



June 9th, 2026

Block # 730

Lot# 7

Building Built: 1955

Number of Floors: 1

Construction Classification: Brick Fire-Proof

Lot Area: 4,500 sq ft

Lot Frontage: 50 sq ft

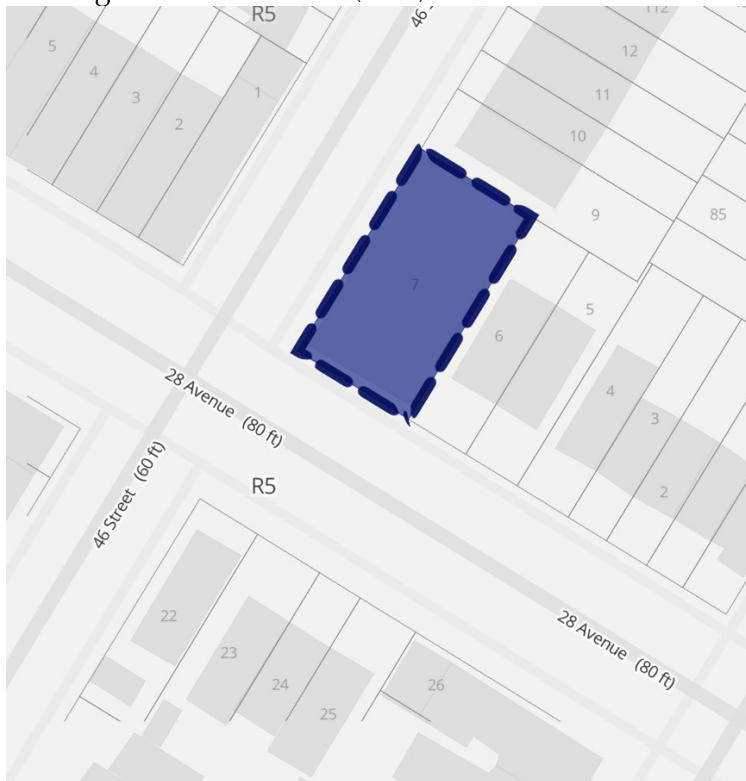
Lot Depth: 90 ft

Gross Floor Area: 4,500 sf Building Class: Factory and Industrial Buildings- Light Manufacturing (F5)

Total # of Units: 1

Zoning District: R5 (Verified with Department of City Planning) Zoning Map#: 9c

Existing Floor Area Ratio (FAR): 1.5 Max. FAR Modifications: 1.65



City Planning Map



Zoning Study- 46-01 28th Avenue. Long Island City, NY 11103

R5 Districts		Lot Area (min.)	Lot Width	Front Yard	Rear Yard	Side Yards			Lot Coverage	FAR	Perimeter Wall Height	Building Height	DU Factor	Required Parking		
						#	Each	Total						Inner Transit Zone	Outer Transit Zone	Beyond Greater Transit Zone
R5	Detached	2,850 sf	30 ft	10 ft	20 ft	2	5 ft	10 ft	60% (interior)/ 80% (corner)	1.5	35 ft	45 ft	N/A	0%	35%	50%
	Semi-Detached	1,700 sf	18 ft	10 ft	20/ 30 ft	1	5 ft	5 ft	60% (interior)/ 80% (corner)	1.5	35 ft	45 ft	N/A	0%	35%	50%
	Attached	1,700 sf	18 ft	10 ft	20/ 30 ft	0	0	0 ft	60% (interior)/ 80% (corner)	1.5	35 ft	45 ft	N/A	0%	35%	50%
	Multifamily	All	1,700 sf	18 ft	10 ft	20/ 30 ft	0	0	0 ft	80% (interior)/ 100% (corner)	1.5	35 ft	45 ft	680	0%	35%

23-23 (ZR- Zoning Resolution)

Special Floor Area Provisions for Multi Dwelling Residences

In the **R5** district indicated, for *buildings* containing *multiple dwelling residences*, floor space allocated to *building* amenities, corridors, refuse storage or disposal, or access to elevated ground floor *dwelling units* may be exempted from the definition of *floor area* pursuant to Section **12-10**, provided that the provisions of this Section, inclusive, are met. However, exempted floor space shall be considered *floor area* for the purposes of satisfying other *ground floor level use* regulations of this Resolution, including, but not limited to, limitations on *floor area* for certain *uses*, parking wrap and screening requirements, and requirements for *floor area* at the *ground floor level*.

23-231 (ZR)

Floor Area Provisions for Amenities

Floor space in a *building* allocated to *residential* amenities may be exempted from the definition of *floor area*, in an amount not to exceed five percent of the *residential floor area* of the *building*.

23-232 (ZR)

Floor Area Provisions for Corridors

Floor space in a *building* allocated to corridors may be exempted from *floor area* pursuant to the provisions of paragraphs (a) or (b) of this Section. Such provisions may be applied individually or in combination.

1. Corridors Termination

Fifty percent of the floor space of a corridor may be exempted from the definition of *floor area* where one of the following criteria are met:

1. the corridor provides direct access to outdoor space on a balcony or terrace on the same *story* that is accessible to residents of the *story*.
2. the corridor has daylighting through windows with a glazed area of at least 20 square feet, and such windows are located:
 1. directly within the corridor.
 2. in the enclosing walls of a stairwell along such corridor, and access to such stairwell from the corridor is provided through an entry door assembly with a minimum glazed area of at least 16 square feet; or
 3. within common space along such corridor that accessible to residents of the *story*; or
3. the corridor terminates with a *dwelling unit* that contains at least three bedrooms.

2. Length of Corridor

Fifty percent of the floor space of a corridor may be exempted from the definition of *floor area*, where the length of the corridor, as measured from the vertical circulation core to the door of the furthest *dwelling*

unit on the *story*, does not exceed 100 linear feet. For the purposes of this Section, a vertical circulation core shall refer to an elevator core (consisting of one or more elevators) or, in a non-elevator *building*, to a central stairwell.

23-233 (ZR)

Floor Area Provisions for Refuse Storage and Disposal

Floor space in a *building* allocated to refuse storage and disposal may be exempted from the definition of *floor area* in an amount not to exceed a maximum of three-square feet per *dwelling unit* in the *building*.

23-311 (ZR)

Permitted obstructions in all yards, courts, and open spaces

In all *Residence Districts*, the following obstructions shall be permitted within any required *yard, rear yard equivalent, court* or other required open area. These allowances are generally common to *Residence, Commercial* and *Manufacturing Districts*.

1. *Accessory* mechanical equipment, limited in depth to 18 inches from an exterior wall;
2. Arbors or trellises;
3. Awnings and other sun control devices, provided that when located at a level higher than the first *story*, excluding a *basement*, all such awnings and other sun control devices:
 1. shall be limited to a maximum projection from a *building* wall of 2 feet, 6 inches; and
 2. shall have solid surfaces that, in aggregate, cover an area no more than 30 percent of the area of the *building* wall (as viewed in elevation) from which they project;
4. Bicycle or micromobility parking, including necessary ancillary structures;
5. Canopies;

6. Chimneys, projecting not more than three feet into, and not exceeding two percent of the area of, the required *yard* or *rear yard equivalent*;
7. Eaves, gutters, downspouts, or other similar projections, extending into such *yard* or *rear yard equivalent* not more than 16 inches or 20 percent of the width of such *yard* or *rear yard equivalent*, whichever is the lesser distance;
8. Electric vehicle charging equipment;
9. Flagpoles;
10. *Qualifying exterior wall thickness*;
11. Ramps or lifts for people with physical disabilities;
12. Solar energy systems, *accessory* or as part of an *energy infrastructure equipment*:
 1. on walls existing on April 30, 2012, projecting no more than 10 inches and occupying no more than 20 percent of the surface area of the *building* wall (as viewed in elevation) from which it projects; or
 2. above other permitted obstructions, as applicable, provided that the additional height shall be limited to 18 inches;
13. Terraces or porches, open;
14. Windowsills, or similar projections extending into such *yard* or *rear yard equivalent* not more than four inches.

23-321(ZR)

Basic Front Yard Requirements in R1 Through R5 Districts

In the districts indicated, *front yards* shall be provided as set forth in the following table, except as further modified by the provisions of this Section.

District	Front Yard
R1	20 feet

R2 R2A R2X	15 feet
R3-1 R3-2	
R3A R3X	10 feet
R4 R4-1 R4A	
R5 R5A	
R4B	5 feet
R5B R5D	

For the purposes of this Section, the area between the *street line* and the *street wall line* of adjacent *buildings* containing *residences* on the same or adjoining *zoning lots* fronting on the same *street* shall be considered adjacent *front yards*.

Minimum *front yard* yards shall be modified as follows:

1. 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 that a *front yard* shall be no shallower than five feet;
2. For a *corner lot*, one *front yard* may have a depth that is five feet shallower than the applicable depth set forth in the table, except that a *front yard* shall be no shallower than five feet;
3. Where an adjacent *front yard* is shallower than the minimum required pursuant to the applicable district regulations, then the *front yard* may be as shallow as the shallowest adjacent *front yard*. However, a *front yard* shall be no shallower than five feet;
4. In R4B and R5B Districts, a *front yard* shall be no deeper than the deepest adjacent *front yard* and no shallower than the shallowest adjacent *front yard*. However, a *front yard* shall be no shallower than five feet and need not exceed 15 feet in depth. Where the *street walls* surrounding the subject *building* do not have a *prevailing street wall frontage*, these *front yard* line-up provisions need not apply; and
5. To accommodate *street wall* articulation, such as bay windows, and facade recesses, up to 50 percent of the *aggregate width of street wall*, at any level, may encroach into a required *front yard*, provided that no

encroachment exceeds a depth of three feet, as measured perpendicular to the *street wall*, or portion thereof.

23-723 (ZR)

Yard modifications

For *zoning lots* utilizing the provisions of Section **23-72**, inclusive, the *yard* regulations shall be modified as follows:

1. in **R5** Districts without a letter suffix, the *front yard* regulations shall be modified as follows: a *front yard* shall be provided with a depth of not less than five feet provided that, for *corner lots*, one *front yard* with a depth of not less than 10 feet is required;

23-332 (ZR)

Basic side yard requirements in R1 through R5 Districts

R1 R2 R3 R4 **R5**

1. *Detached buildings*

In the districts indicated, for *zoning lots* containing only *single-* or *two-family detached residences*, two *side yards*, shall be provided. In R1 Districts the minimum width of each *side yard* shall be eight feet, and in all other districts, the minimum width shall be five feet.

R3 R4 **R5**

1. *Semi-detached buildings* and *zero lot line buildings*

In the districts indicated, for *zoning lots* containing only *single-* or *two-family semi-detached* or *zero lot line residences*, a *side yard* with a minimum width of five feet shall be provided.

In addition, where an adjoining *zoning lot* contains a *single-* or *two-family detached semi-detached*, or *zero lot line residence*, an open area with a minimum total width of eight feet shall be required between

the *building* on the subject *zoning lot* and the *residence* on the adjacent *zoning lot*.

R3-2 R4 R4B R5 R5B R5D

1. Other *residences*

In the districts indicated, for *zoning lots* containing *residences* that are not subject to paragraphs (a) or (b) of this Section, no *side yards* shall be required. However, if any open area extending along a *side lot line* is provided at any level, it shall have a minimum width of five feet, measured perpendicular to the *side lot line*. Furthermore, where a *zoning lot* adjoins a *zoning lot* containing exclusively *single-* or *two-family residences*, and where a *side yard* with a minimum width of three feet or more is provided along the common *side lot line*, an open area with a minimum total width of eight feet shall be required between the *building* on the subject *zoning lot* and the *residence* on the adjacent *zoning lot*.

23-342 (ZR)

Rear yard requirements

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, *rear yards* shall be provided on *interior lots* in accordance with this Section., except as otherwise provided pursuant to the provisions of Section **23-34**, inclusive.

1. Standard lots

In the districts indicated, a *rear yard* shall be provided as follows:

1. For *detached* and *zero lot line buildings*, for *buildings* or portions thereof at or below a height of 75 feet, as measured from *base plane*, a *rear yard* with a depth of not less than 20 feet shall be provided every *rear lot line* on any *zoning lot*, and for portions above 75 feet, where permitted, a *rear yard* with a depth of 30 feet shall be provided; and

2. For *semi-detached* and *attached buildings*:
 1. for *zoning lots* with a *lot width* of less than 40 feet, a *rear yard* with a depth of not less than 30 feet shall be provided at every *rear lot line* on any *zoning lot*; and
 2. for *zoning lots* with a *lot width* of 40 feet or greater, for *buildings* or portions thereof at or below a height of 75 feet, as measured from *base plane*, a *rear yard* with a depth of not less than 20 feet shall be provided at every *rear lot line* on any *zoning lot*, and for portions above 75 feet, where permitted, a *rear yard* with a depth of 30 feet shall be provided.

23-344 (ZR)

Additional Rear Yard Modifications

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, the *rear yard* requirements set forth in Section **23-342** (Rear yard requirements) and the *rear yard equivalent* requirements of Section **23-343** (Rear yard equivalent requirements) shall be modified as set forth in this Section.

1. Within one hundred feet of corners

In the districts indicated, no rear yard shall be required within 100 feet of the point of intersection of two *street lines* intersecting at an angle of 135 degrees or less.

23-40 (ZR)

Height and Setback Regulations

Height and setback regulations are set forth in Section **23-42**, inclusive, for R1 through R5 Districts and Section **23-43**, inclusive, for R6 through R12 Districts. Special rules governing certain areas are set forth in Section **23-44**. Permitted obstructions to maximum heights are set forth in Section **23-41**.

Max. Perimeter Wall Height- 35 ft.

Max. Building Height- 45 ft.

23-433 (ZR)

Standard Setback Regulations

At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable R5 district, a setback with a depth of at least 10 feet shall be provided from any *street wall* fronting on a *wide street*, and a setback with a depth of at least 15 feet shall be provided from any *street wall* fronting on a *narrow street*.

23-436 (ZR)

Additional Height and Setback Provisions

In the R5 district indicated, the following additional regulations shall apply:

1. Existing buildings may be vertically *enlarged* by up to one story or 15 feet without regard to the *street wall* location requirements of Section **23-431**.

23-50 (ZR)

Density Regulations

The provisions of Section **23-50** (DENSITY REGULATIONS), inclusive, shall apply to *developments*, *enlargements* or to existing *buildings* that increase the number of *dwelling units*. However, the provisions of this Section shall not apply to *rooming units*.

Any given *floor area* shall be counted only once in meeting the *floor area* requirements.

23-52 (ZR)

Maximum Number of Dwelling Units

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In the districts indicated, for *buildings* containing *multiple dwelling residences*, the maximum number of *dwelling units* permitted shall be determined by dividing the maximum *residential floor area* permitted on the *zoning lot* by the applicable *dwelling unit* factor. The applicable *dwelling unit* factor shall be as follows:

1. For the following types of *multiple dwelling residences*, there shall be no applicable *dwelling unit* factor:

1. *developments* or *enlargements* of *residences* in *special density areas*;
2. For all other types of *multiple dwelling residences*, the applicable *dwelling unit* factor shall be **680**. Fractions equal to or greater than three-quarters resulting from this calculation shall be considered to be one *dwelling unit*.

4,500 sq ft (Lot Area) divided by 680= 6.6 (7) dwelling units permitted.

23-612 (ZR)

Planting strips in residence districts

R1 R2 R3 R4 **R5**

In the districts indicated, the following shall provide and maintain a planting strip in accordance with Section **26-42**:

1. *developments*, or *enlargements* that increase the *floor area* on a *zoning lot* by 20 percent or more. However, planting strips shall not be required for *enlargements* of *single-* or *two-family residences*;
2. *conversions* of 20 percent or more of the *floor area* of a *building* to a *residential use*; or
3. construction of a *detached* garage that is 400 square feet or greater.

23-712 (ZR)

Floor area modifications

For *zoning lots* in R4 or **R5** Districts, without a letter or number suffix, utilizing the *predominantly built-up area* provisions of Section **23-71**, inclusive, the maximum *floor area ratio* shall be as set forth in the following table:

District	Maximum Floor Area Ratio
R4	1.35
R5	1.65

Lot Area: 4,500 sq ft x Maximum Floor Area Ratio 1.50= Maximum Floor Area Allowable- 6,750 sq ft

Lot Area: 4,500 sq ft x Maximum Floor Area Ratio 1.65 (With Floor Area Modifications) = Maximum Floor Area Allowable- 7,425 sq ft

25-222 (ZR)

Requirements for developments or enlargements in the [Outer Transit Zone](#)

R1 R2 R3 R4 **R5** R6 R7 R8 R9 R10 R11 R12

In the districts indicated, within the *Outer Transit Zone*, for *dwelling units* created as part of a *development* or *enlargement* after December 5, 2024, the number of required *accessory* off-street parking spaces shall be determined by multiplying the number of *dwelling units* by the applicable parking requirement set forth for the applicable district in Columns A or B of the table below. However, where the calculation results in a number of parking spaces less than or equal to the number in Column C, no parking spaces shall be required for *residences* on the *zoning lot*.

R5- Maximum Waiver- 10 Parking Spaces

25-232 (ZR)

Requirements for developments or enlargements beyond the [Greater Transit Zone](#)

R1 R2 R3 R4 **R5** R6 R7 R8 R9 R10 R11 R12

In the districts indicated, beyond the *Greater Transit Zone*, for *dwelling units* created as part of a *development* or *enlargement* after December 5, 2024, the number of required *accessory* off-street parking spaces shall be determined by multiplying the number of *dwelling units* by the applicable parking requirement set forth for the applicable district in Columns A or B of the table below. However, where the calculation results in a number of parking spaces less than or equal to the number in Column C, no parking spaces shall be required for *residences* on the *zoning lot*.

R5- Maximum Waiver- 5 Parking Spaces

25-811 (ZR)

Enclosed bicycle parking spaces

R1 R2 R3 R4 **R5** R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, enclosed *accessory* bicycle parking spaces shall be provided for at least that amount specified for the applicable *use* set forth in the table in this Section.

For the purposes of calculating the number of required bicycle parking spaces, any fraction of a space 50 percent or greater shall be counted as an additional space. For *residences*, the *accessory* bicycle parking requirement shall be calculated separately for separate *buildings* or *building segments*.

All other types of residences under Use Group II- 1 Bicycle Parking Space per Two Dwelling Units

Respectfully Submitted.

A handwritten signature in black ink, appearing to read 'John Tsarsis', written in a cursive style.

John Tsarsis

