22-24				
ZR22-242				
ZR22-244				
ZR24-07	STREET TREE PLANTING	ONE STREET TREE FOR EVERY 25' OF STREET FRONTAGE. 213.46 LF / 25' = 9 TREES REQ'D.	9 NEW TREES PROVIDE 9 NEW TREES OR MONETARY RESTITUTION.	COMPLIES
ZR24-11	MAXIMUM FLOOR AREA RATIO AND PERCENTAGE OF LOT COVERAGE	FAR 4.8 x 69,757 S.F. = 334,833 S.F. PERMITTED	93,707 (TOTAL SF) / 69,757 SF = 1.75 < 4.8 MAX. ALLOWABLE FAR	COMPLIES
	LOT COVERAGE	INTERIOR LOT = 65%	PROPOSED = 28,889 SF / 69,757 SF = 41% < 65%	COMPLIES
ZR23-331	PERMITTED OBSTRUCTIONS IN ANY YARD OR REAR YARD OR REAR YARD EQUIVALENT	FLAGPOLES, PARAPET WALL NOT MORE THAN 4'-0", CANOPIES, STEPS AND RAMP, FENCE	APPLICABLE 15' HIGH FENCE PROVIDED (NEW 7' CHAIN LINK FENCE EXTENSION ON EXISTING 8' PRECAST CONCRETE FENCE)	COMPLIES
ZR24-34	MINIMUM REQUIRED FRONT YARDS	NON-REQUIRED	10' PROVIDED	COMPLIES
ZR24-35(b)	MINIMUM REQUIRED SIDE YARDS	NOT REQUIRED, HOWEVER, IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL BE AT LEAST EIGHT FEET WIDE.	15' AND 19' OPEN AREAS PROVIDED ALONG SIDE LOT LINES	COMPLIES
ZR24-36	MINIMUM REQUIRED REAR YARDS	30'	30'-0" PROVIDED ADDITIONAL REAR YARD - 30'-0" PROVIDED	COMPLIES
ZR24-393(a)				
ZR24-522	FRONT SETBACKS IN DISTRICTS WHERE FRONT YARDS ARE NOT REQUIRED	20' SETBACK ON NARROW STREET MAX. FRONT WALL HEIGHT = 60' OR SIX STORIES WHICHEVER IS LESS SKY EXPOSURE PLANE = 2.7 (V) TO 1 (H) ON NARROW STREET	58' WITH FOUR STORIES PROVIDED	COMPLIES
ZR24-53	ALTERNATE FRONT SETBACKS (NOT USED)	15' SETBACK ON NARROW STREET HEIGHT ABOVE STREET LINE = 60' 60' HEIGHT ABOVE STREET LINE SKY EXPOSURE PLANE = 3.7 (V) TO 1 (H) ON NARROW STREET	N/A	ZR24-522 USED
ZR25-31	PARKING	NONE REQUIRED	NONE	COMPLIES
ZR25-811	REQUIRED ENCLOSED BICYCLE PARKING SPACES	1 PER 10,000 OF FLOOR AREA 93,707 SF / 10,000 = 10	27 PROVIDED PER GSG REQUIREMENTS 18 TO BE INDOORS, 9 TO BE OUTDOORS 15 SQFT PROVIDED PER BICYCLE	COMPLIES, SEE FLOOR PLAN
ZR25-83				
ZR26-52	SPECIAL ROOFTOP SCREENING AND ENCLOSURES	SCREENED ENCLOSURE REQUIRED FOR MECHANICAL UNITS AT ROOFTOPS, ENCLOSURE WILL BE OPAQUE OR PERFORATED NOT MORE THAN 50% OPEN.	PROVIDED, PERFORATED ENCLOSURE WILL NOT BE MORE THAN 50% OPEN	COMPLIES

SITE INFORMATION

PROJECT ADDRESS	137-23 45TH AVENUE QUEENS, NY 11355
SCHOOL DISTRICT	25
TAX BLOCK	5145
TAX LOT	90
ZONING MAP & DISTRICT	104 (INTERIOR LOT) & R7-1
LOT AREA	69,757 SF



7 MAIN ENTRANCE SIGNAGE DIAGRAM
SCALE : NTS

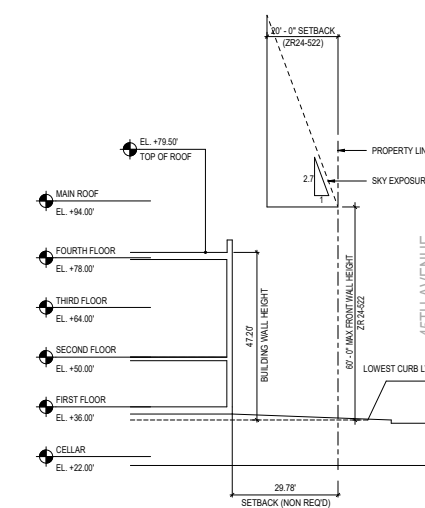
SCA JOB # **0757-24**
SHEETS FILED **2**

APPROVED

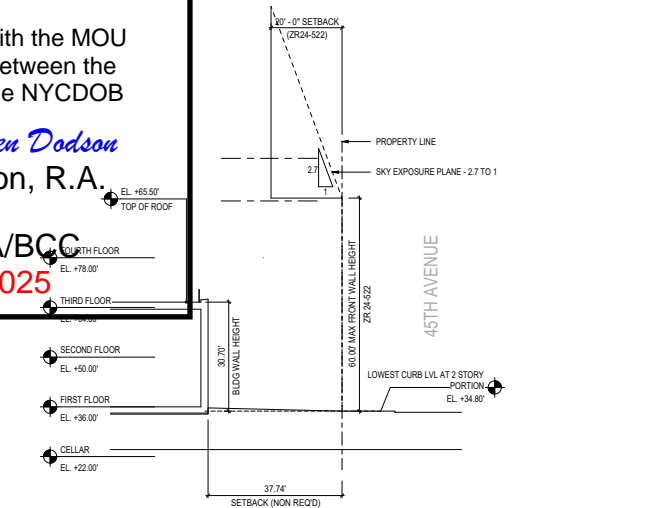
In accordance with the MOU Date 07/06/90 between the NYCSCA and the NYCDOB

Examiner: *Ellen Dodson*
Ellen Dodson, R.A.

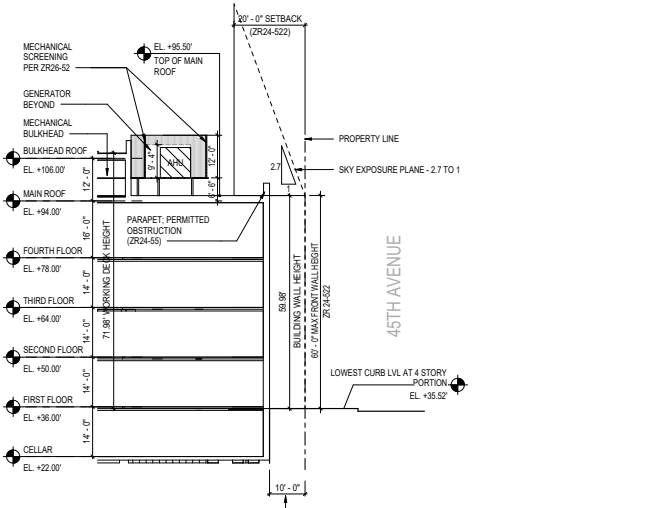
NYC SCA/BCC
04/15/2025



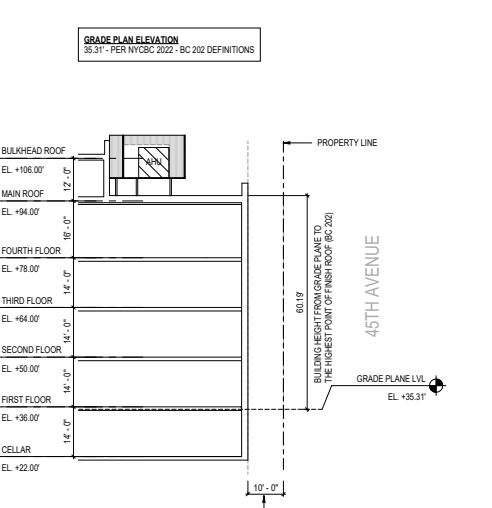
6 SKY EXPOSURE DIAGRAM AT 3 STORY PORTION
SCALE : NTS



5 SKY EXPOSURE DIAGRAM AT 2 STORY PORTION
SCALE : NTS



3 SKY EXPOSURE DIAGRAM AT 4 STORY PORTION
SCALE : NTS



2 BUILDING HEIGHT DIAGRAM
SCALE : NTS



ZD1 Zoning Diagram
Must be typewritten.

Orientation 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)	137-23
Street Name	45TH AVENUE
Borough	QUEENS
Block	5145
Lot	90
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 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) _____

CONSTANCE KIM 04/01/2025

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

