


Orient and affix BIS job number label here #E01098000-11

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) 2-65  
Street Name WATJEAN COURT  
Zone R5, C1-3  
Borough QUEENS NY 11691  
Block 15784  
Lot 1  
BIN 0

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Name (please print) LEONARDO NILS DICKSON  
Checked by LEONARDO NILS DICKSON  
Signature  Date 5/27/2025 1:55:35 PM



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BIS Doc # \_\_\_\_\_

**ZONING ANALYSIS**

SECTION	ITEM	PERMITTED/REQUIRED	PROPOSED
ZR 22-12	USE PERMITTED	USE GROUPS: (RESIDENTIAL, III, IV, V, VI, VII, VIII)	USE GROUP: II
ZR 23-21	MAX FAR	MAX ALLOWED RESIDENTIALS: 2.00	PROPOSED F.A.R (SEE Z-102, Z-103): 1.848
ZR 23-21	MAX F.A.	MAX FLOOR AREA: 38,610 SF	PROPOSED FLOOR AREA: 35,671,105 SF
ZR 23-361 (B)	LOT COVERAGE	MODIFIED MAX ALLOWABLE: 18,230.36 SF	PROPOSED LOT COVERAGE: 876.58 SF
ZR 23-361 (B)	LOT COVERAGE	LOT (CORNER) COVERAGE MAX	PROPOSED LOT COVERAGE % (SEE Z-104): 48.47%

**QUALIFYING RESIDENTIAL SITE**

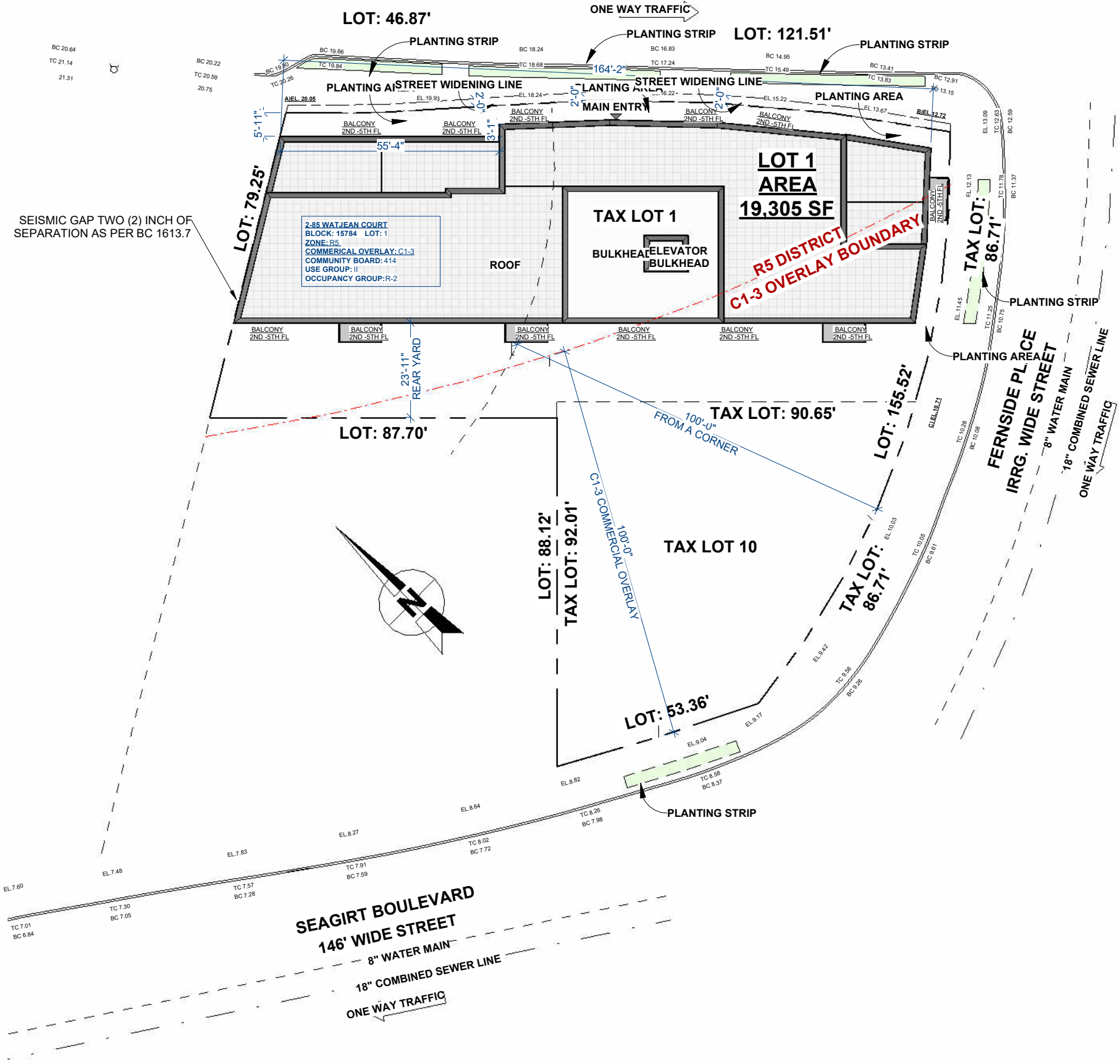
CODE	USE	PERMITTED / REQUIRED	PROPOSED
ZR 12-10	R1 TO R5	IN AN R1 THROUGH R5 DISTRICT, (I) THAT MEETS THE FOLLOWING CRITERIA: (i) HAS A MINIMUM LOT AREA OF AT LEAST 5,000 SQUARE FEET; (ii) IS LOCATED WITHIN THE GREATER TRANSIT ZONE. FOR THE PURPOSES OF THIS DEFINITION, THE GEOGRAPHY OF THE OUTER TRANSIT ZONE SHALL ONLY INCLUDE THOSE AREAS WITHIN A SPECIFIED DISTANCE OF MASS TRANSIT STATIONS, AS DEFINED IN SECTION 66-11 (DEFINITIONS), EXISTING ON DECEMBER 5, 2024; (iii) HAS FRONTAGE ALONG A WIDE STREET OR ALONG THE SHORT DIMENSION OF A BLOCK; AND (iv) IS NOT LOCATED WITHIN AN R1 OR R2 DISTRICT; OR	1 (i) LOT AREA 19,305 SF 1 (ii) IS LOCATED IN THE GREATER TRANSIT ZONE 1 (iii) HAS FRONTAGE ALONG WIDE STREET 1 (iv) IS IN AN R5 DISTRICT

**YARDS**

CODE	USE	PERMITTED / REQUIRED	PROPOSED
ZR 23-321 (A)	FRONT YARD	FOR QUALIFYING RESIDENTIAL SITES WITH A LOT WIDTH OF AT LEAST 150 FEET, THE APPLICABLE FRONT YARD DEPTH SET FORTH IN THE TABLE MAY BE REDUCED BY FIVE FEET, EXCEPT...	5'-1" SEE PLOT PLAN
ZR 23-342 (A)(2)	REAR YARD	ZONING LOTS WIDER THAN 40 FT. AT OR BELOW 75 FT IN HEIGHT: 20 FT REAR YARD REQUIRED AFTER 75 FT IN HEIGHT: 30 FT REAR YARD REQUIRED	23'-11" SEE PLOT PLAN

**HEIGHT AND SETBACK**

CODE	USE	PERMITTED / REQUIRED	PROPOSED
ZR 23-423	STANDARD SETBACK	ABOVE THE MAXIMUM BASE HEIGHT, A BUILDING SHALL BE SET BACK AT LEAST: 10 FEET FROM A WIDE STREET WALL, 15 FEET FROM A NARROW STREET WALL	SETBACK @WATJEAN COURT(NARROW ST): 15FT + 15FT SETBACK @FERNSIDE PLACE(WIDE STREET): 23'-7" + 15FT
ZR 23-426 (B)	ADDITION HEIGHT AND SETBACK	STREET WALLS OVER 150 FEET MUST HAVE AT LEAST 20% OF THE STREET WALL RECESS BY 3 FEET	55'-4" OF THE 164'-2" STREET WALL IS RECESSED BY 3 FEET. SEE PLOT PLANS
ZR 23-413 (1)	PERMITTED OBSTRUCTION (DORMER)	MAX DORMER WIDTH @ MAX B HEIGHT = 80% OF STREET WALL WIDTH DECREASE FOR EACH 1'-0" ABOVE MAX BUILDING HEIGHT = 1% OF STREET WALL WIDTH	PROPOSED HEIGHT ABOVE MAX B HEIGHT: 7'-8" MAX DORMER WIDTH 60.0% - 7.58% = 52.42% STREET WALL WIDTH (WATJEAN COURT): 164'-2" x 52.42% = 86'-3" STREET WALL WIDTH (FERNSIDE PLACE): 44'-1" x 52.42% = 23'-1" PROPOSED DORMER @WATJEAN COURT WIDTH AT MAX B HEIGHT: 168'-4" PROPOSED WIDTH: 87'-3" MAX ALLOWED WIDTH: 88'-3" PROPOSED DORMER @FERNSIDE PLACE WIDTH AT MAX B HEIGHT: 44'-1" PROPOSED WIDTH: 19'-2" MAX ALLOWED WIDTH: 22'-1"
ZR 23-424	MIN BASE HEIGHT	N/A	BASE HEIGHT: 42'-7" PROPOSED
ZR 23-424	MAX ALLOWED BUILDING HGT.	55'-0"	BUILDING HEIGHT: 52'-7" PROPOSED



1 SITE PLAN ZD1  
1" = 30'-0"



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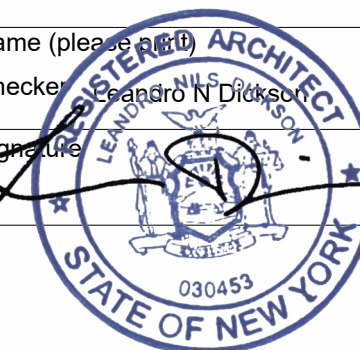
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Name (please print)

Checker: Leonardo N Dickson

Signature: Date: 5/27/2025 4:55:37 PM

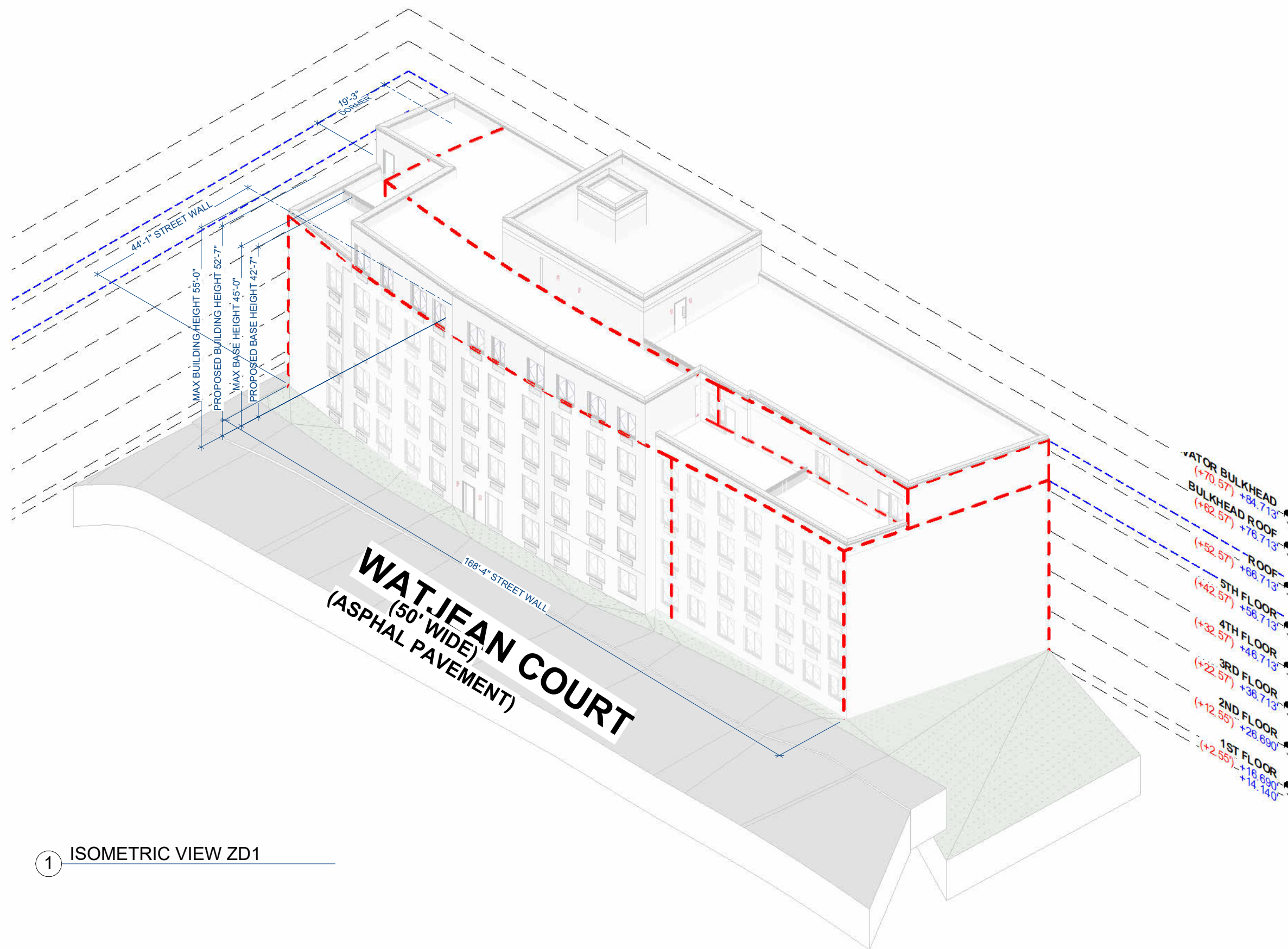


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PLAN EXAMINER SIGN AND DATE



① ISOMETRIC VIEW ZD1



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Signature Date 5/27/2025 4:55:38 PM

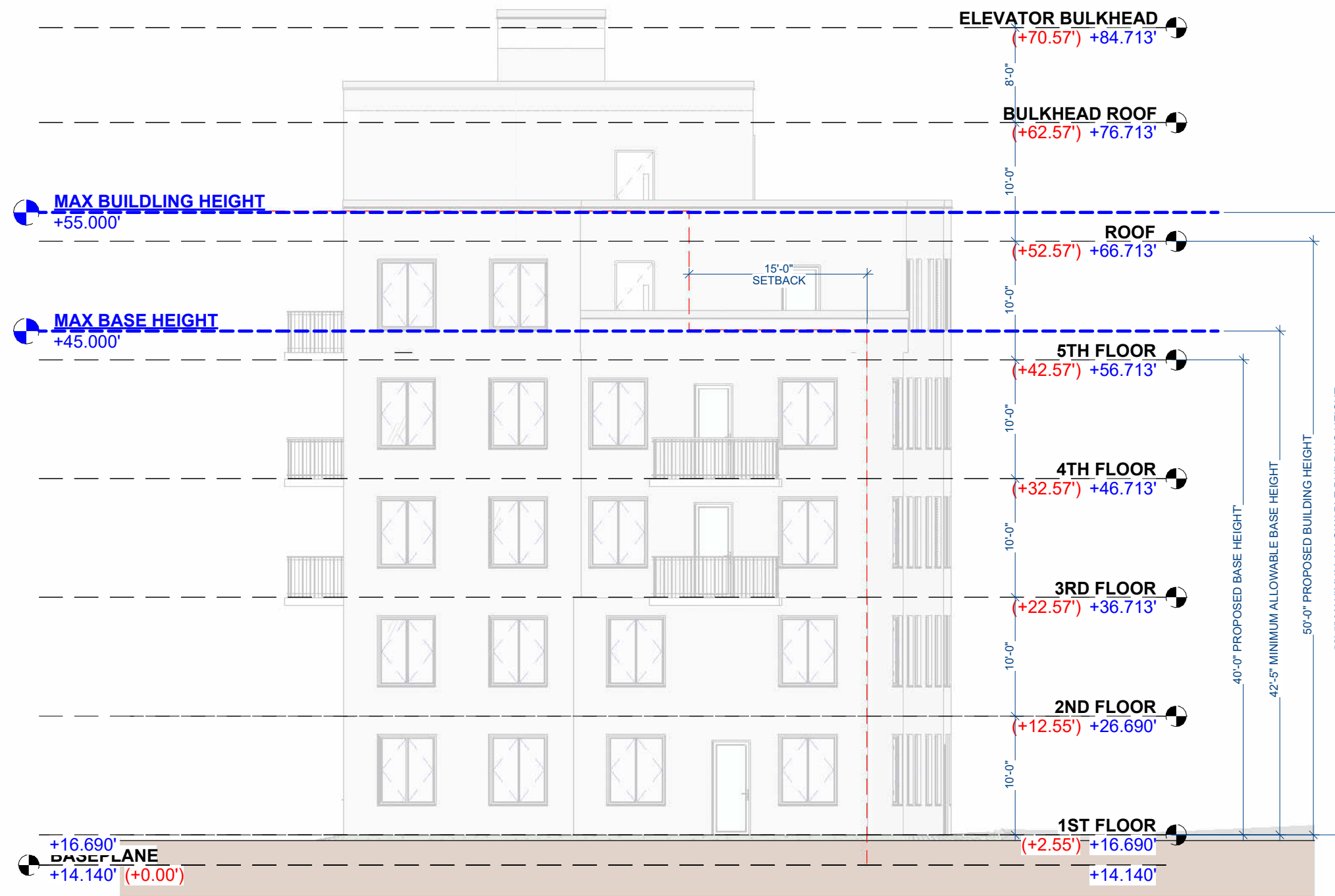


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1 SOUTH ELEVATION - SIDE 2 ZD1  
3/32" = 1'-0"

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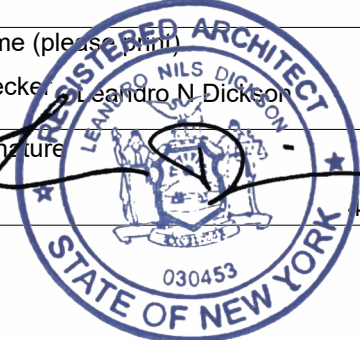
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① HEIGHT DIAGRAM - FRONT ZD1  
1/16" = 1'-0"

