

PRELIMINARY ZONING ANALYSIS R7A: RESIDENTIAL/COMMERCIAL

1712 DECATUR STREET

LOTS 10, 11, 13 & 21
BLOCK 3568

Owner _____



Architect _____

**R7A
C2-4 OVERLAY
W/ COYHO**

No.	Description	Date
6.	ZONING STUDY- REV CITY OF YES- REV	02.06.2025
5.	ZONING STUDY- REV CITY OF YES	11.04.2024
4.	PRELIMINARY ZONING STUDY REV #2	02.22.2024
3.	PRELIMINARY ZONING STUDY REV #1	11.24.2023
2.	PRELIMINARY ZONING STUDY REV #0	08.22.2023
1.	PRELIMINARY ZONING STUDY	10.18.2022

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Architect: **ANTHONY M. CAPRIO**

Drawn: _____ Check: **A.CAPRIO**

Job No: _____ Scale: **AS NOTED**

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1712 DECATUR STREET
QUEENS, NY

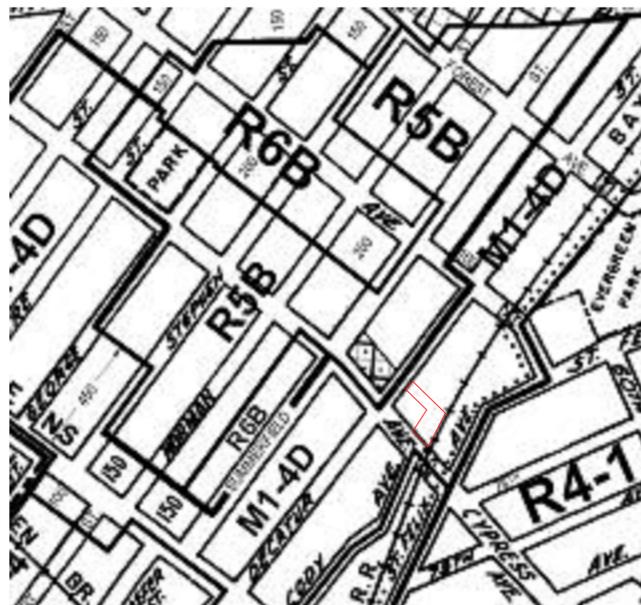
Project: _____

ZONING STUDY
COVER SHEET

Title: _____

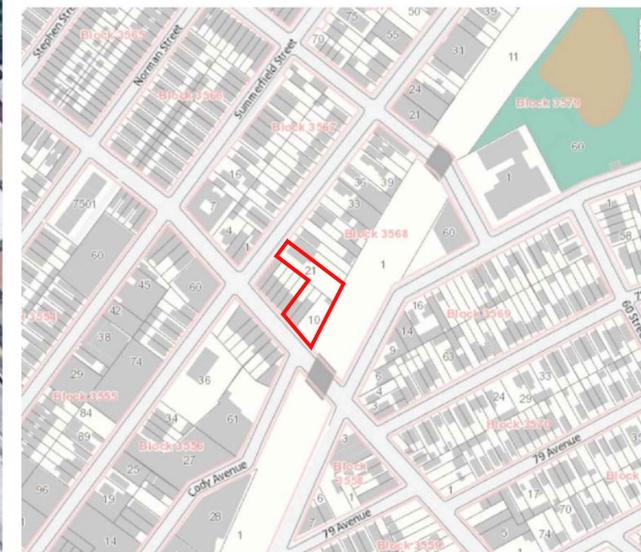
DWG No. **Z-000.00**

ZONING MAP 13A
NYC PLANNING COMMISSION



AERIAL VIEW
GOOGLE EARTH

LOCATION MAP
WWW.OASISNYC.NET



BLOCK(S) 3568
 LOT(S) 10,11,13,21
 STREET ADDRESS 1712 DECATUR STREET
 EXISTING ZONING DISTRICT M1-4D
 PROPOSED ZONING DISTRICT **R7A W/ C2-4 COMMERCIAL OVERLAY**
 COMMUNITY DISTRICT QUEENS 5
 ZONING SECTION MAP NO. 13D
 ZONING LOT AREA 20,200 SF

* REQUIRES ZONING MAP AMENDMENT
 * ~~MANDATORY QUALITY HOUSING REGULATIONS~~
 * MANDATORY INCLUSIONARY HOUSING AREA
 * ~~QUALIFYING GROUND FLOOR~~
 * **CITY OF YES FOR HOUSING OPPORTUNITY**

ITEM	ZR	COYHO	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE/NOTES
<u>USES PERMITTED</u>	22-00		USE GROUPS 1-4	II	YES
<u>MAX FAR</u>					
RESIDENTIAL	23-153 (QH) 23-222		5.01	4.75	YES
COMMERCIAL	33-121		2.00	0.21 4.96 FAR	
<u>MAX FLOOR AREA</u>					
RESIDENTIAL	-		101,202 SF	*95,960 SF	*YES
COMMERCIAL	-		40,400 SF	4,295 SF	(*INCL. DEDUCTS)
				100,255 ZONING SF	
<u>MAX LOT COVERAGE</u>					
STANDARD LOT %	23-153 (QH) 23-362		80% MAX	69.6%	YES
STANDARD LOT SF			16,160 SF MAX	14,068 SF	
<u>YARDS</u>					
SIDE	23-462	23-334	0 FT OR 5 FT MIN.	0 FT & 5 FT & 20 FT	YES
REAR	23-471(e)	23-343 *23-343(C)	20FT BEYOND 100FT FROM ST. NO RY REQD WHEN ABUTTING ADJ SY	20 FT 0 FT	YES
<u>DENSITY UNIT FACTOR</u>	680				
MAX NO OF D.U.'s	23-22	23-52	141 (95,960 SF / 680)	100 D.U. (75 MV + 25 IH)	YES
<u>HEIGHT & SETBACK</u>	-(QH W/ QUALIFYING GROUND FLOOR)				
STREET WALL	23-661(a)	23-431	NO CLOSER THAN ADJ STREET WALL	MATCH ADJ WALL	YES
MIN BASE HEIGHT		23-432	40FT	45 FT	YES
MAX BASE HEIGHT	23-664(b)	23-432	85 FT	45 FT	YES
MAX HEIGHT	23-664(b)	23-434	115 FT	115 FT / 11 STORIES	YES
INITIAL SETBACK	23-662(C)		15 FT (NARROW ST)	15 FT	YES
<u>REQUIRED PARKING</u>					
MARKET VALUE (MV)	25-23	25-211	NONE REQUIRED PER COY	25 SPACES	YES
INCLUSIONARY (IH)	25-254	25-211	NONE REQUIRED PER COY		
<u>REQUIRED BICYCLE PARKING</u>					
RESIDENTIAL	25-84	25-811	1 PER 2 D.U.'s	100/2 = 50 BIKES	YES
<u>MIN. LEGALLY REQD WINDOW</u>					
DISTANCE FROM LOT LINE	23-864	23-372	20 FT	20 FT	YES



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Job No: - Scale: AS NOTED

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1712 DECATUR STREET
 QUEENS, NY

Project:

ZONING ANALYSIS

Title:

DWG No. **Z-001.00**



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**R7A
 C2-4 OVERLAY
 W/ COYHO**

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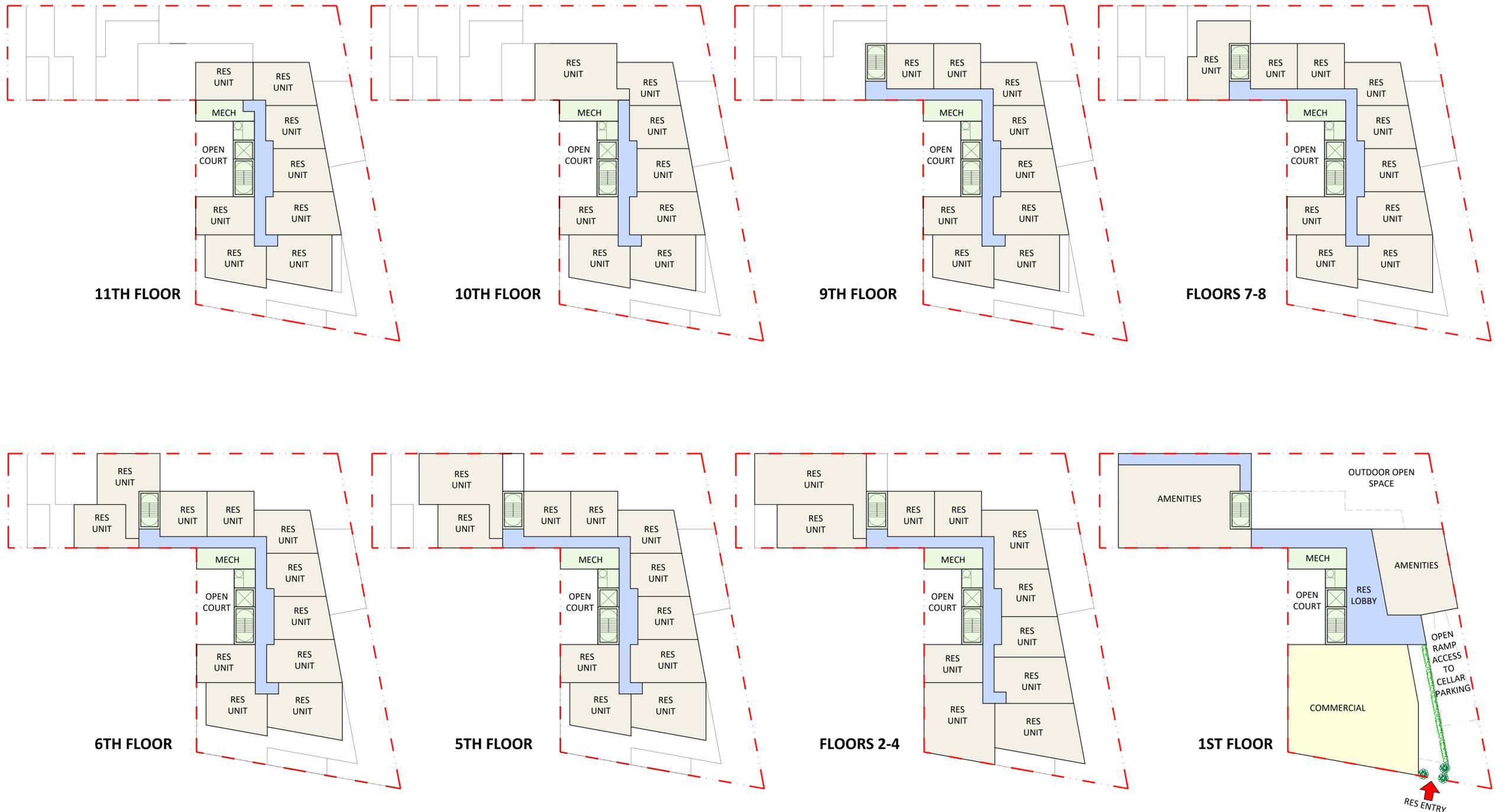
1712 DECATUR STREET
 QUEENS, NY

Project:

SITE PLAN

Title:

DWG No. **Z-002.00**



Owner _____

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**R7A
C2-4 OVERLAY
W/ COYHO**

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FLOOR AREA SUMMARY

FLOOR	GROSS FLOOR AREA	DEDUCTIONS	ZONING FLOOR AREA	DWELLING UNITS
1-COMM	4,295 SF	NONE	4,295 SF	N/A
1-RES	7,980 SF	4500 + 350 SF = 4,850 SF	3,130 SF	0 D.U.
2-RES	12,610 SF	33 + 350 + 550 = 933 SF	11,677 SF	11 D.U.
3-RES	12,610 SF	33 + 350 + 550 = 933 SF	11,677 SF	11 D.U.
4-RES	12,610 SF	33 + 350 + 550 = 933 SF	11,677 SF	11 D.U.
5-RES	10,620 SF	33 + 350 + 537 = 920 SF	9,700 SF	11 D.U.
6-RES	10,245 SF	33 + 350 + 537 = 920 SF	9,325 SF	11 D.U.
7-RES	9,600 SF	30 + 350 + 537 = 917 SF	8,683 SF	10 D.U.
8-RES	9,600 SF	30 + 350 + 537 = 917 SF	8,683 SF	10 D.U.
9-RES	8,475 SF	27 + 350 + 537 = 914 SF	7,561 SF	9 D.U.
10-RES	7,950 SF	24 + 350 + 310 = 684 SF	7,266 SF	8 D.U.
11-RES	7,250 SF	24 + 315 + 330 = 669 SF	6,581 SF	8 D.U.
TOTALS	113,845 SF	DEDUCT 13,590 SF	100,255 SF (95,960 SF RES) (4,295 SF COM)	100 D.U.

FLOOR AREA DEDUCTIONS

FLOOR AREA DEDUCTIONS PER 28-20

QUALITY HOUSING REQMNTS ELIMINATED. TEXT MOVED TO 23-23

23-231	AMENITIES (5% MAX OF RES FLOOR AREA)	
-	GROUND FLOOR AMENITIES	4,500 SF
23-233	REFUSE STORAGE & DISPOSAL (3 SF PER D.U.)	
-	100 D.U. x 3 SF =	300 SF MAX
23-232	CORRIDOR LENGTH < 100 LIN FT	
-	TOTAL ALL FLOORS	4,975 SF
	MECHANICAL ROOMS (12-10)	
-	TOTAL ALL FLOORS	3,815 SF
	TOTAL FLOOR AREA DEDUCTIONS	13,590 SF

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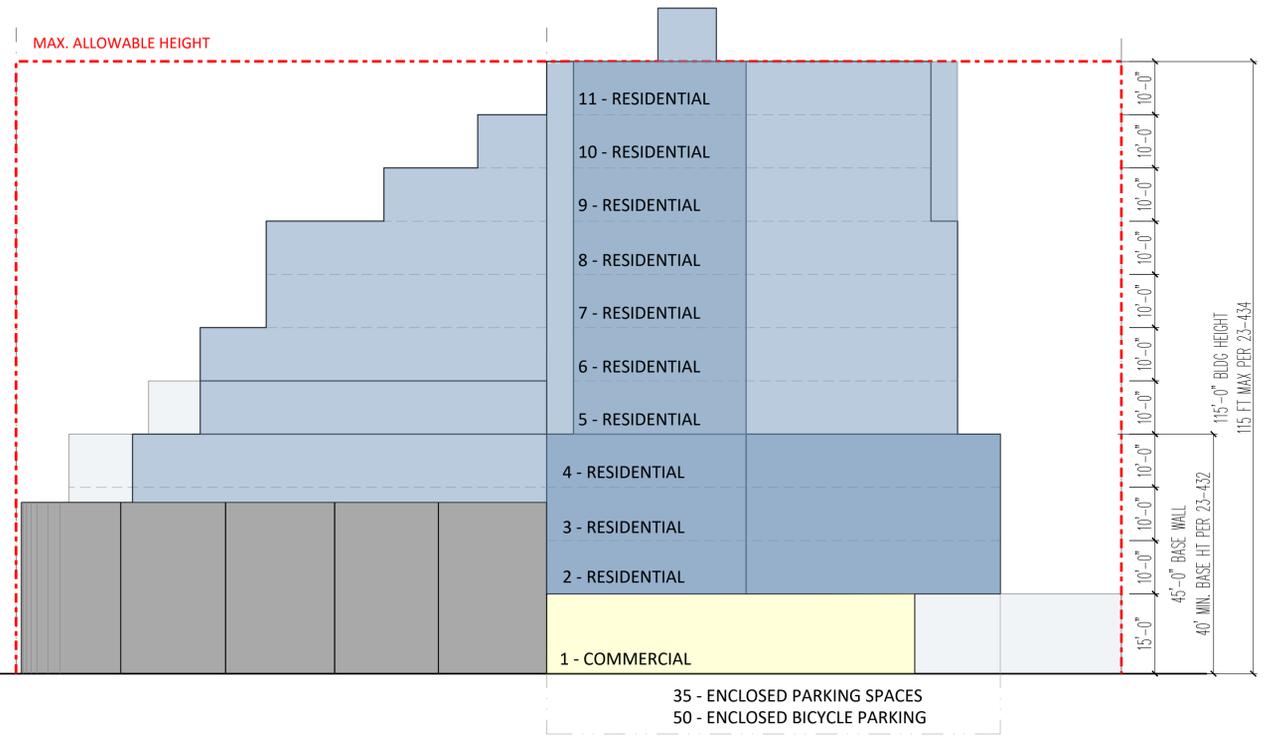
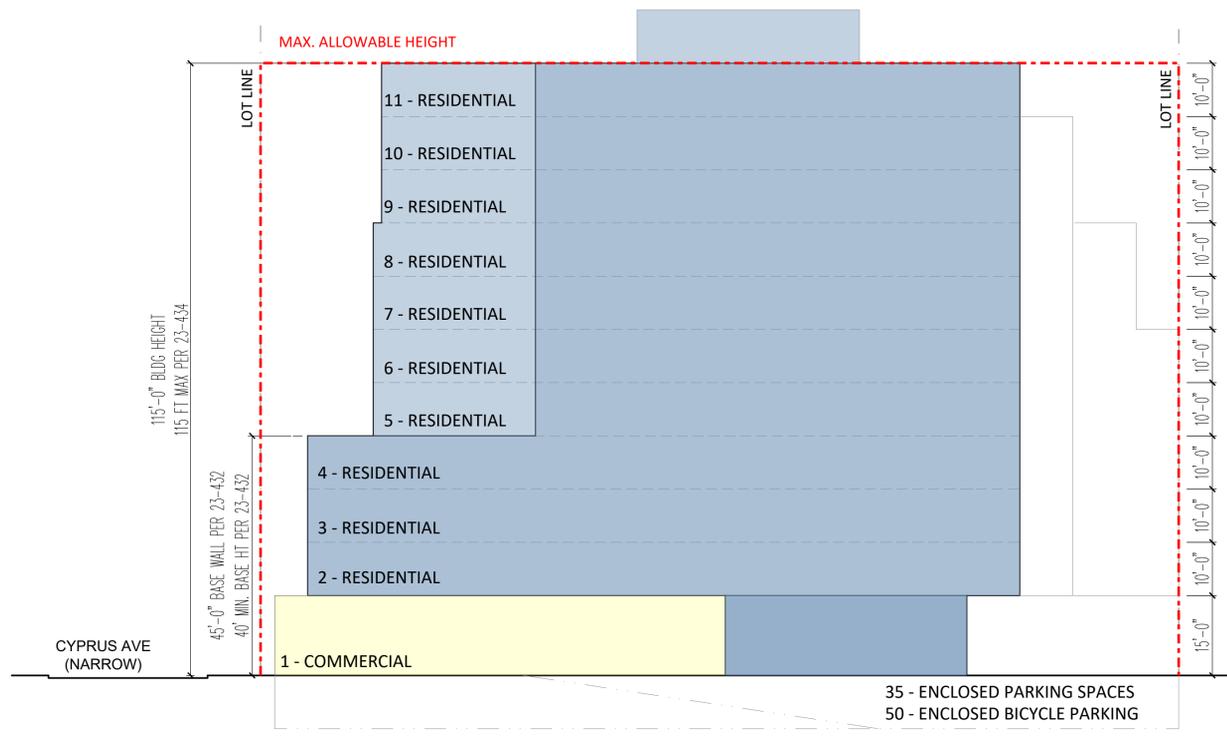
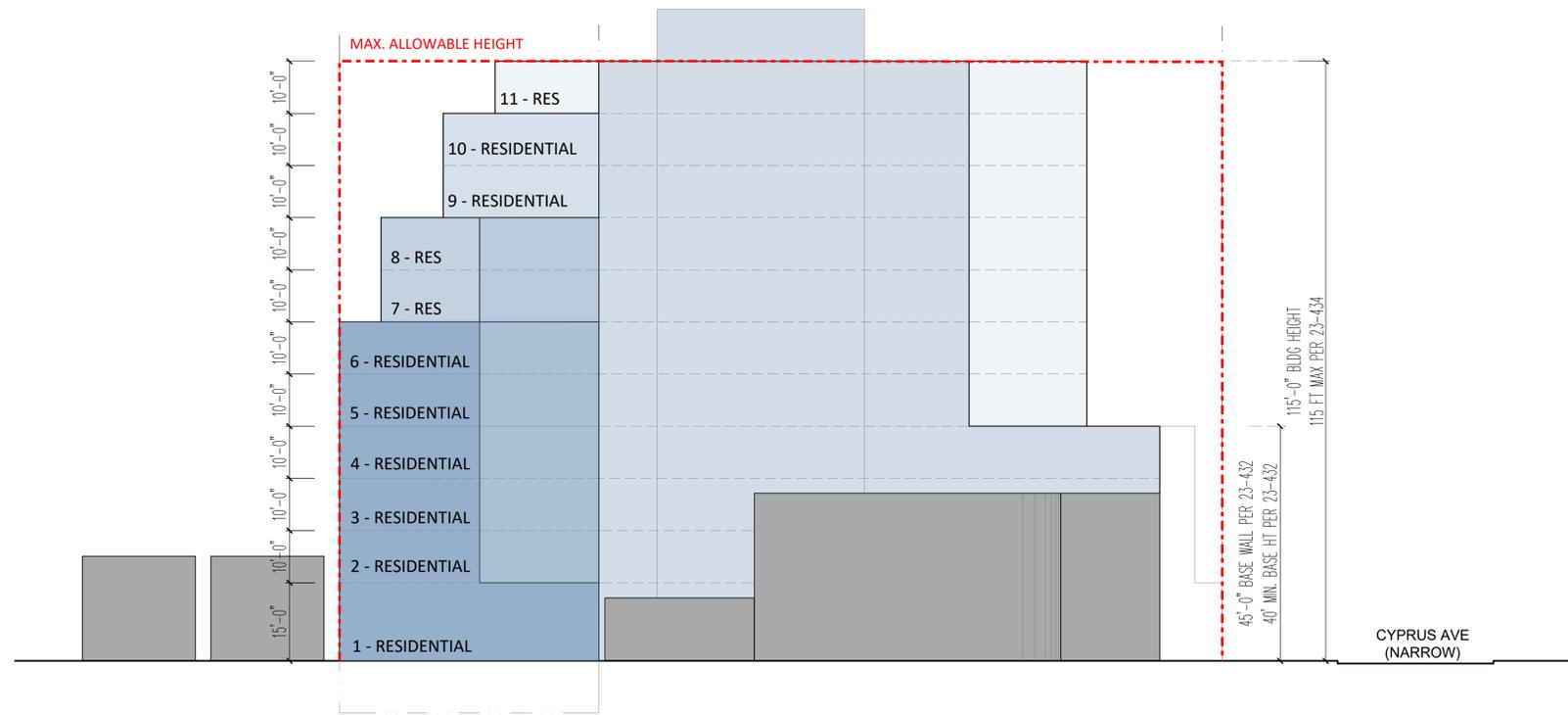
1712 DECATUR STREET
QUEENS, NY

Project: _____

SCHMATIC PLANS

Title: _____

DWG No. **Z-003.00**



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**R7A
 C2-4 OVERLAY
 W/ COYHO**

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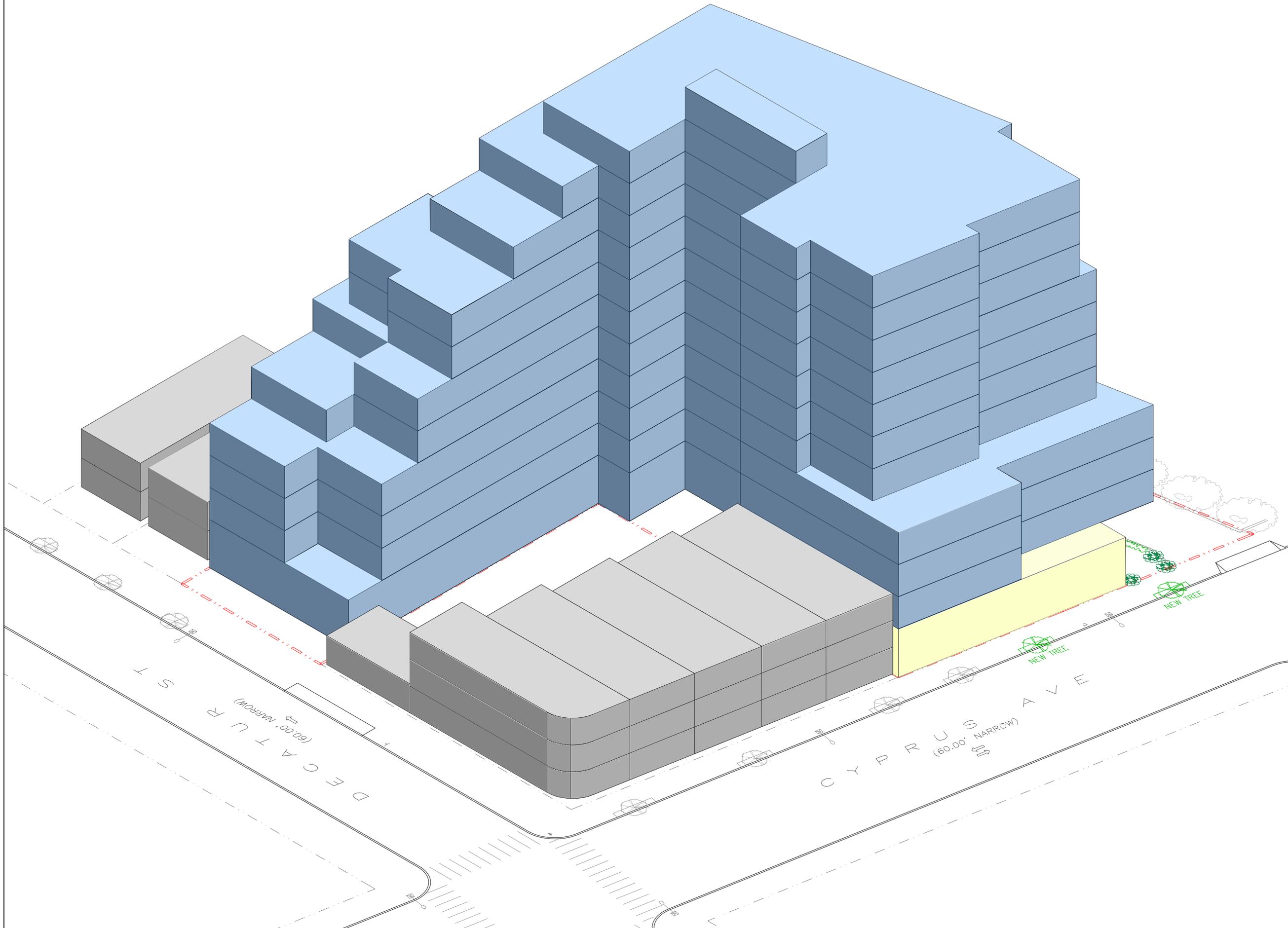
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1712 DECATUR STREET
 QUEENS, NY

Project:
 BUILDING PROFILE
 ELEVATIONS

Title:

DWG No. **Z-004.00**



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Architect

**R7A
C2-4 OVERLAY
W/ COYHO**

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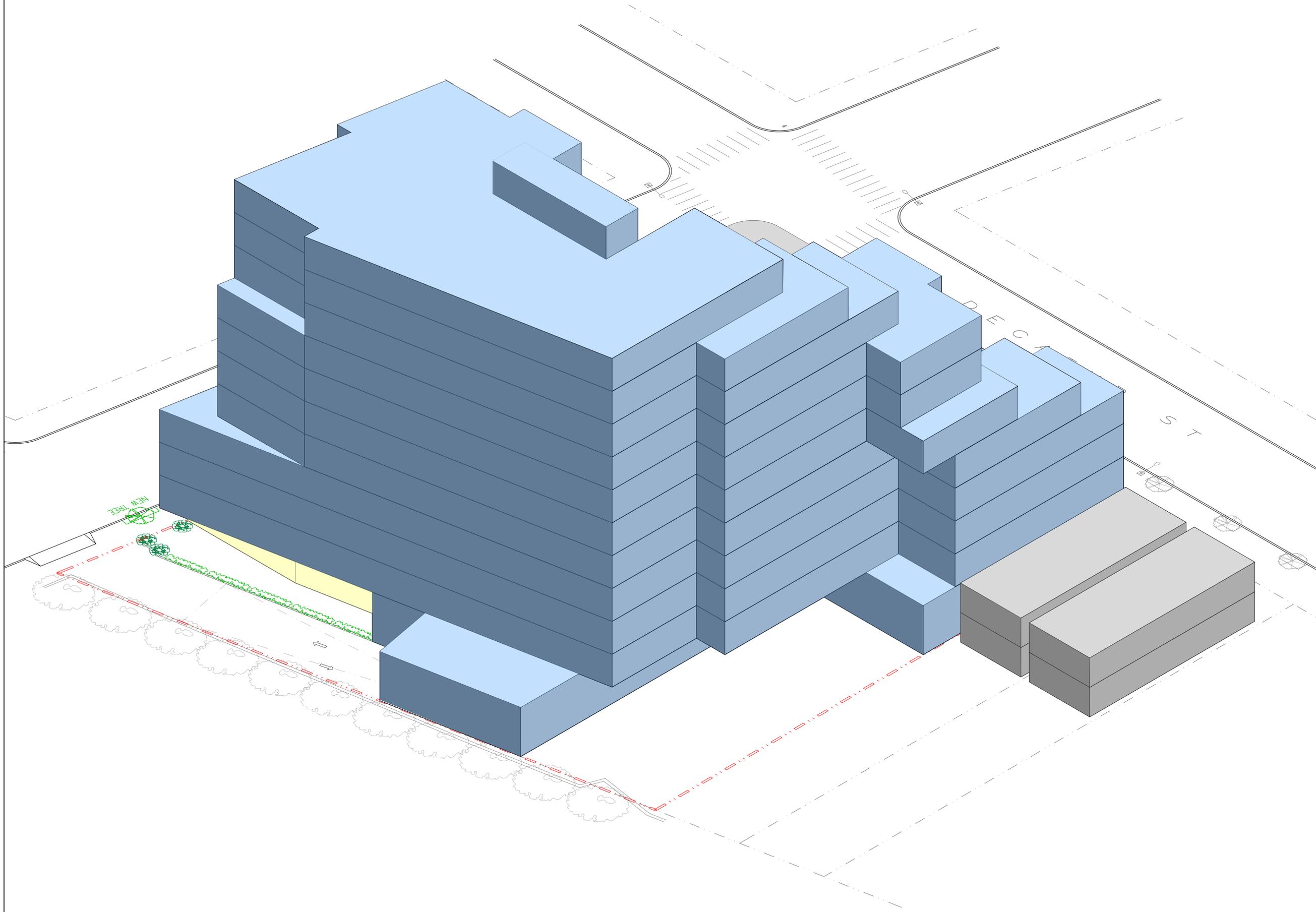
**1712 DECATUR STREET
QUEENS, NY**

Project:

3D MASSING

Title:

DWG No. **Z-005.00**



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C2-4 OVERLAY
W/ COYHO**

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QUEENS, NY**

Project:

3D MASSING

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