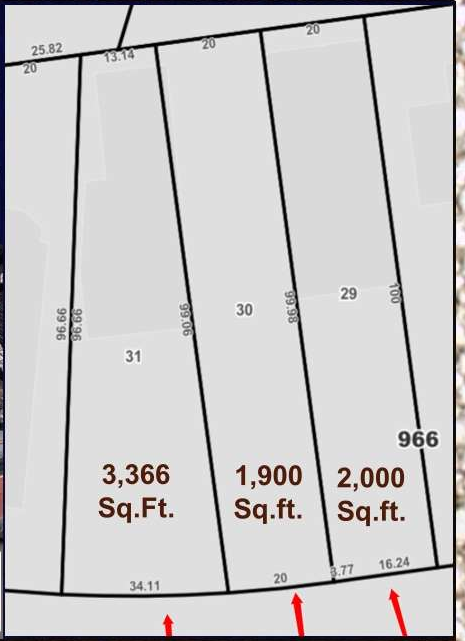


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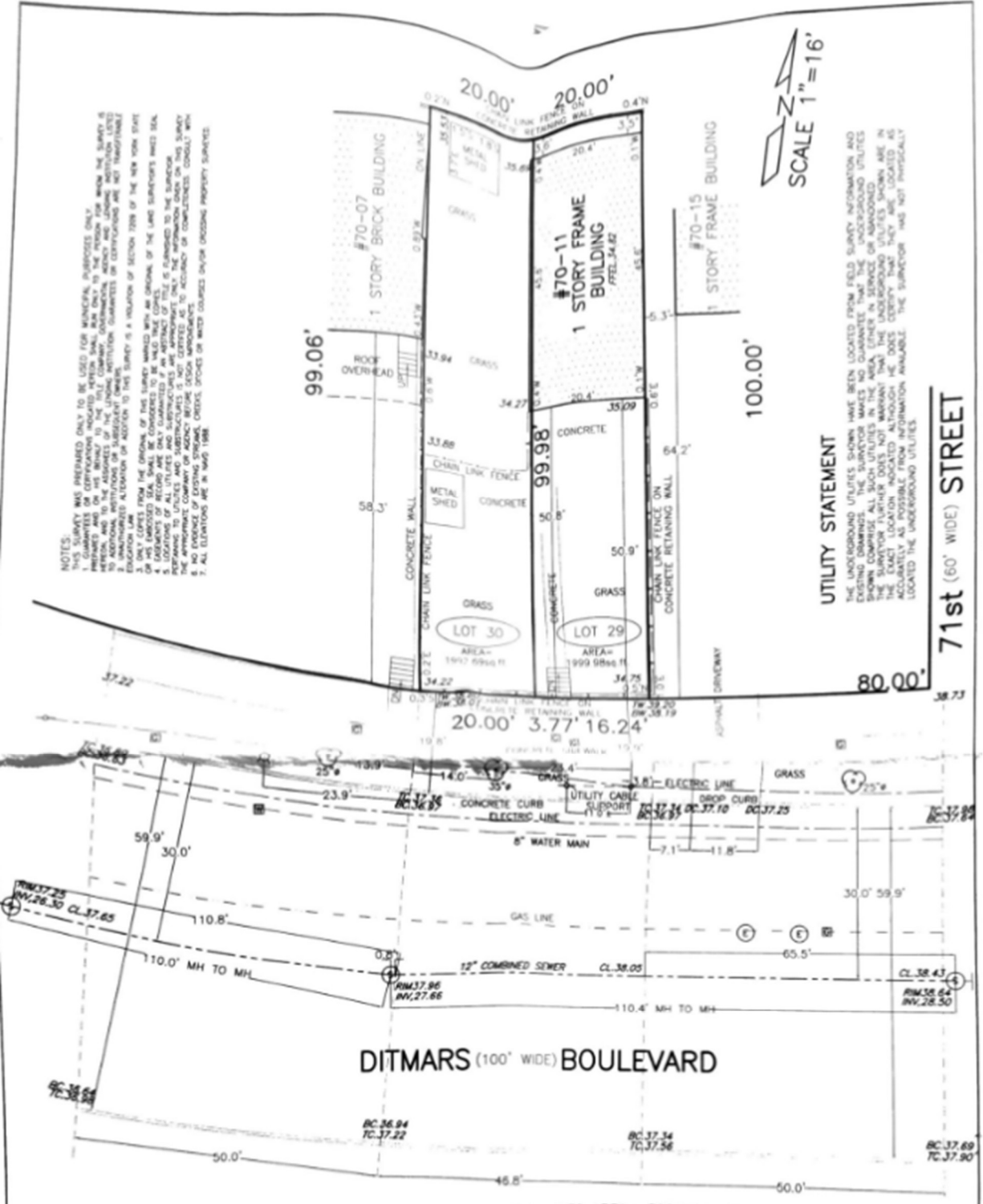
**70-07 thru 70-11 Ditmars Blvd, East Elmhurst, NY, 11370**  
**(Astoria Heights Neighborhood) Block: 966 Lots: 31, 30, 29**

7,266 Sq.Ft. Lot in a R4 Zoned area. Frontage 74 feet. PRICE: \$2,525,000

Property Video:



**NOTES:**  
 THIS SURVEY WAS PREPARED ONLY TO BE USED FOR MUNICIPAL PURPOSES ONLY.  
 1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON ARE LIMITED TO THE PERSON FOR WHOM THE SURVEY IS MADE AND ARE NOT BINDING ON THE TITLE COMPANY. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERRED TO ANY OTHER PERSON OR ENTITY.  
 2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS OBSERVED THE EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS SURVEY. THE SURVEYOR HAS NOT CONDUCTED ANY OTHER INVESTIGATION OR RESEARCH TO DETERMINE THE ACCURACY OF THE INFORMATION SHOWN ON THIS SURVEY.  
 3. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY SHOULD BE USED FOR ANY PURPOSES. ANY COPIES OF THIS SURVEY MADE BY ANY OTHER PERSON OR ENTITY ARE NOT BINDING.  
 4. THE SURVEYOR HAS NOT CONDUCTED ANY INVESTIGATION OR RESEARCH TO DETERMINE THE ACCURACY OF THE INFORMATION SHOWN ON THIS SURVEY.  
 5. LOCATIONS OF ALL UTILITIES SHOWN ON THIS SURVEY ARE BASED ON THE INFORMATION PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS NOT CONDUCTED ANY INVESTIGATION OR RESEARCH TO DETERMINE THE ACCURACY OF THE INFORMATION SHOWN ON THIS SURVEY.  
 6. THE SURVEYOR HAS NOT CONDUCTED ANY INVESTIGATION OR RESEARCH TO DETERMINE THE ACCURACY OF THE INFORMATION SHOWN ON THIS SURVEY.  
 7. ALL DIMENSIONS ARE IN FEET AND INCHES.



SCALE 1" = 16'

**UTILITY STATEMENT**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN ACCURATE LOCATION. NOTWITHSTANDING, THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS PRACTICABLE UNDER THE CIRCUMSTANCES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

71st (60' WIDE) STREET

DITMARS (100' WIDE) BOULEVARD

LOT 29.30 AREA = 3992.66sq.ft.

**LEGEND**

- UTILITY POLE
- TREE
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- ELECTRIC MANHOLE

TITLE No.

CERTIFIED TO:

NEW YORK CITY DEPARTMENT OF BUILDINGS

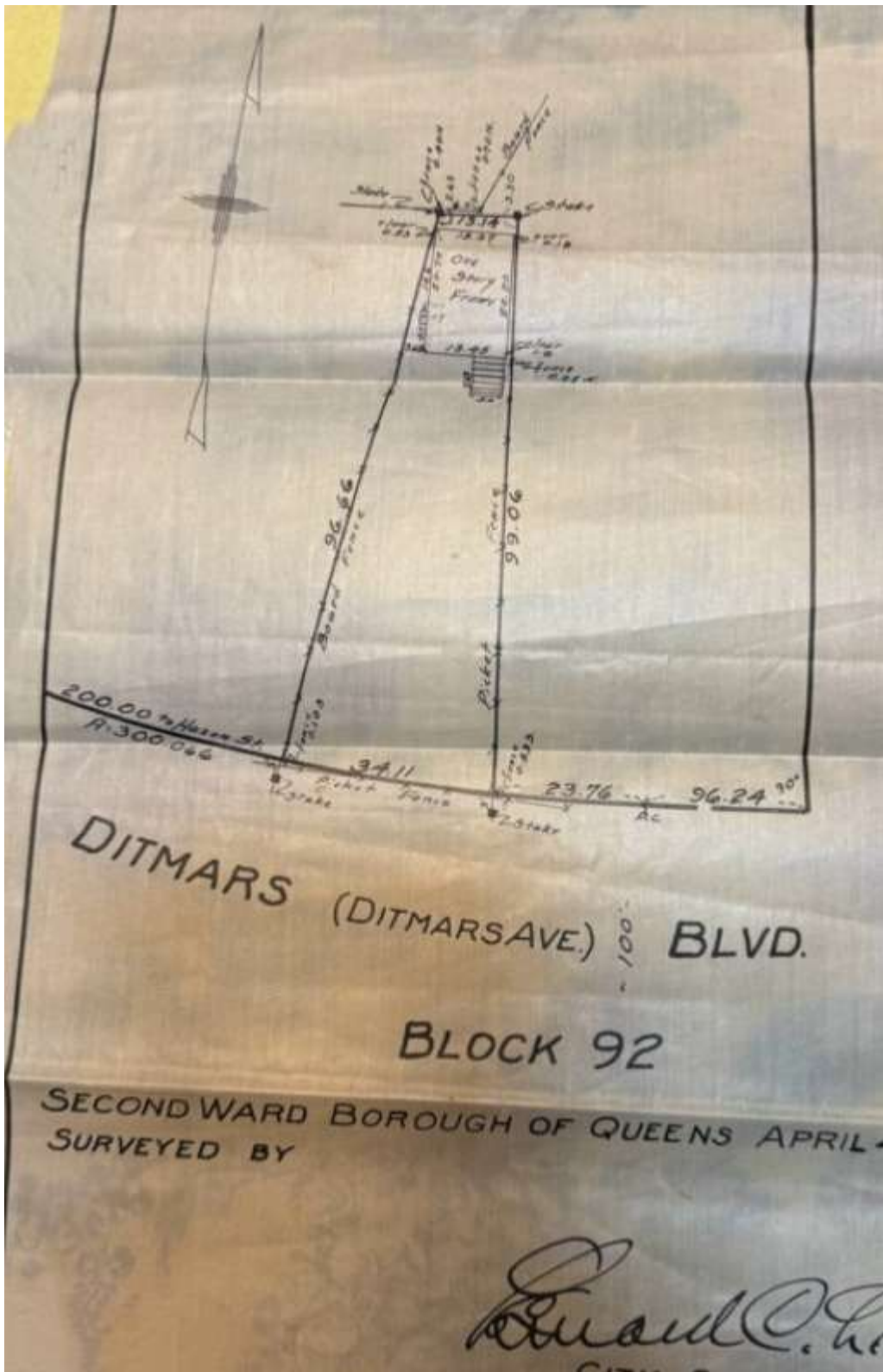
**A & B**  
 ENGINEERING AND LAND SURVEYING, P.C.  
 150-18 HILLSIDE AVENUE  
 JAMAICA, N.Y. 11432  
 TELEPHONE (718) 657-8444  
 FAX (718) 657-8555 J.L.  
 EMAIL: ABLANDSURVEY@GMAIL.COM  
**SURVEY No.1180**

DATE: DECEMBER 20th, 2022



BOROUGH OF QUEENS  
 COUNTY OF QUEENS  
 STATE OF NEW YORK  
 TAX MAP FILED MAP  
 SECTION SECTION  
 BLOCK 966 BLOCK  
 LOT 29.30 LOT

DAVID D. ARABI, P.E.  
 NEW YORK LICENSE 06735-1  
 PAUL BARYLSKI, L.S.  
 NEW YORK LICENSE 050782





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## R4

R4 districts allow all types of housing at a slightly higher density than permitted in R3-2 districts. The floor area ratio (FAR) of 0.75, plus an attic allowance of up to 20% for inclusion of space under the pitched roof common to these districts, usually produces buildings with three stories instead of the two-story homes characteristic of R3 districts. Much of the residential development in North Corona in Queens and Arden Heights in Staten Island is typical of R4 districts.

To accommodate a potential third floor beneath a pitched roof, the perimeter wall in R4 districts may rise to 25 feet before being set back to the maximum building height of 35 feet. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to provide sufficient space for on-site parking. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; the driveway must be within the side lot ribbon unless the lot is wider than 35 feet. Detached houses must have two side yards that total at least 13 feet and each one must be at least five feet wide. Semi-detached buildings need one side yard with a minimum width of eight feet. The maximum street wall length for a building on a single zoning lot is 185 feet. One off-street parking space is required for each dwelling unit. However, requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone.



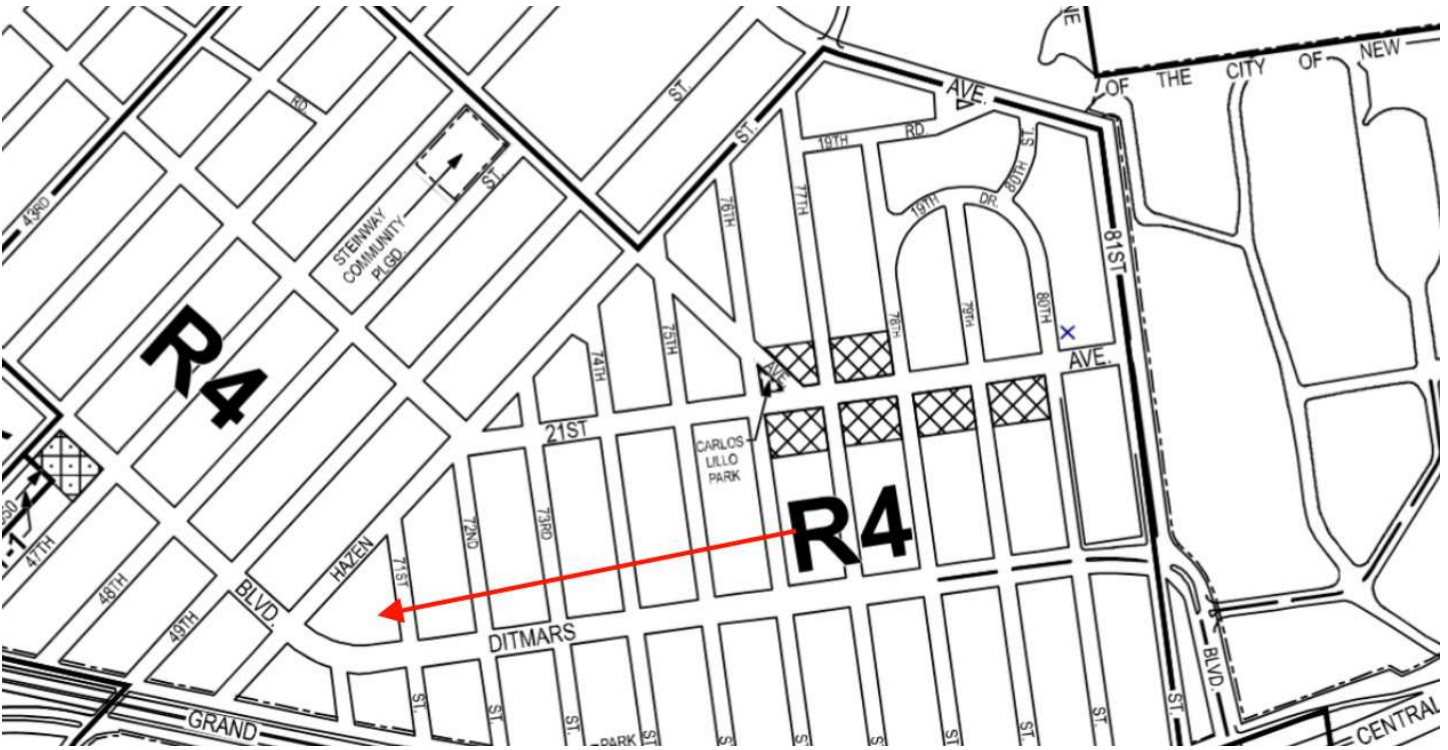


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**Low-Density Non-Contextual Residence District**

R4		Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards		Lot Coverage	FAR	Perimeter Wall/ Building Height	DU Factor	Required Parking		
		min.	min.	min.	min.	#	Each	max.	max.	max.		Standard	IRHU	
Single- and Two-Family	Detached	3,800 sf	40 ft			2	5 ft	13 ft	45%	0.75	25/35 ft	870	1 per DU	50% of IRHU
	Semi-Detached			10 ft	30 ft	1	8 ft	8 ft						
	Attached	1,700 sf	18 ft				n/a							
Multi-Family	All					2	8 ft	16 ft						

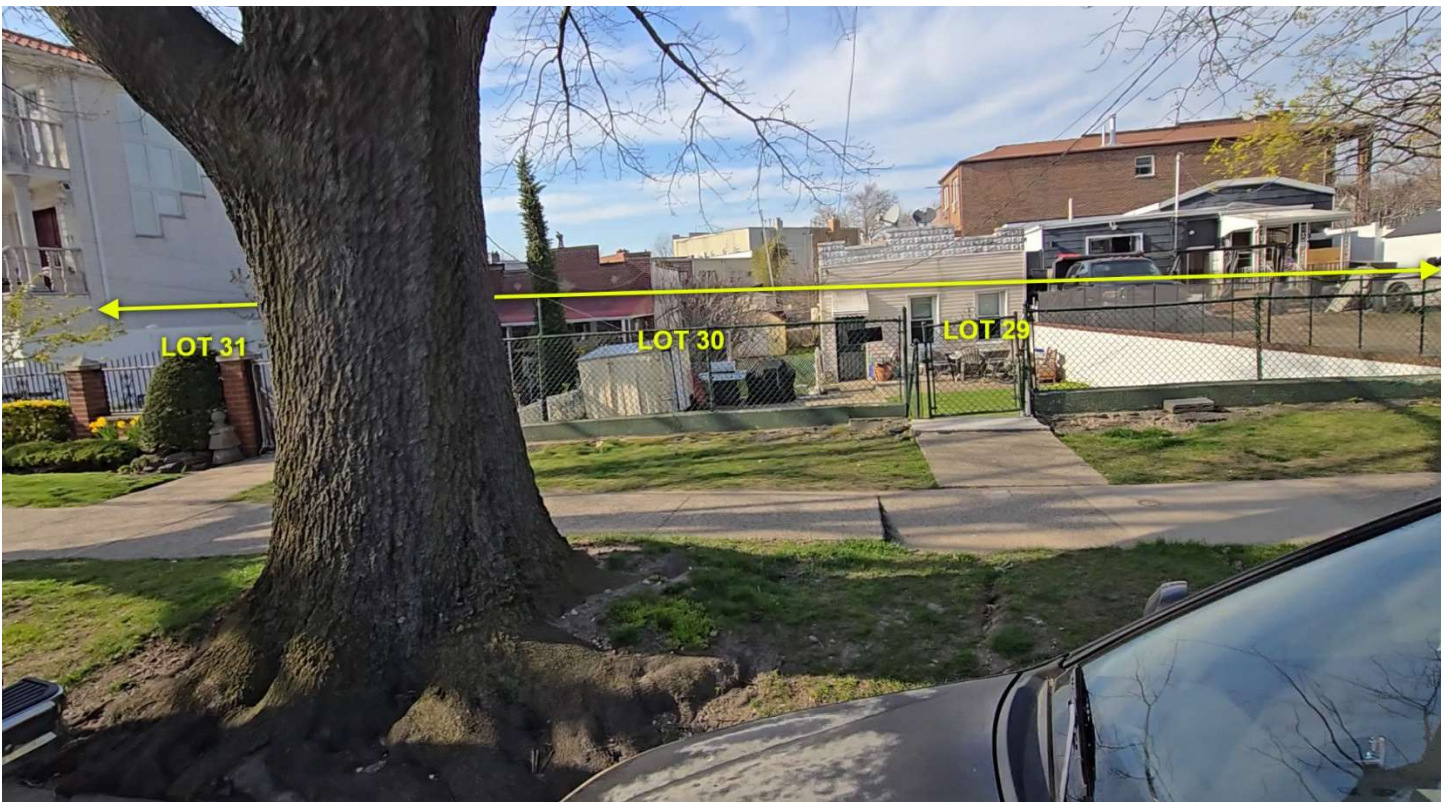


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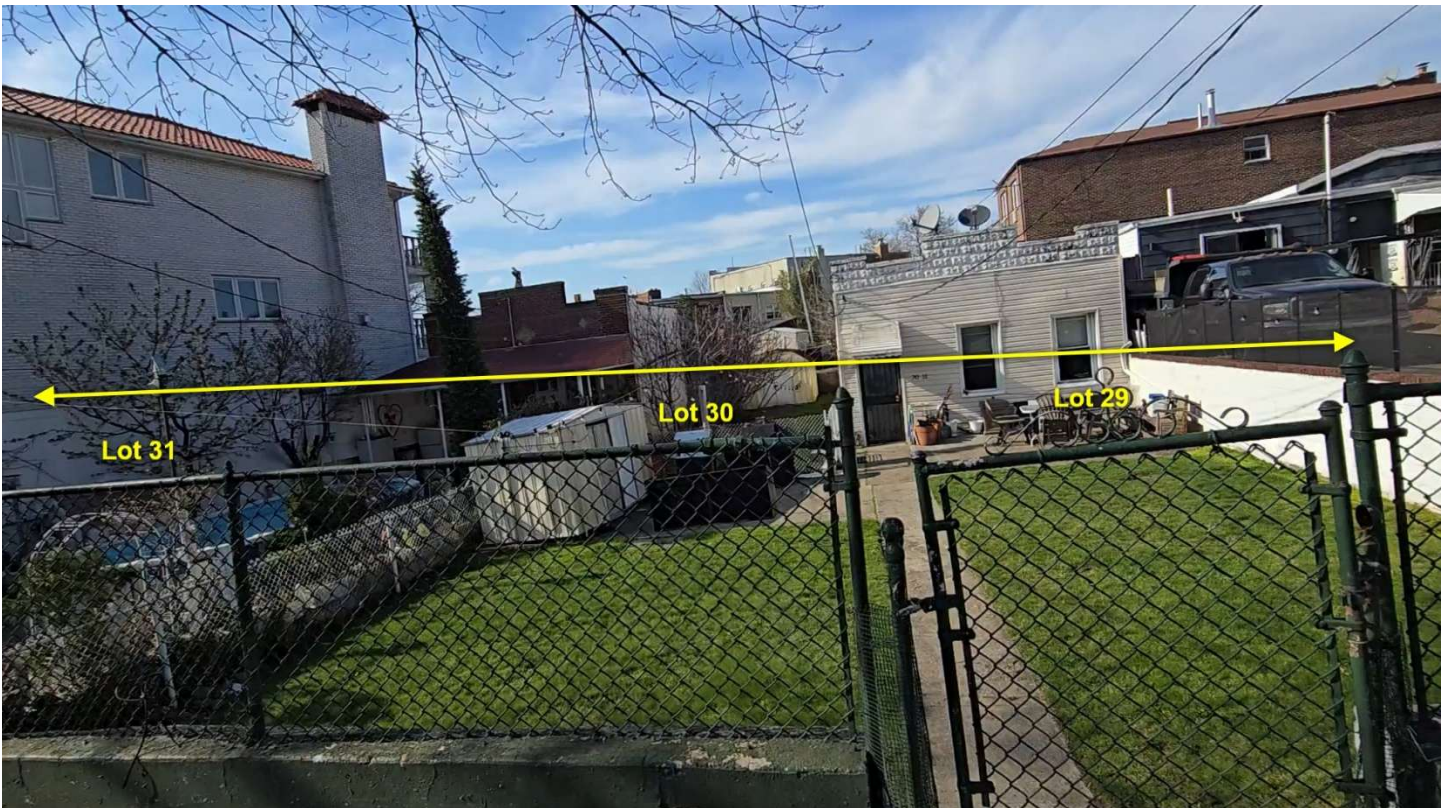


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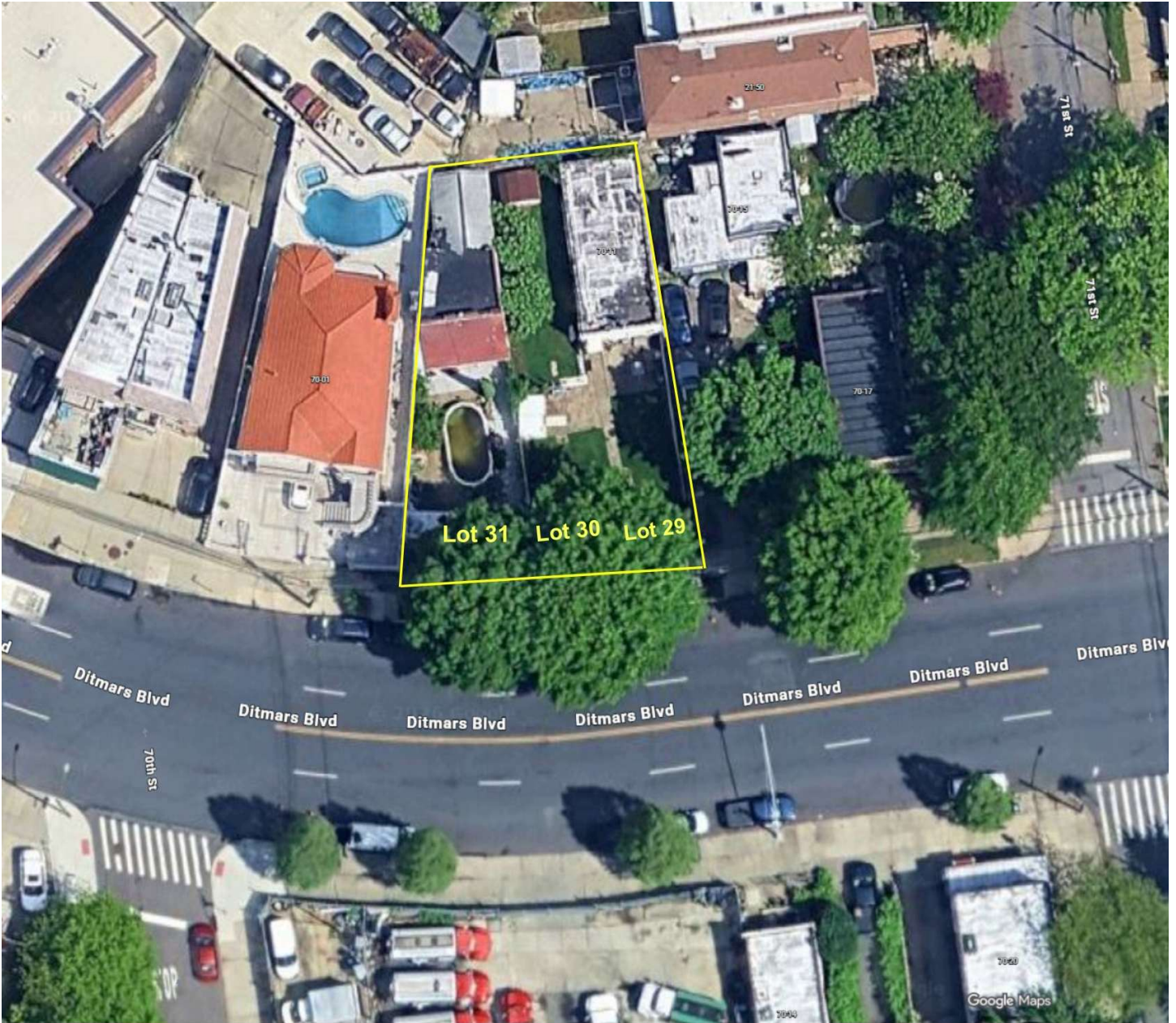


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