

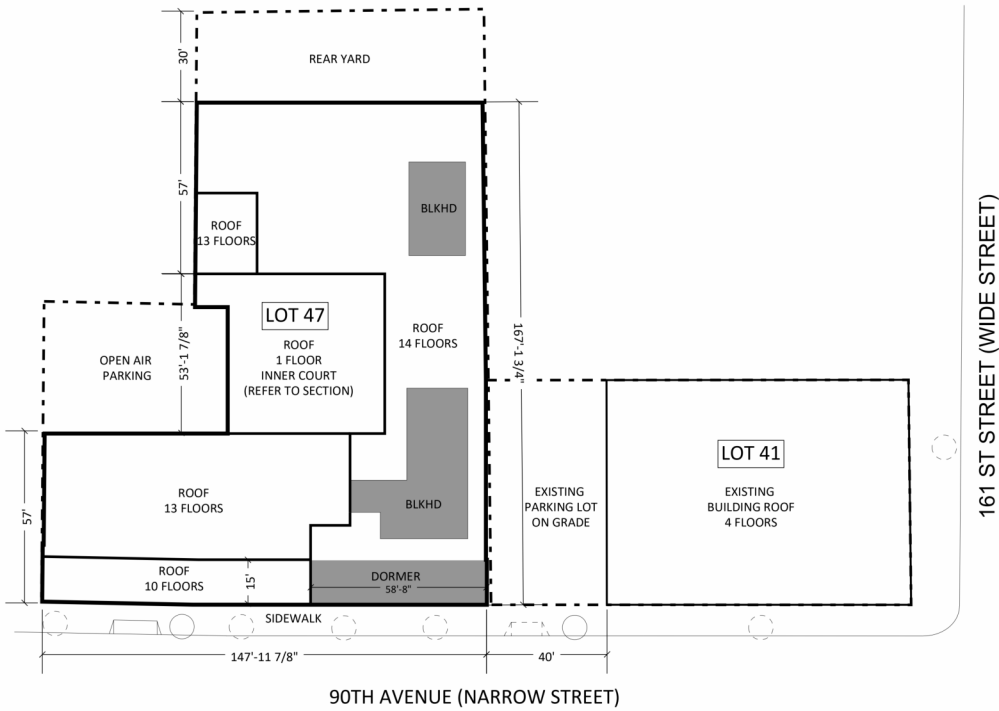
**SITE PLAN DIAGRAM**



**LOT AREA**  
 LOT 41 - 10,500.00 SF  
 LOT 47 - 24,295.35 SF  
 ENTIRE ZONING LOT (41+47) - 34,795.35 SF

**REQUIRED YARDS**  
 REAR YARD: 30'-0" PER ZR 23-342(A)

**LOT COVERAGE**  
 AS PER ZR 23-153, ZR 24-11



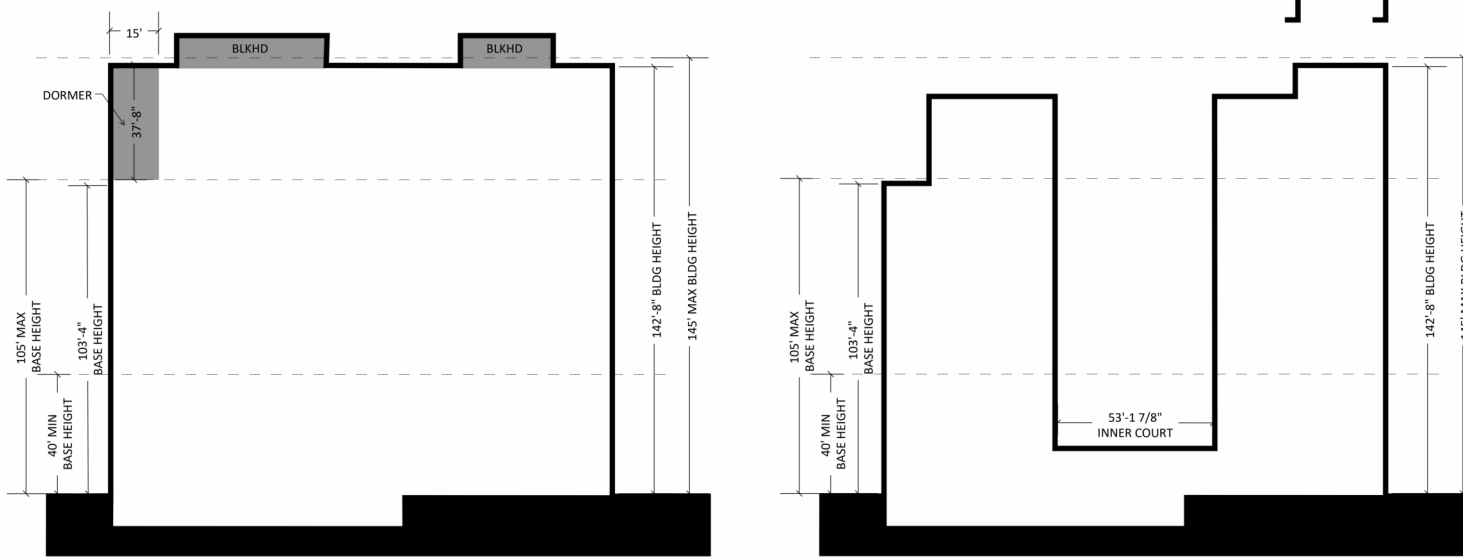
**SECTION DIAGRAM**

**MAX BUILDING HEIGHT WITH QUALIFYING GROUND FLOOR**  
 145' AS PER ZR 115-233, ZR 23-432

**PERMITTED OBSTRUCTIONS**  
 DORMERS: AS PER ZR 23-413 (b)(1)(ii)  
 BULKHEADS: AS PER ZR 23-412 (c)

**MAX/MIN BASE HEIGHT**  
 105'/45' AS PER ZR 115-233, ZR 23-432

**INNER COURT WITH LEGALLY REQUIRED WINDOWS**  
 AS PER ZR 23-352 (a)



**LEGEND**

C4-5X DISTRICT WITH R7X RESIDENTIAL EQUIVALENT

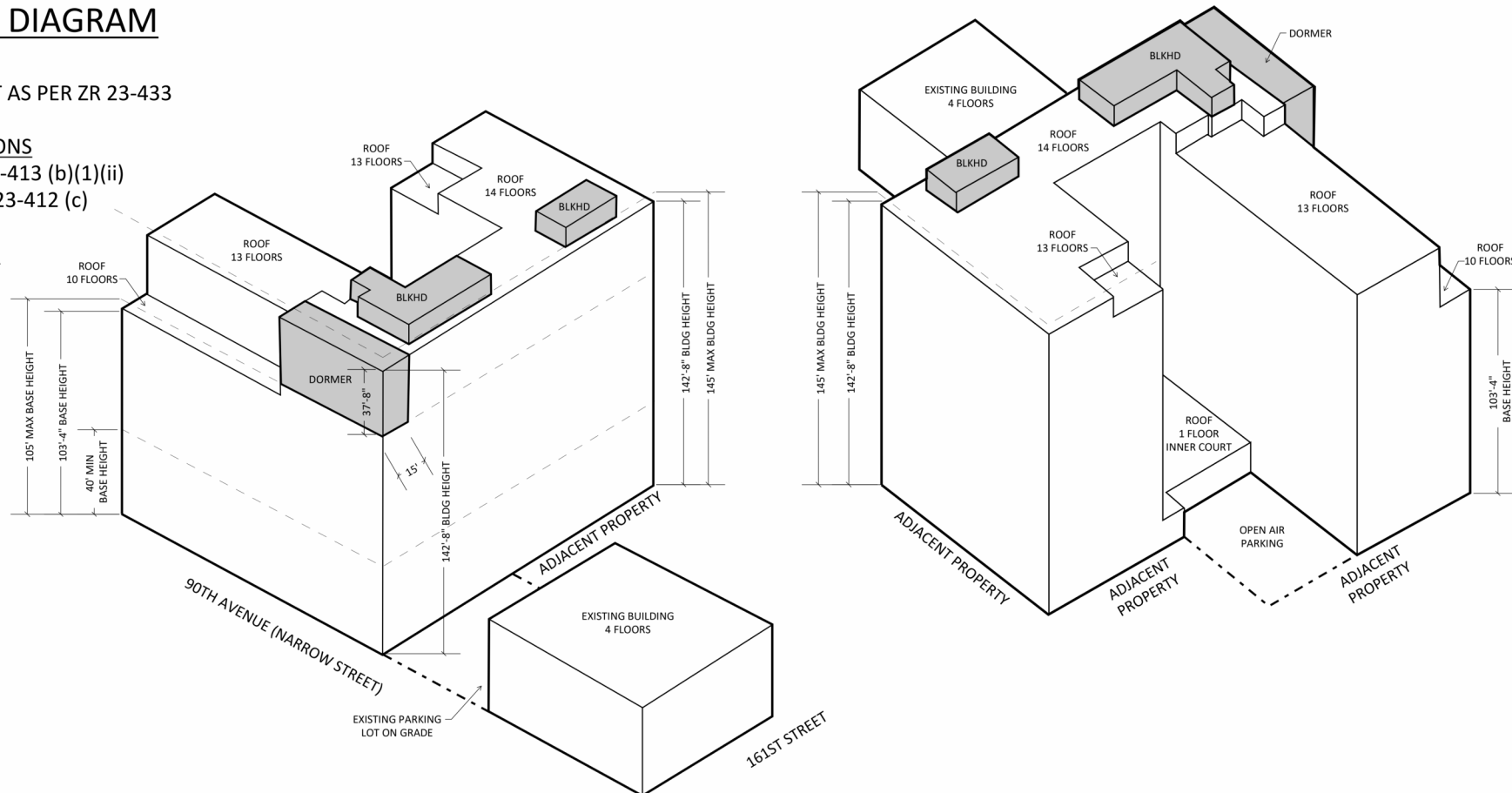
- ZONING LOT LINE
- PROPOSED BUILDING
- - - - PERMITTED ZONING ENVELOPE
- PROPOSED TREE
- EXISTING TREE
- PERMITTED OBSTRUCTION
- ▬ PROPOSED CURB CUT
- ▬ EXISTING CURB CUT

**AXONOMETRIC DIAGRAM**

**REQUIRED SETBACKS**  
 15' ON NARROW STREET AS PER ZR 23-433

**PERMITTED OBSTRUCTIONS**  
 DORMERS: AS PER ZR 23-413 (b)(1)(ii)  
 BULKHEADS: AS PER ZR 23-412 (c)

**STREET WALL LOCATION**  
 AS PER ZR 35-631 (b) & ZR 115-232 (b)



**ZD1 Zoning Diagram**  
 Must be typewritten.

Orient 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) 159-31  
 Street Name 90TH AVENUE  
 Borough QUEENS  
 Block 9758  
 Lot 47 & 41  
 BIN Q01233524-11

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) \_\_\_\_\_

Signature: DAVID E. GROSS Date: 05-30-25



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

**Internal Use Only**

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

PLAN EXAMINER SIGN AND DATE

