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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) 23-17
 Street Name 41ST AVENUE
 Borough QUEENS
 Block 408
 Lot 1
 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 made a false statement or 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 provision 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)

TOM MUI

SIGNATURE

DATE



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

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BIS Doc #

PLAN EXAMINERS SIGN AND DATE

PROJECT # 2204
 ZONING INFORMATION
 ADDRESS: 23-17 41st AVE (aka 40-46 24th STREET)
 LONG ISLAND CITY, NY 11101
 BLOCK: 408
 LOTS: 1
 ZONING DISTRICT: M1-2/R6A
 MAP: 9B

ZONING LOT AREA: 10,020.01 SQ. FT. SURVEYED ON 05.05.2022
 ZR 22-12 & 123-221 USE GROUP 2 USE GROUP 17A
 ZR 42-14 RESIDENTIAL SERVICE OR WHOLESALE ESTABLISHMENTS

ZR 23-153 FOR QUALITY HOUSING BUILDINGS (CORNER LOT)

DISTRICT	MAXIMUM LOT COVERAGE
R6A	100%

ZR 117-632 STREET WALL LOCATION
 IN THE DUTCH KILLS SUBDISTRICT, THE STREET WALL OF ANY RESIDENTIAL OR MIXED USE BUILDING SHALL BE LOCATED NO CLOSER TO, NOR FURTHER FROM, THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING. FOR ALL ZONING LOTS, THE STREET WALL OF A BUILDING NEED NOT BE LOCATED FURTHER FROM THE STREET LINE THAN 15 FEET.

THE PROPOSED BUILDING STREET WALL LOCATION ALIGNS TO BOTH ADJACENT EXISTING BUILDINGS. SEE Z-001.00 PLOT DIAGRAM

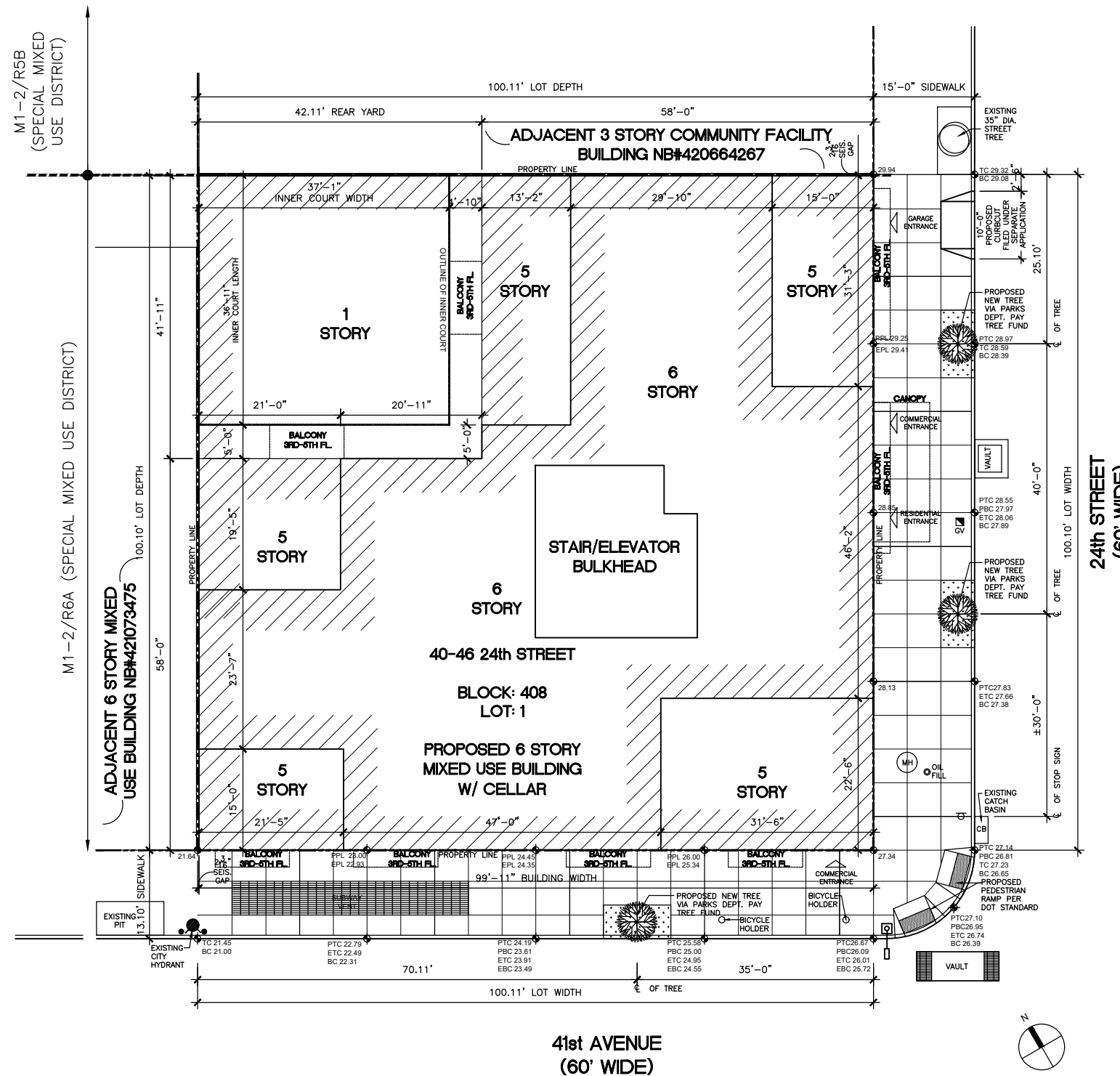
ZR 123-651 SIDE YARDS
 ZR 23-462 (C) & 43-25 NO SIDE YARD REQUIRED, IF PROVIDED 8' MINIMUM SEE PLOT PLAN

ZR 117-525 MINIMUM REAR YARD
 ZR 23-47 & 43-26 NO REAR YARD, REQUIRED, SEE INNER COURT ZR 23-851 ZR
 ZR 23-541 & 43-311 SEE PLOT PLAN AND SECTION DIAGRAMS

ZR 23-851 (B) INNER COURT
 MINIMUM WIDTH OF AN INNER COURT = 30'
 PROPOSED WIDTH = 36'-11" & DEPTH = 37'-1"
 MINIMUM AREA OF AN INNER COURT = 1200 SQ. FT.
 PROPOSED AREA OF INNER COURT = 1368.99 SQ. FT.

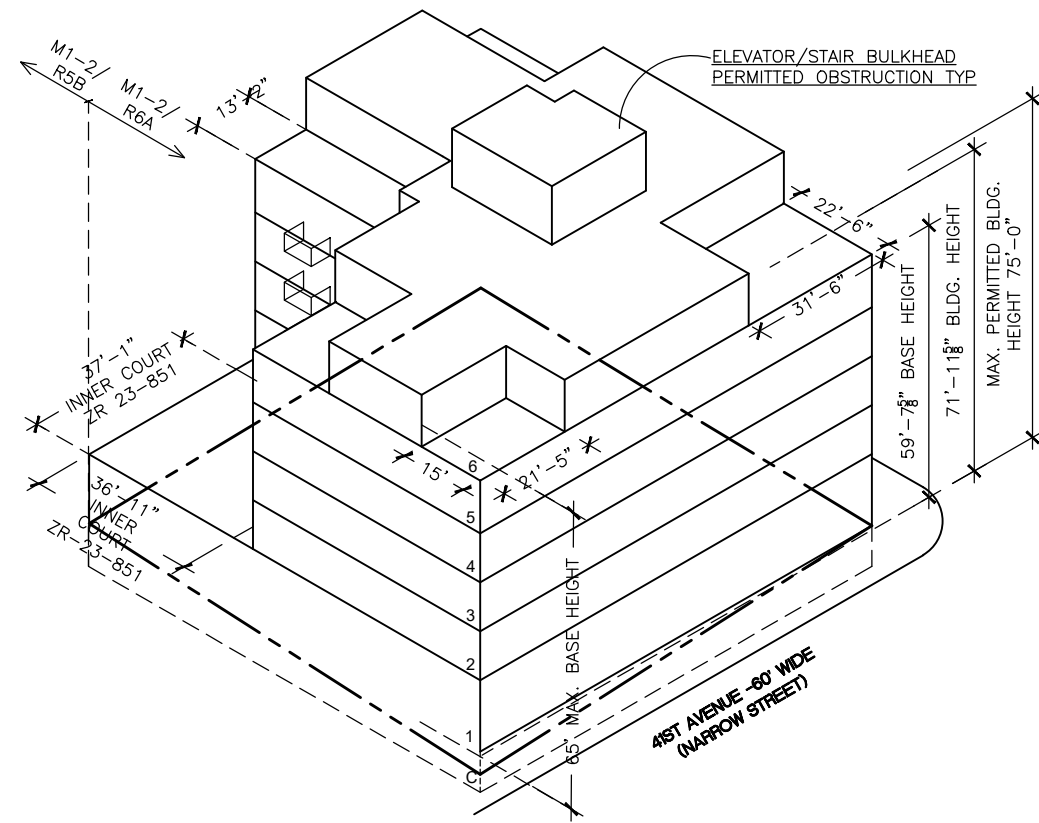
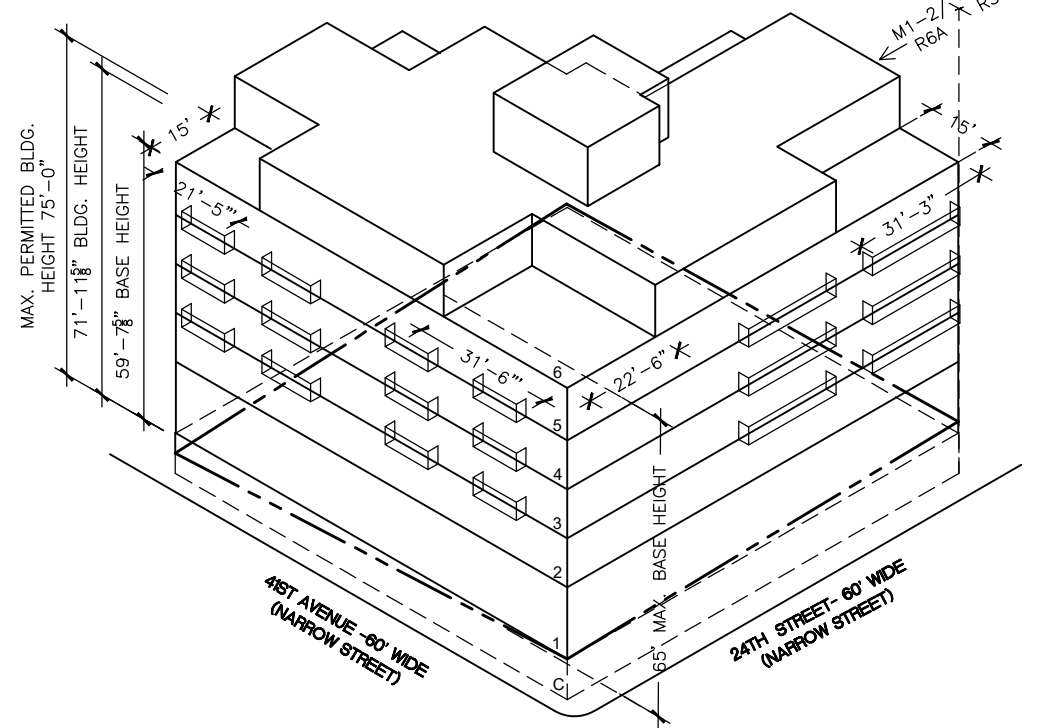
ZR 23-03 & 43-02 STREET TREE PLANTING
 ZR 26-41 REQUIRED ONE STREET TREE FOR EVERY 25' OF STREET FRONTAGE OF THE ZONING LOT.

41ST AVENUE FRONTAGE = 100.11'
 24TH STREET FRONTAGE = 100.10'
 TOTAL FRONTAGE = 200.21'/25' = 8.00
 PROPOSING 8 STREET TREE PAID TO TREE FUND, PLANTING 3 ON-SITE/
 5 OFF-SITE

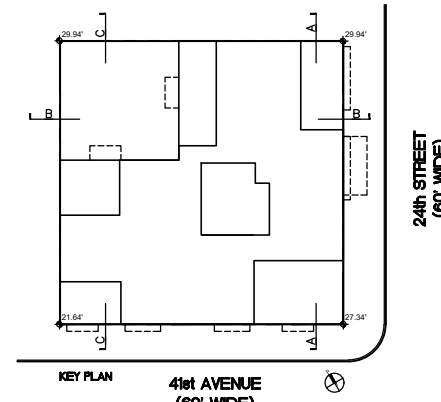


1 SITE PLAN
 SCALE: N.T.S.

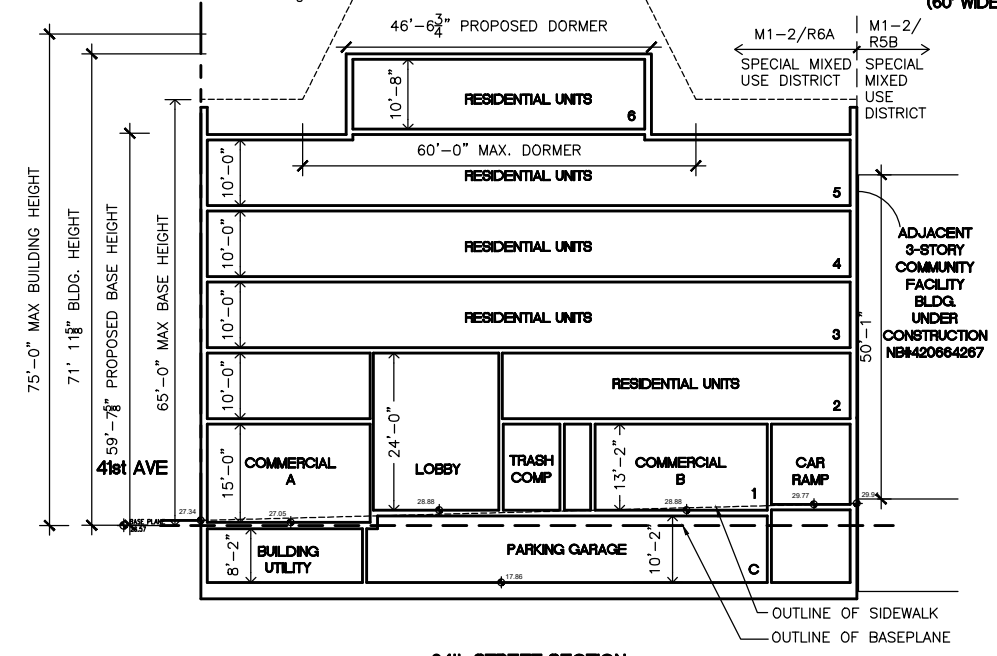
ZR 123-662 (B),(C) & ZR 23-662 (A)
 TABLE 1, (B) TABLE 2, (C)(1)
 MAX. BUILDING HEIGHT: 75'
 MAX. BASE HEIGHT: 65'
 PROPOSED BUILDING BASE HEIGHT: 59'-7⁷/₈"
 PROPOSED BUILDING HEIGHT: 71'-11¹/₈"
 ZR 23-662 (C)(1)15'-0" MIN. SETBACK



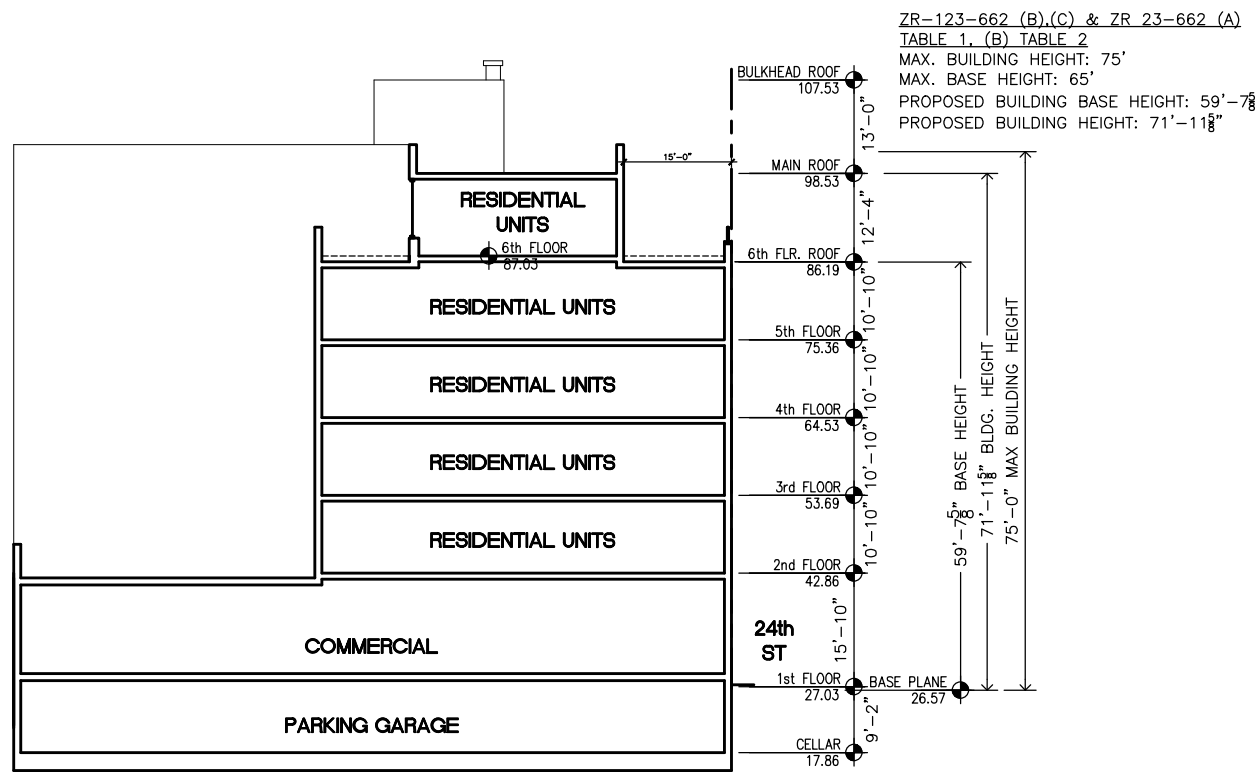
BASE PLANE CALCULATION:
 $= [(21.64 + 27.34)/2 \times 100.11] + [(27.34 + 29.94)/2 \times 100.21] / 200.21'$
 $= 26.57'$



ZR-123-662 (B),(C) & ZR 23-662 (A)
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24th STREET SECTION



ZR-123-662 (B),(C) & ZR 23-662 (A)
 TABLE 1, (B) TABLE 2
 MAX. BUILDING HEIGHT: 75'
 MAX. BASE HEIGHT: 65'
 PROPOSED BUILDING BASE HEIGHT: 59'-7⁷/₈"
 PROPOSED BUILDING HEIGHT: 71'-11¹/₈"

1 AXONOMETRIC DIAGRAMS
 SCALE: N.T.S

2 SECTION DIAGRAMS
 SCALE: N.T.S

NYC Buildings

ZD1 Zoning Diagram
 Must be typewritten

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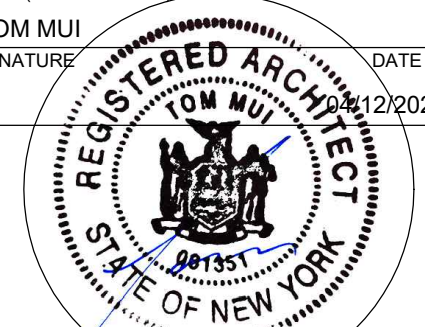
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TOM MUI
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