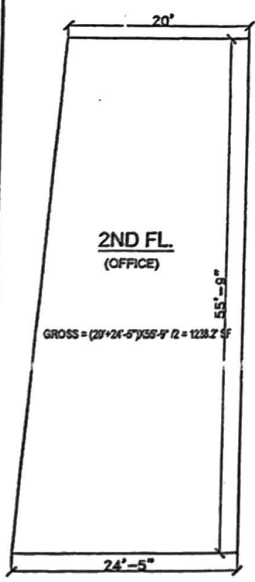
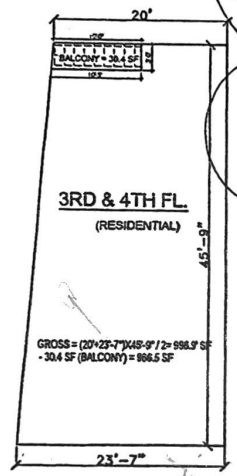
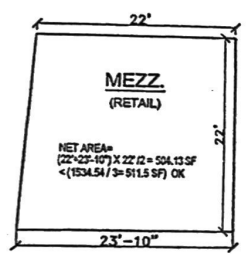
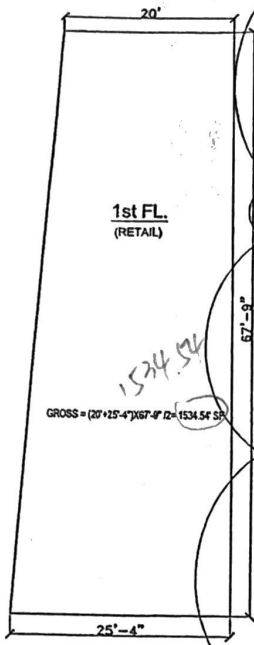
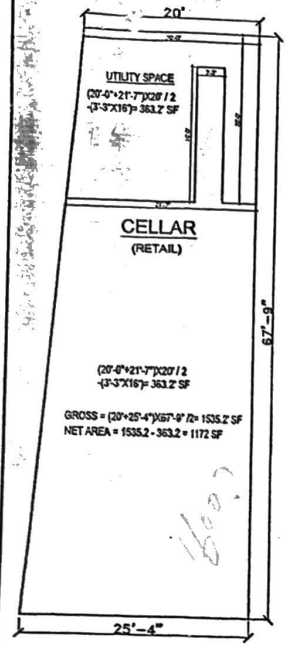


133-40



USING HEIGHT FACTOR COMPUTATIONS

ADDRESS = 133-40 37th AVE, FLUSHING, NY
BLOCK = 4972 LOT = 34
ZONE = C4-2 MAP = 10a

CONSTRUCTION CLASS: I-C

COMMERCIAL PORTION

LOT SIZE = (20' X 26') X 75'-9" / 2 = 1742.25 SF
FAR = 3.4 MAX FA = 5923.65 SF
PROPOSED COMMERCIAL FL AREA = 1534.54 + 504.13 + 1238.2
= 3276.87 SF < 5923.65 SF — O.K.
PROPOSED TOTAL FL AREA = 5209.87 < 5923.65 — O.K.

ZR 33-25 NO SIDE YARD REQ.

ZR 33-26 20' OF REAR YARD SHOULD BE PROVIDED.
PROPOSED 20' REAR YARD ON 2ND FL. OK

ZR 33-23

ANY PORTION OF BLDG. LOCATED AT ANY HEIGHT UP TO BUT LESS THAN 23'-0" ABOVE CURB LEVEL OR BASE PLANE MAY BE EXCLUDED IN DETERMINING THE REAR YARD REQ.

PROPOSED 8' REAR YARD SETBACK ON 1ST FL. FOR LIGHT WELL AND WINDOWS.

ZR 36-21. PROPOSED USE FOR NEW EXTENSION IS USE GROUP: B.
MIN REQD ONE PARKING SPACE PER 300 S.F. OF FLOOR AREA.
TOT. COMMERCIAL AREA = 1172 + 1534.54 + 504.13 + 1238.2 = 4448.91 / 300 = 14.8 PARKING

ZR 36-231. WAIVED IF PARKING SPACE IS LESS THAN 15 SPACES.
NO PARKING REQD.

RESIDENTIAL PORTION

ZR 34-112 R6 EQUIVALENT

ZR 23-142. RES. MAX. FAR = 1.28 (H.F. = 2)

OPEN SPACE RATIO = 28%

LOT SIZE = (20' X 26') X 75'-9" / 2 = 1742.25 SF

MAX FA = 1742.25 X 1.28 = 2230.08 SF

RES. FA = 986.5 + 986.5 = 1973 SF < 2230.08 SF OK

OPEN SPACE RATIO = (1742.25 - 986.5) / 1973
= 40.13% > 28% — O.K.

ZR 23-22:

FACTOR FOR MAX. # OF DWELLING UNITS IN R6 IS 680 SF
MAX. DWELLING UNITS IS 2230.08 / 680 = 3.28 D.U.

PROPOSED D.U. = 2 DU OK

ZR 23-632 STREET WALL HEIGHT AND SETBACK REGULATIONS
ON NARROW STREET

STREET WALL HEIGHT 60' OR 8 STORIES WHICHEVER IS LESS

INITIAL SETBACK 20'

SKY EXPOSURE PLANE RATIO ~ 2.7 : 1

PROPOSED BUILDING STREET WALL HEIGHT 55' (4 STORIES) < 60' (5 STORIES) — O.K.

PROPOSED TOTAL BUILDING HEIGHT = 55' < 60' — NOT REQD FOR SET BACK

ZR 23-462(a)

NO SIDE YARD REQD FOR R-6

ZR 23-47

30' REAR YARD IS REQUIRED

PROPOSED 30' REAR YARD.

23-132(E)

BALCONIES CANNOT BE LOCATED LOWER THAN THE THIRD FLOOR.

ACTUAL = THIRD FLOOR O.K.

23-132(F)

BALCONIES CANNOT HAVE AN AGGREGATE LENGTH NOT

EXCEEDING 50% OF THE PLANE SURFACE.

20' X 50% = 10'

PROPOSED 10' BALCONY LENGTH. OK

25-241

FOR LOTS LESS THAN 10,000 S.F. 50% OF DU REQ.

PARKING THEREFORE 222-1 REQUIRED

25-361

PARKING IS WAIVED IF TOTAL IS LESS THAN 5

FLOOR	AREA
CELLAR (RETAIL)	1172 SF
1ST FL. (RETAIL)	1534.54 SF
MEZZ. (RETAIL)	504.13 SF
2ND FL. (OFFICE)	1238.2 SF
3RD FL. (RESIDENTIAL)	986.5 SF
4TH FL. (RESIDENTIAL)	986.5 SF
TOT.	5209.87 SF < 5923.65 SF OK

