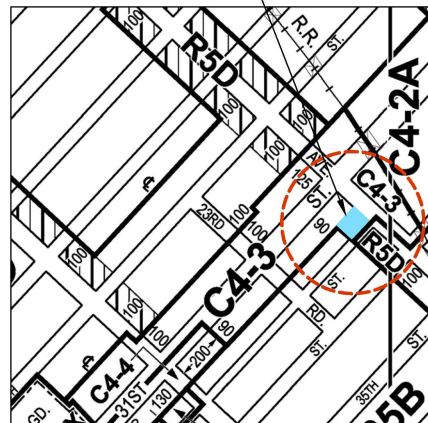


ZONING INFORMATION

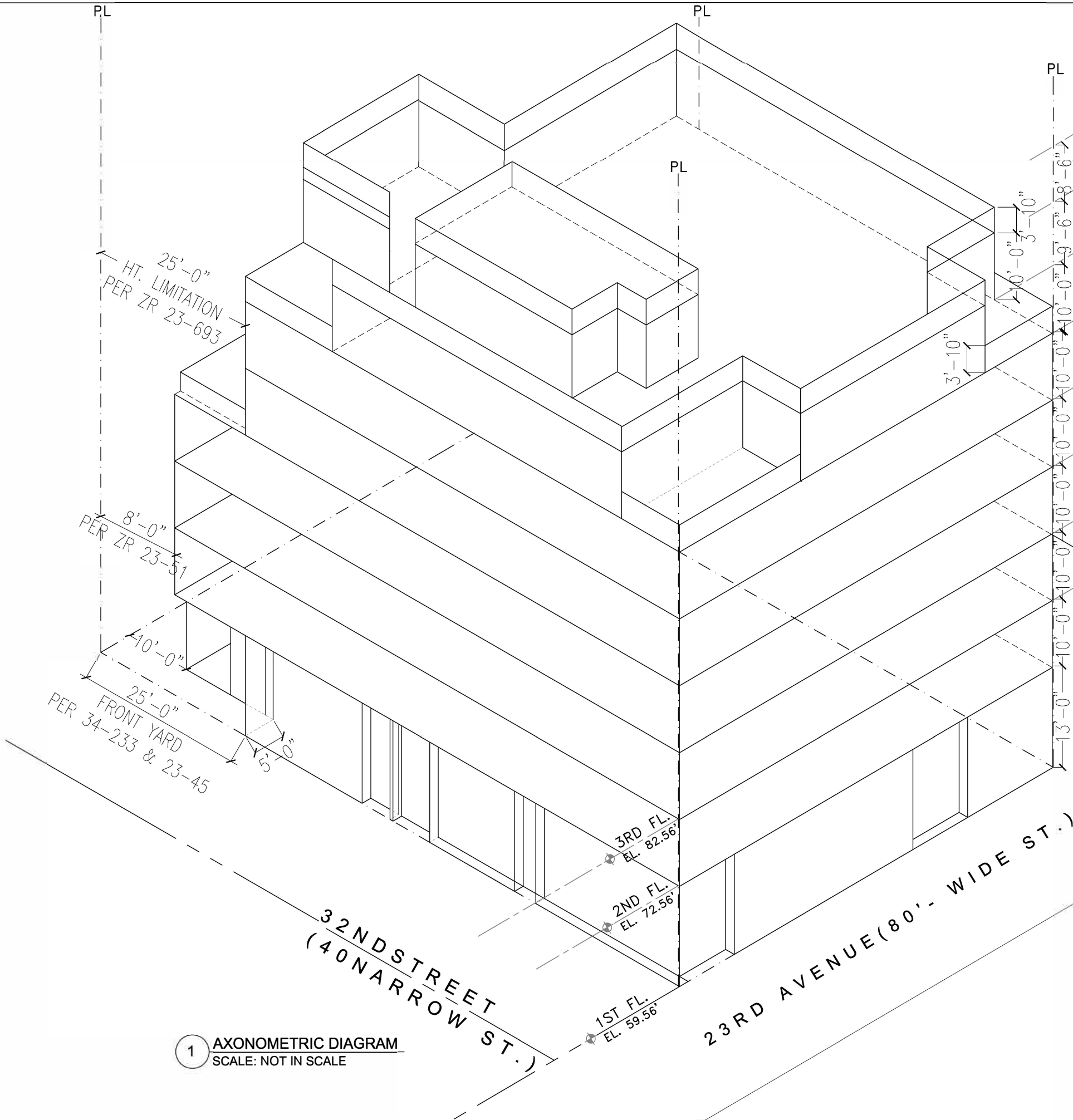
Address : 23-04 32nd STREET
 ASTORIA, NY 11051
 Block : 835
 Lot(s) : 119
 Zone : C4-3
 Map No. : 9A
 Lot AREA : 6,500.0 SF
 TYPE OF LOT : CORNER LOT

**PROJECT LOCATION:
 23-04 32ND ST.
 ASTORIA, NY 11106**



ZONING INFORMATION & REQUIREMENTS

ADDRESS : 23-04 32ND STREET, ASTORIA, NY 11105	
BLOCK: 835	LOT: 119 ZONING: C4-3
BUILDING WILL DESIGN UNDER QUALITY HOUSING PROGRAM	
LOT ARE:	6,500.0 SF (SEE EXISTING SURVEY)
LOT TYPE:	CORNER LOT (SEE EXISTING SURVEY)
ALLOWABLE F.A.R. FOR QUALITY HOUSING:	3.0 [ZR-23-153] + 5% [ZR-12-10(15)]
TOTAL ALLOWABLE ZONING FL. AREA FOR ENTIRE BUILDING:	(4.8 x 6,500 SF) = 31,200.0 SF
PROPOSED F.A.R. :	4.61 (TOTAL): (2.99 FOR RES. + 0.70 FOR COM.+0.90 FOR C.F.)
PROPOSED NUMBER OF FLOORS :	7
PROPOSED 1ST FL. ZONING AREA :	5,771.44 SF
PROPOSED 2ND FL. ZONING AREA :	5,867.36 SF
PROPOSED 3RD FL. ZONING AREA :	3,702.26 SF
PROPOSED 4TH FL. ZONING AREA :	4,071.44 SF
PROPOSED 5TH & 6TH FL. ZONING AREA :	3,664.04 SF EACH FLOOR
PROPOSED 7TH FL. ZONING AREA :	3,238.42 SF
PROPOSED TOTAL ZONING FLOOR AREA :	29,973.99 SF < 31,200.0 SF OK
MAX. ALLOWABLE LOT COVERAGE:	100 % [ZR-23-153] 6,500 SF x100% = 6,500 SF
PROPOSED LOT COVERAGE:	5,879.36 SF < 6,500 SF OK
REQUIRED MIN. FRONT YARD:	25' x 5' [ZR-34-233 & 23-45]
PROPOSED FRONT YARD:	25' x 5' OK
REQUIRED MIN. SIDE YARD :	8 FEET [ZR-23-51]
PROPOSED SIDE YARD :	8 FEET [SEE PLOT PLAN] OK
REQUIRED MIN. REAR YARD:	NONE [ZR-33-261]
PROPOSED REAR YARD :	NONE
MIN. ALLOWABLE LEVEL OF OPEN SPACE :	MIN. 23 FEET ABOVE CURB LEVEL [ZR-35-33]
PROPOSED LEVEL OF OPEN SPACE:	33 FEET OK
MAX. ALLOWABLE BUILDING HEIGHT:	75 FEET [ZR-23-664]
PROPOSED BUILDING HEIGHT:	73 FEET < 75 FEET
REQUIRED SETBACK:	NONE [ZR-23-664]
PROVIDE SETBACK:	10 FEET OK
MAX ALLOWABLE NUMBER OF D.U. :	MAX. ALLOWABLE FLOOR AREA / APPLICABLE FACTOR APPLICABLE FACTOR : 680 [ZR-23-22] (19,500.0 SF + 975.0 SF) / 680 = 30.11 DWELLINGS UNITS
PROVIDE NUMBER OF D.U. :	29 < 30.11 OK
REQUIRED PARKING FACILITIES :	50 % OF TOTAL DOWELING UNITS [ZR-25-20]: 50% OF 29 DOWELING UNITS (QUALITY HOUSING) = 14.5 + 1 PER 400 SF (RETAIL, U.G: 6) = 11.2 + 1 PER 400 SF (RETAIL, U.G: 6) = 14.76 TOTAL: 39.4 ≈ 40 PARKING SPOTS
PROVIDED PARKING FACILITIES :	15 PARKING SPOTS @ CELLAR (IN C4-3 UP TO 25 REQ. PARKING MAY BE WAVED) [ZR-36-231]
REQUIRED BICYCLE PARKING SPOTS :	1 PER 2 DOWELING UNITS [ZR-25-811(TABLE)] 1 PER DEWING UNIT: 27 DWELLING UNITS / 2 = 14 + 1 PER 1,000 SF OF FL. AREA (FOR U.G.: 6) = 1 TOTAL: 15
PROVIDED BICYCLE PARKING SPOTS :	15 BICYCLE PARKING SPOTS @ CELLAR=15 OK
STREET TREE PLANTING REQUIRED :	1 STREET TREE EVERY 25 FEET (AS PER NYC PARK): AT 23RD AVE.: 65.02' + AT 32ND ST.: 100.0' TOTAL: 165.0 / 25 ≈ 6.6 = 7 TREES
NUMBER OF EXISTING TREE ON SITE :	1 TREE
PROVIDED STREET TREE PLANTING ON-SITE :	6 TREES OK
PROVIDED STREET TREE PLANTING OFF-SITE :	1 TREE OK



**1 AXONOMETRIC DIAGRAM
 SCALE: NOT IN SCALE**

NYC BUILDINGS
ZD1 ZONING DIAGRAM

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): 23-04
 Street Name: 32ND STREET

Borough: QUEENS
 Block: 835
 Lot: 119
 Bin: 4017243

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 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 the rule of any agency, I am barred from filing further applications or documents with the Department.

Name (please print)
 RAYMOND CHAN

Signature: Date: 1/24/2025

P.E./ R.A Seal (apply seal, then sign and date over seal)

INTERNAL USE ONLY

PLAN EXAMINER SIGN AND DATE

