

112-50 38th Avenue
CORONA, NY 11368

PRELIMINARY ZONING ANALYSIS
12 January 2026

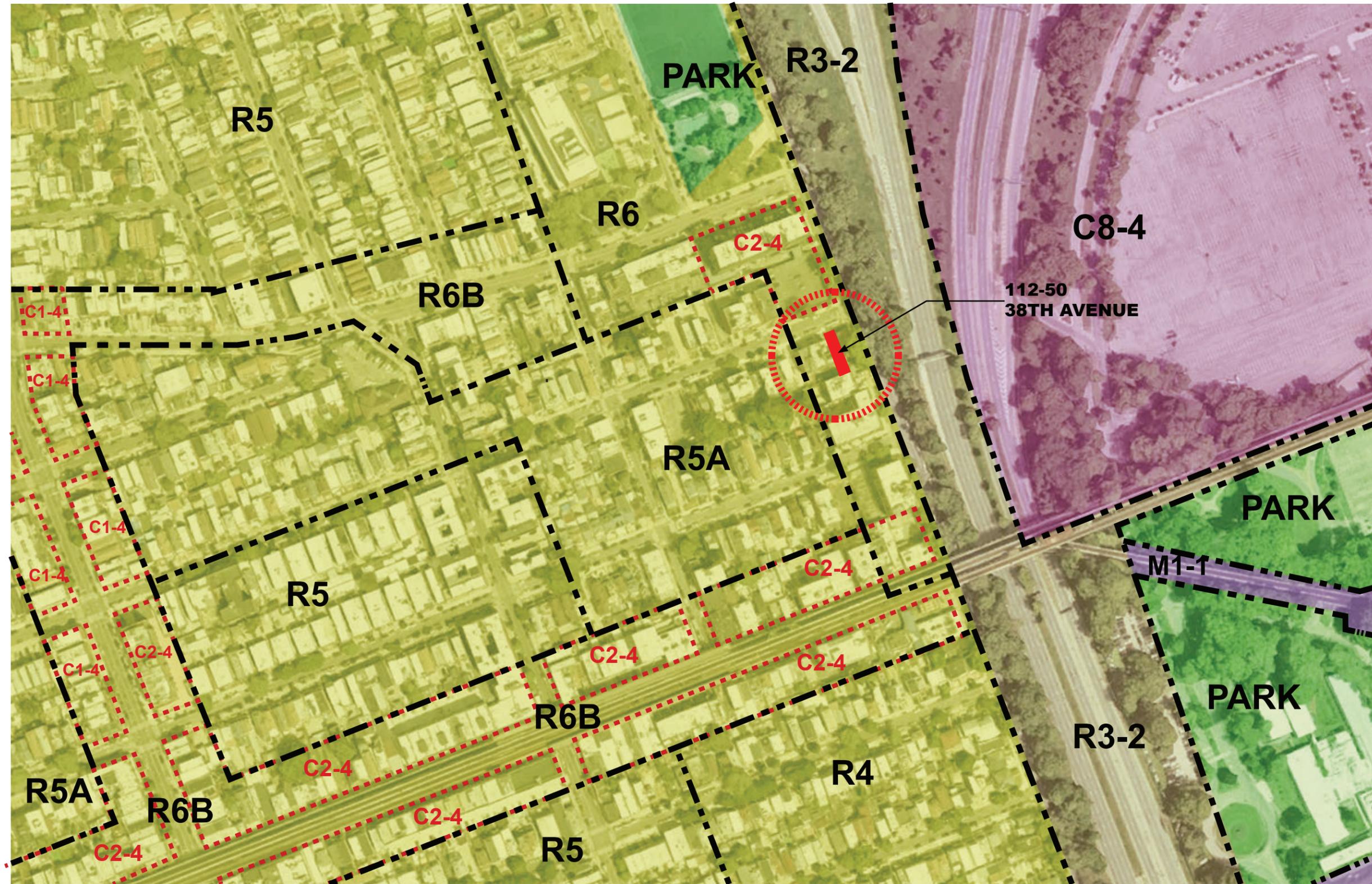
DIA

 **ZONING CHECK+**

Preliminary Zoning Analysis and Architectural Feasibility Studies
by **DESIGN INNOVATIONS FOR ARCHITECTURE**

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CONTEXT: AERIAL VIEW w/ ZONING DISTRICT BOUNDARIES



- COMMERCIAL ZONING DISTRICTS
- COMMERCIAL ZONING DISTRICTS
- RESIDENTIAL ZONING DISTRICTS
- RESIDENTIAL ZONING DISTRICTS
- COMMERCIAL OVERLAYS

CONTEXT: ENLARGED LAND USE MAP

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other

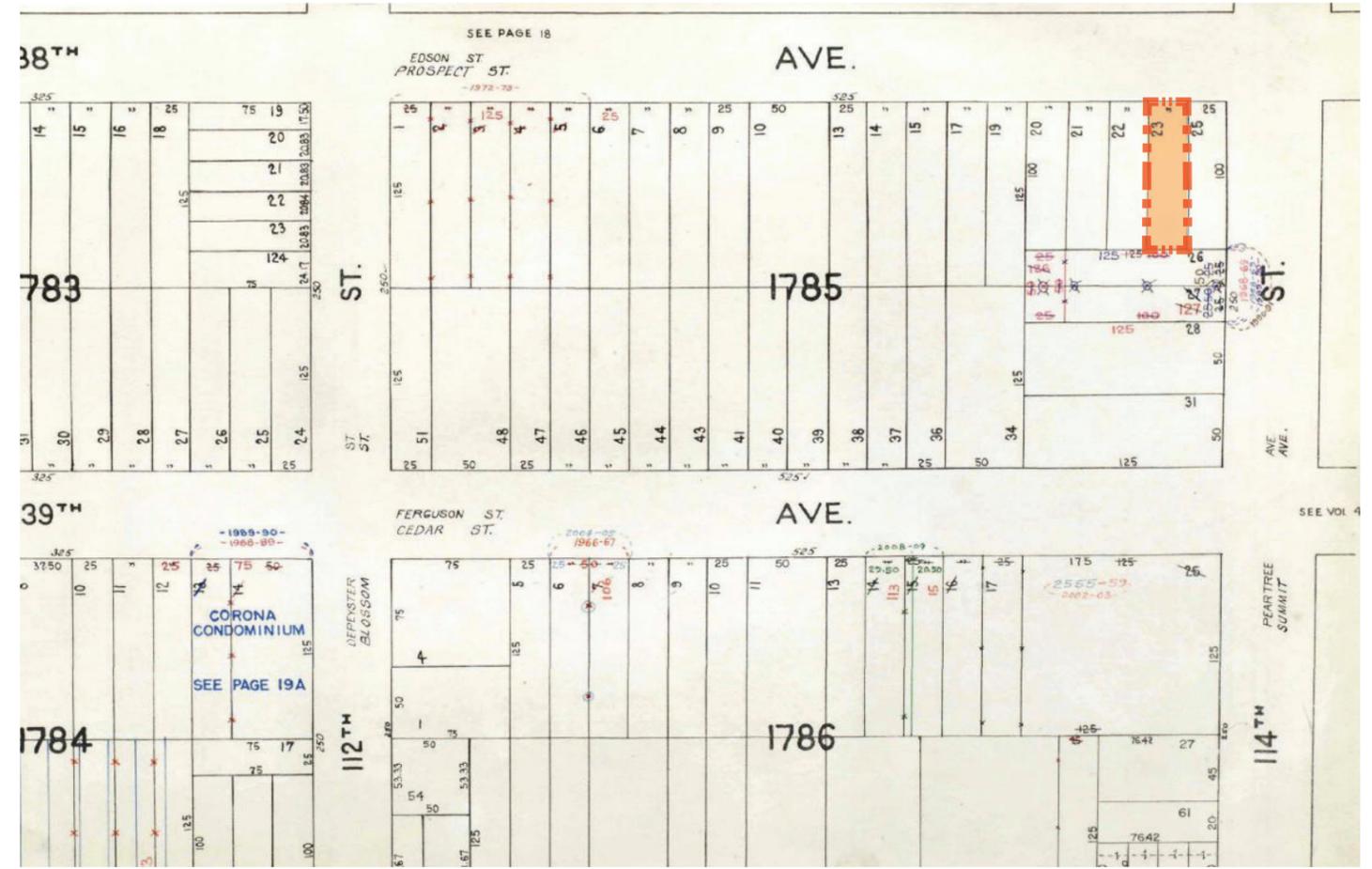
**112-50
38TH AVENUE**



CONTEXT: TAX MAPS



CURRENT TAX MAP



TAX MAP 1965

SCHEDULE A
112-50 38th Avenue
Corona, NY 11368

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:
BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF 38th Avenue, formerly known as Edson Street, distant 25 feet westerly from the corner formed by the intersection of the southerly side of 38th Avenue, with the westerly side of 114th Street, formerly known as Summit Avenue;
RUNNING THENCE Southerly, parallel with 114th Street, 100 feet;
THENCE Westerly, parallel with 38th Avenue, 25 feet;

THENCE Northerly, parallel with 114th Street, 100 feet to the southerly side of 38th Avenue;
THENCE Easterly, along the southerly side of 38th Avenue, 25 feet to the point or place of **BEGINNING**.
 Subject to reciprocal right of way of driveway for ingress and egress.
KNOWN as 112-50 38th Avenue, Corona, New York and
BEING the same premises conveyed by Joseph T. Macri to Abboohassan Khan & Kamsunesia Khan and Zulaka Khan by deed dated December 6, 1973 and recorded in the Office of the Register of Queens County on December 12, 1973 in Reel 1052, Page 1134.
AS A RESULT of the conveyance herein, Zulaka Baksh f/k/a Zulaka Khan is the owner of a 100% interest in the premises.

CONTEXT: PROPERTY AERIAL VIEWS



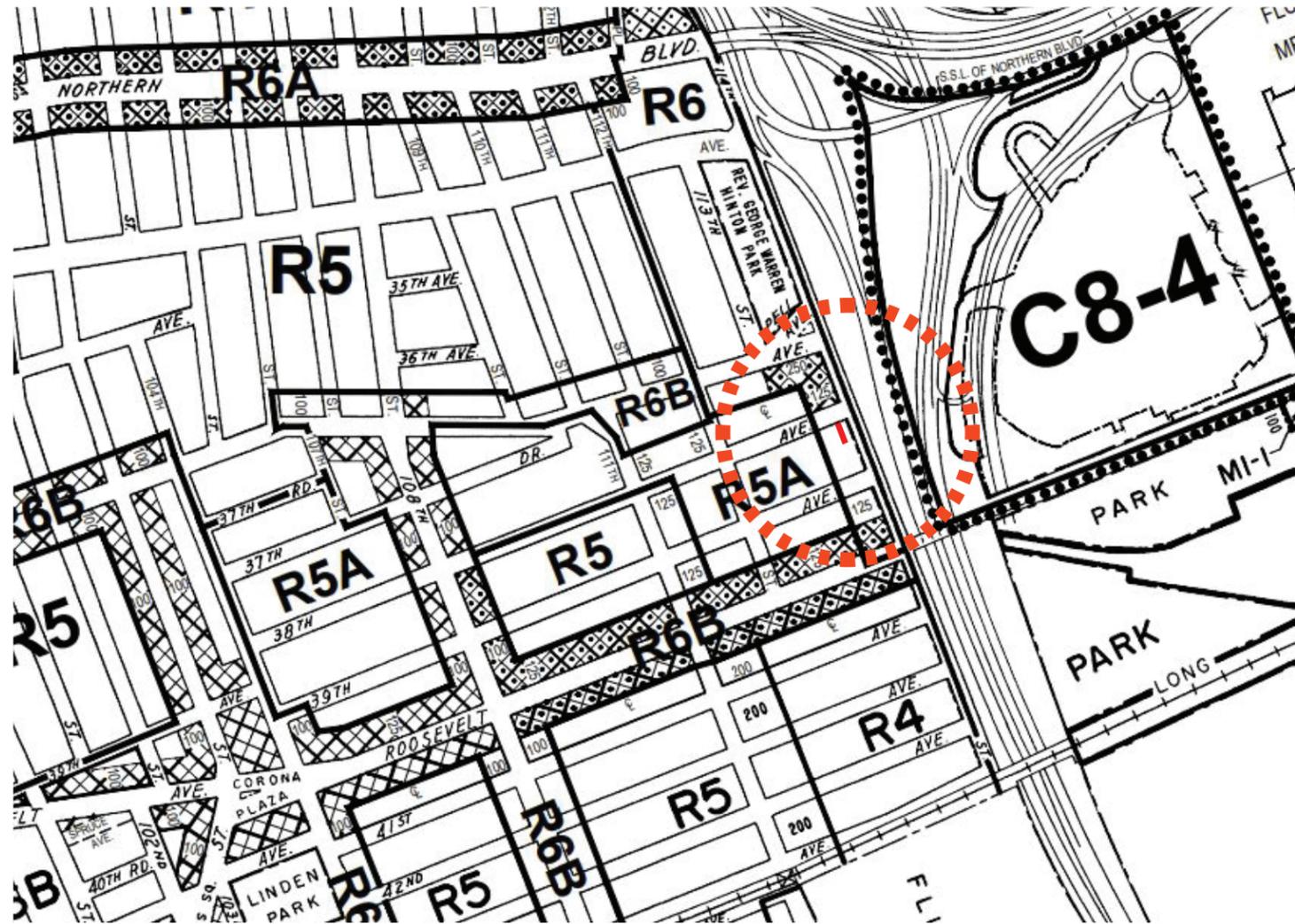
NORTHEAST AERIAL VIEW



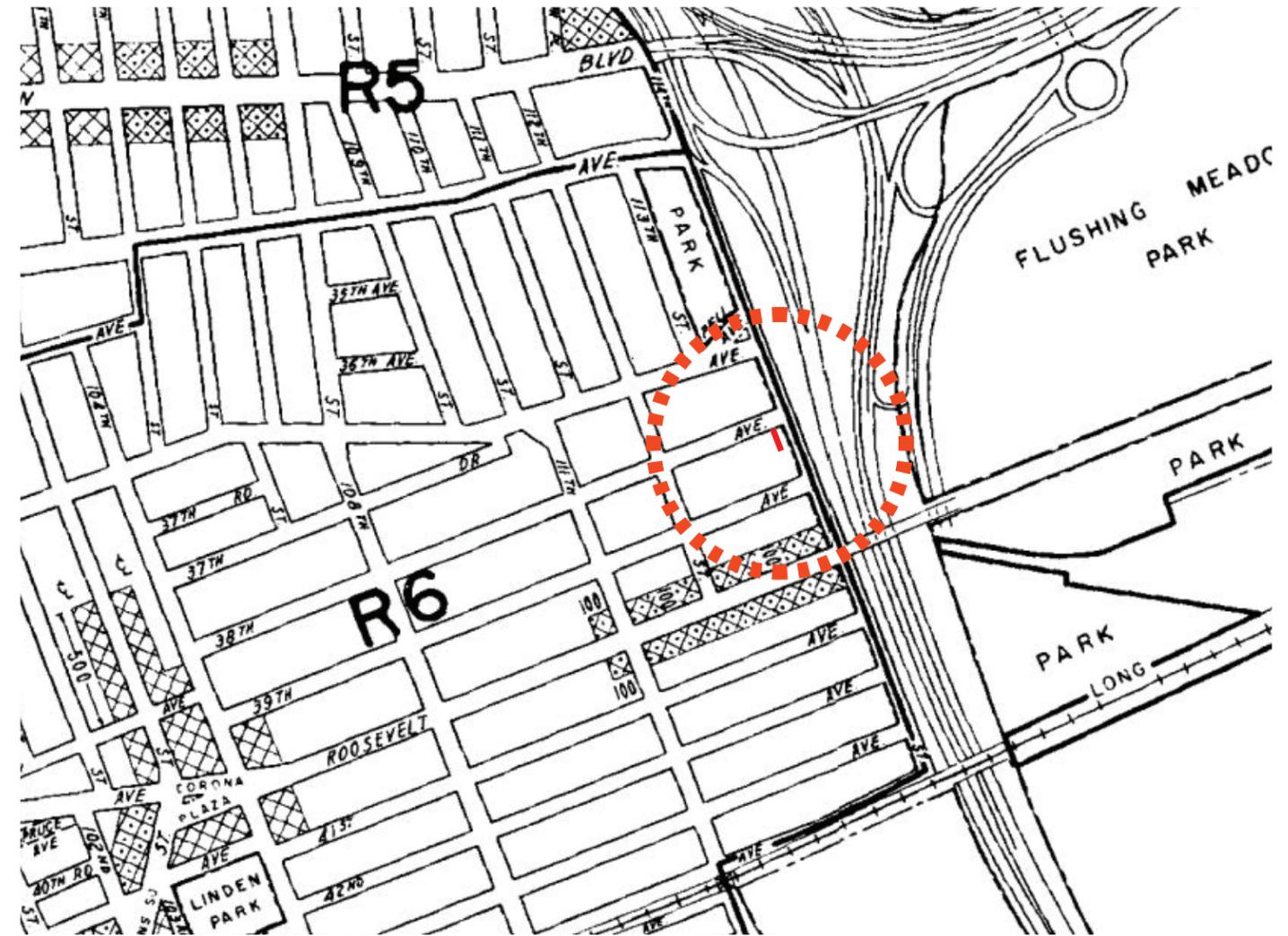
NORTHWEST AERIAL VIEW

Development site: 112-50 38th Avenue
Borough: Queens
 Block 1785 Lot 23
Community Board: #3, Queens
Zoning Map #: 10b
Zoning District: R6
Landmark Status: No
Historic District: No
MIH Area: No
UAP Area: Yes
Greater Transit Zone: Yes
Transit Zones: Special Provisions (ZR 25-241)

FRESH Zones Zoning and discretionary tax Incentives
Limited Height District: No
Lower Density Growth Management Area: No
Coastal Zone Boundary: No
Flood Zone: No
Environmental Designation: No
Designated M District: No
Industrial Business Zone: No



ZONING MAP 10b



HISTORICAL ZONING MAP 10b

BULK REQUIREMENTS

MAX BUILD OUT AND ZONING FLOOR AREA (STANDARD RESIDENTIAL)

Address	Block/Lot	Lot Area (SF)	Zoning District	Maximum FAR			Maximum Permitted ZFA (SF)	Max. Lot Coverage (%)	Front Yard Requirements (ft)	Side Yard Requirements (ft)	Rear Yard Requirements (ft)	Initial SetBack (ft)	Minimum Base Height (ft)	Maximum Base Height (ft)	Maximum Height of Building or other Structures (ft)	Maximum Number of Stories
				Max. Total FAR	Max. Commercial Overlay FAR	Uses for Max. FAR										
112-50 38th Avenue	1785/23	2,500.00	R6	2.20 (Standard Residences) ¹	N/A	Residential use	5,500.00	80 ²	Not Required ³	Not required, but if provided minimum 5 ft ⁴	30 ⁵	10 (Wide St) ⁶ 15 (Narrow St) ⁶	30 ⁷	45 ⁷	55 ⁷	N/A

MAX BUILD OUT AND ZONING FLOOR AREA (RESIDENTIAL WITH UAP)

Address	Block/Lot	Lot Area (SF)	Zoning District	Maximum FAR			Maximum Permitted ZFA (SF)	Max. Lot Coverage (%)	Front Yard Requirements (ft)	Side Yard Requirements (ft)	Rear Yard Requirements (ft)	Initial SetBack (ft)	Minimum Base Height (ft)	Maximum Base Height (ft)	Maximum Height of Building or other Structures (ft)	Maximum Number of Stories
				Max. Total FAR	Max. Commercial Overlay FAR	Uses for Max. FAR										
112-50 38th Avenue	1785/23	2,500.00	R6	3.90 (Qualifying Affordable Housing) ¹	N/A	Residential use	9,750.00	80 ²	Not Required ³	Not required, but if provided minimum 5 ft ⁴	30 ⁵	10 (Wide St) ⁶ 15 (Narrow St) ⁶	30 ⁷	65 ⁷	85 ⁷	N/A

MAX BUILD OUT AND ZONING FLOOR AREA (NON-RESIDENTIAL)

Address	Block/Lot	Lot Area (SF)	Zoning District	Maximum FAR			Maximum Permitted ZFA (SF)	Max. Lot Coverage (%)	Front Yard Requirements (ft)	Side Yard Requirements (ft)	Rear Yard Requirements (ft)	Initial SetBack (ft)	Maximum Height of a Front Wall	Sky Exposure Plane		Maximum Building Height (ft)
				Max. Total FAR	Max. Commercial Overlay (C1-3) FAR	Uses for Max. FAR								Height above the Street Line (ft)	Ratio (Ver. to Hor.)	
112-50 38th Avenue	1785/23	2,500.00	R6	4.80 (Max 1.0 CF if there is Residential Use) ⁸	N/A	Community Facility	12,000	65(80 if there is Residential Use) ⁸	Not required	Not required, but if provided minimum 8 ft ⁹	30 ¹⁰	15 (Wide St) ¹¹ 20 (Narrow St) ¹¹	60ft or 6 stories, whichever is less ¹¹	60 ¹¹	2.7 to 1 (Narrow St.) ¹¹ 5.6 to 1 (Wide St.) ¹¹	N/A

1. Per **ZR 23-22**, the maximum floor area ratio for a zoning lot containing **standard residences** in **R6** Residential Zoning District is **2.20**. The maximum floor area ratio for qualifying affordable housing (**UAP**) in **R6** is **3.90**.

2. Per **ZR 23-362-a**, the **maximum residential lot coverage** for the interior lots is **80%** in **R6** district.

3. Per **ZR 23-322**, No front yard is required in **R6** district.

4. Per **ZR 23-335**, no side yard 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.

5. Per **ZR 23-342a2i**, for attached buildings, 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 in **R6** district.

6. Per **ZR 23-433**, 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** in **R6** district.

7. Per **ZR 23-432**, the initial setback shall be provided at a height not higher than the **maximum base height** of **45 ft** for building with standard residences and **65 ft** qualifying affordable housing (**UAP**) in the **R6** zoning district. The **min. base height** shall be **30 ft** in **R6**. The **max. height of the building** shall be **55ft** for building with standard residences and **85 ft** qualifying affordable housing (**UAP**) in the **R6** zoning district

8. Per **ZR 24-11**, the community facility uses in R6 shall not exceed **4.80** FAR in a non residential building. The interior lot coverage shall not exceed 65%. However per **ZR 24-162**, for buildings containing residential and community facility uses. The max FAR for community facility use shall be **1.00** and the lot coverage for both uses shall be **80%** per **ZR 24-163**

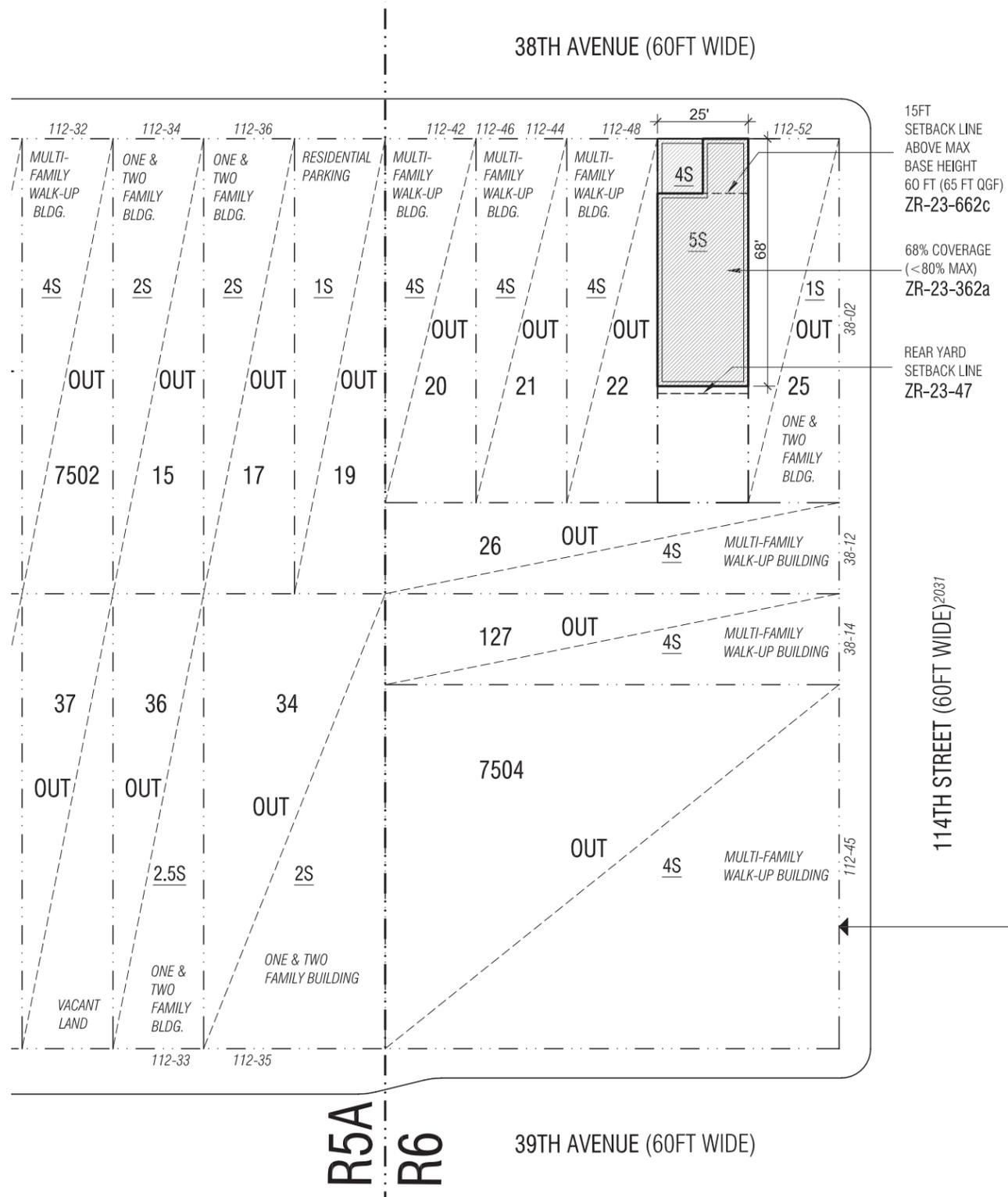
9. Per **ZR 24-35b**, for buildings containing community facility use no side yards are required. However, if any open area extending along a side lot line is provided at any level, it shall be at least eight feet wide.

10. Per **ZR 24-36**, for buildings containing community facility use, a rear yard with a depth of not less than 30 feet shall be provided at rear lot line.

11. Per **ZR 24-50**, for buildings containing community facility use, an initial setback distance over the front wall shall be **20ft** on a narrow street and **15ft** on a wide street. The maximum height of a front wall, or other portion of a building or other structure within the initial setback distance is **60 feet** or **6 stories**, whichever is less. The sloped Sky Exposure Plane starts 60ft above the street line and the Sky Exposure Plane's slope over zoning lot, expressed as a ratio of vertical distance to horizontal distance, is **2.7 to 1** on narrow street and **5.6 to 1** on **wide street**.

MASSING OPTION 1

Residential Development with Standard Residences



**BLOCK
1785**

Maximum Floor Area Ratio (FAR):

Residential use:	2.20 (R6) (ZR 23-22) Standard Housing Unit for Condo Development 3.90 (R6) (ZR 23-22) Affordable Housing Unit for Rental Development
Community Facility use:	4.80 (R6) (ZR 24-11)
Mixed-Use:	2.20 Standard Residences + 1.00 CF = 3.20 (ZR 24-162) 3.90 Affordable Housing + 0.90 CF = 4.80 (ZR 24-162)

Zoning Lot Area	Address	Block	Lot(s)	Zoning District	Zoning Lot Area (SF)
	112-50 38 th Avenue	1785	23	R6	2,500.00

Zoning Lot Area: 2,500.00 SF

Maximum Permitted Zoning Floor Area:

Standard Residential Only Build-Out

$2.20 \times 2,500.00 = 5,500.00 \text{ ZSF}$

Standard Residential with Community Facility on 1st Floor (Mixed-Use)

$2.20 \times 2,500.00 + 1.00 \times 2,500.00 = 8,000.00 \text{ ZSF}$

ZFA and GFA for Mixed-Use Scenario with CF on Floors 1-2 and Standard Residences on Floors 3-5:

(Total Max FAR 3.20)	Used FAR	Lot Area (SF)	ZFA (SF)	GFA (SF)	
Residential Use:	2.20	2,500.00	5,500.00	5,675.00	(with estimated 3% deductions)
Community Facility Use:	0.99		2,495.00	2,626.00	(with estimated 5% deductions)
TOTAL	3.19		7,995.00	8,301.00	(GFA refers to above grade Gross Floor Area)

Maximum # of Residential Units:

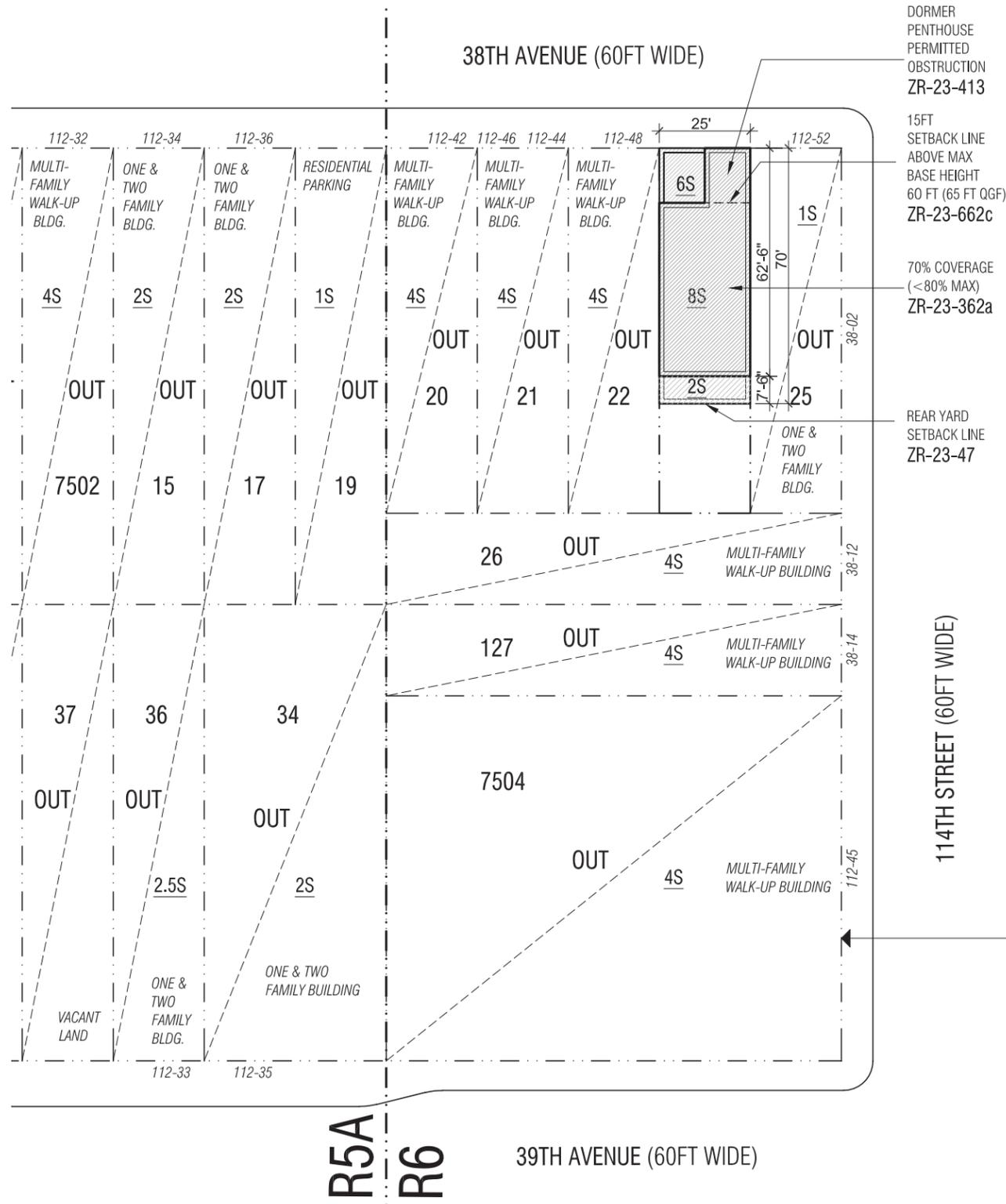
Maximum # of residential units permitted by zoning regulations calculated by dividing the maximum permitted residential zoning floor area to 680, the current dwelling unit factor used for all residential zoning districts:

$5,500.00 \text{ ZSF} / 680 = 8.08 \rightarrow$ **Maximum 8 Residential Units allowed per NYC Zoning (ZR 23-52)**

Note: Multiple Dwelling Code and NYC Building Code compliance need to be analyzed to verify the maximum # of residential units permitted in a new residential development

MASSING OPTION 2

Residential Development with Qualifying Affordable Housing (UAP)



Maximum Floor Area Ratio (FAR):

- Residential use: 3.90 (R6) (ZR 23-22) Affordable Housing Unit for Rental Development
- Community Facility use: 4.80 (R6) (ZR 24-11)
- Mixed-Use: 3.90 Affordable Housing + 0.90 CF = 4.80 (ZR 24-162)

Zoning Lot Area	Address	Block	Lot(s)	Zoning District	Zoning Lot Area (SF)
	112-50 38 th Avenue	1785	23	R6	2,500.00

Zoning Lot Area: 2,500.00 SF

Maximum Permitted Zoning Floor Area:

Standard Residential Only Build-Out
3.90 x 2,500.00 = **9,750.00 ZSF**

Standard Residential with Community Facility on 1st Floor (Mixed-Use)

3.90 x 2,500.00 + 0.90 x 2,500.00 = **12,000.00 ZSF**

ZFA and GFA for Mixed-Use Scenario with Standard Residences and 1st Floor CF:

	Used FAR	Lot Area (SF)	ZFA (SF)	GFA (SF)	
(Total Max FAR: 4.80)					
Residential Use:	3.90	2,500.00	9,750.00	10,052.00	(with estimated 3% deductions)
Community Facility Use:	0.85		2,125.00	2,237.00	(with estimated 5% deductions)
TOTAL	2.70		6,762.00	12,289.00	(GFA refers to above grade Gross Floor Area)

Maximum # of Residential Units:

Maximum # of residential units permitted by zoning regulations calculated by dividing the maximum permitted residential zoning floor area to 680, the current dwelling unit factor used for all residential zoning districts:

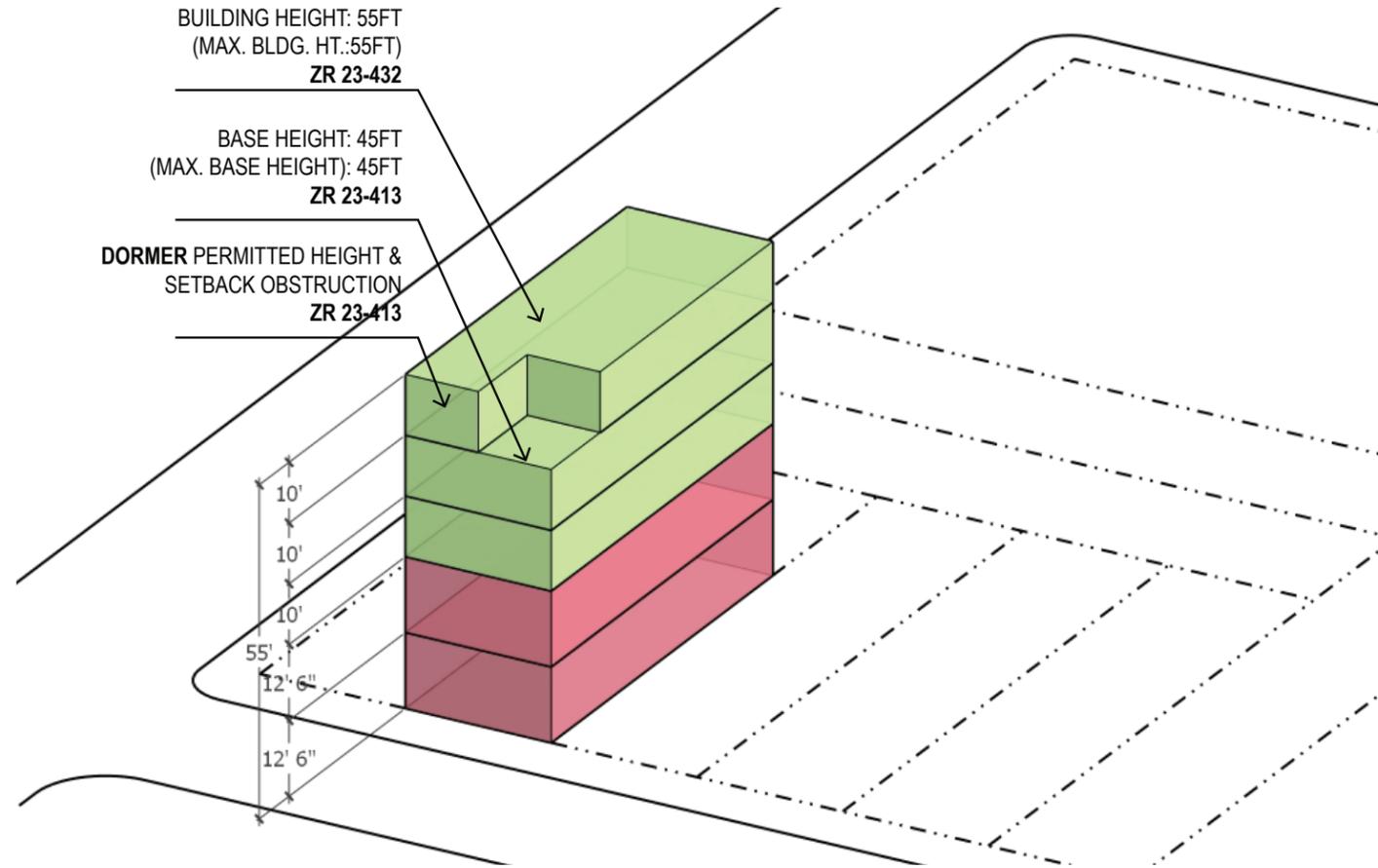
9,750 ZSF / 680 = 14.33-> **Maximum 14 Residential Units allowed per NYC Zoning (ZR 23-52)**

Note: Multiple Dwelling Code and NYC Building Code compliance need to be analyzed to verify the maximum # of residential units permitted in a new residential development

BLOCK 1785

MASSING OPTION 1 & 2

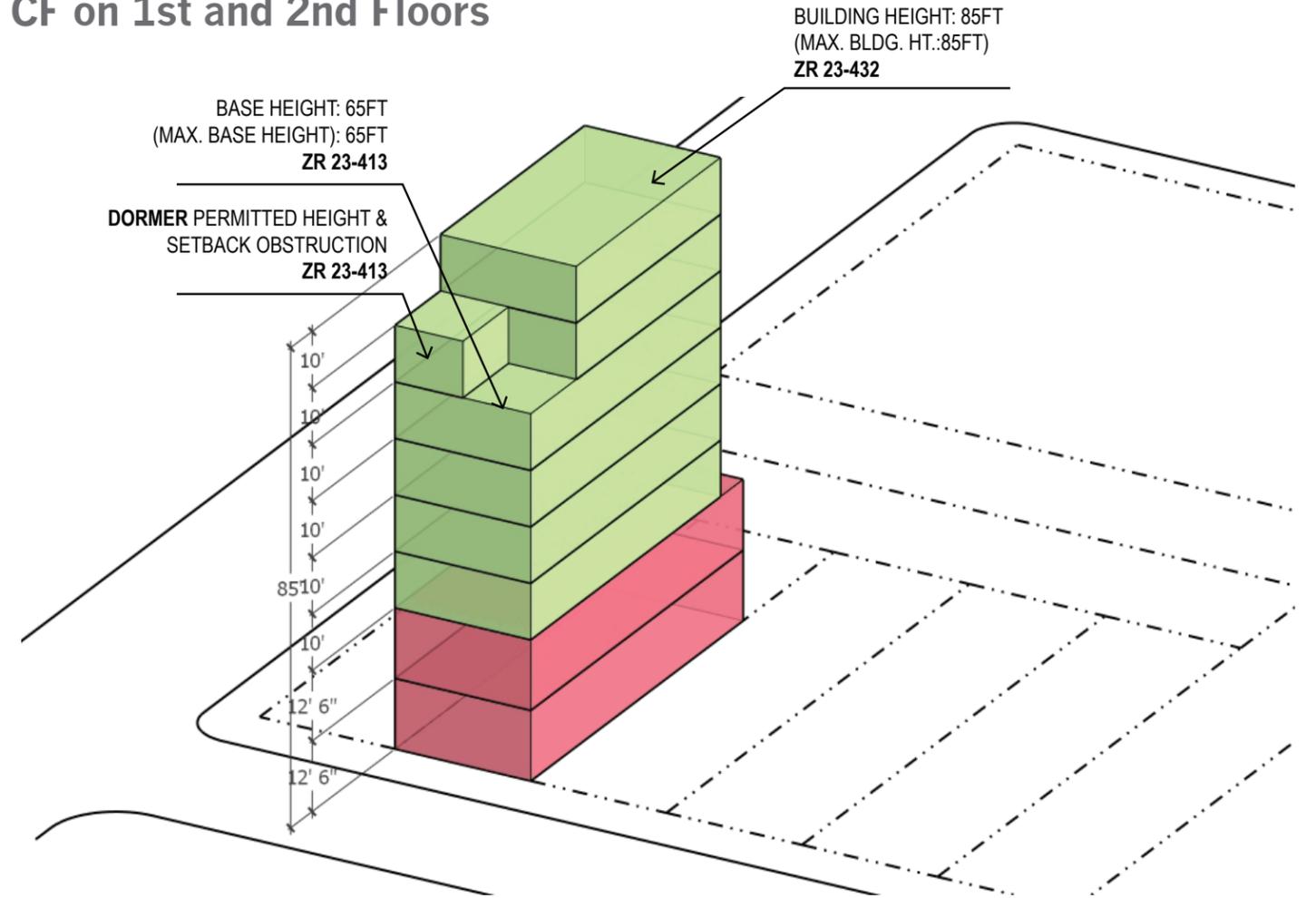
Standard Residences vs. Affordable Housing (UAP) Development with CF on 1st and 2nd Floors



OPTION 1: STANDARD RESIDENCES WITH CF ON FLOORS 1 & 2

FLOOR AREA BREAKDOWN

	Utilized Total FAR	Utilized Residential FAR	Utilized CF FAR	Total Utilized Zoning Floor Area	Utilized Residential Zoning Floor Area	Utilized Community Facility Zoning Floor Area	Building Code Gross Floor Area
1st Floor	0.65	0.22	0.42	1,620.00	560.00	1,060.00	1,700.00
2nd Floor	0.65	0.07	0.58	1,615.00	175.00	1,440.00	1,700.00
3rd Floor	0.66	0.66	0.00	1,649.00	1,649.00	0.00	1,700.00
4th Floor	0.66	0.66	0.00	1,649.00	1,649.00	0.00	1,700.00
5th Floor	0.59	0.59	0.00	1,467.00	1,467.00	0.00	1,512.50
TOTAL	3.20	2.20	1.00	8,000.00	5,500.00	2,500.00	8,312.50



OPTION 2: AFFORDABLE HOUSING (UAP) WITH CF ON FLOORS 1 & 2

FLOOR AREA BREAKDOWN

	Utilized Total FAR	Utilized Residential FAR	Utilized CF FAR	Total Utilized Zoning Floor Area	Utilized Residential Zoning Floor Area	Utilized Community Facility Zoning Floor Area	Building Code Gross Floor Area
1st Floor	0.67	0.35	0.32	1,662.50	870.00	792.50	1,750.00
2nd Floor	0.67	0.13	0.53	1,662.50	330.00	1,332.50	1,750.00
3rd Floor	0.61	0.61	0.00	1,516.00	1,516.00	0.00	1,562.50
4th Floor	0.61	0.61	0.00	1,516.00	1,516.00	0.00	1,562.50
5th Floor	0.61	0.61	0.00	1,516.00	1,516.00	0.00	1,562.50
6th Floor	0.61	0.61	0.00	1,516.00	1,516.00	0.00	1,562.50
7th Floor	0.53	0.53	0.00	1,334.00	1,334.00	0.00	1,375.00
8th Floor	0.46	0.46	0.00	1,152.00	1,152.00	0.00	1,187.50
TOTAL	4.75	3.90	0.85	11,875.00	9,750.00	2,125.00	12,312.50

MASSING AERIAL NE VIEW: OPTIONS 1 & 2

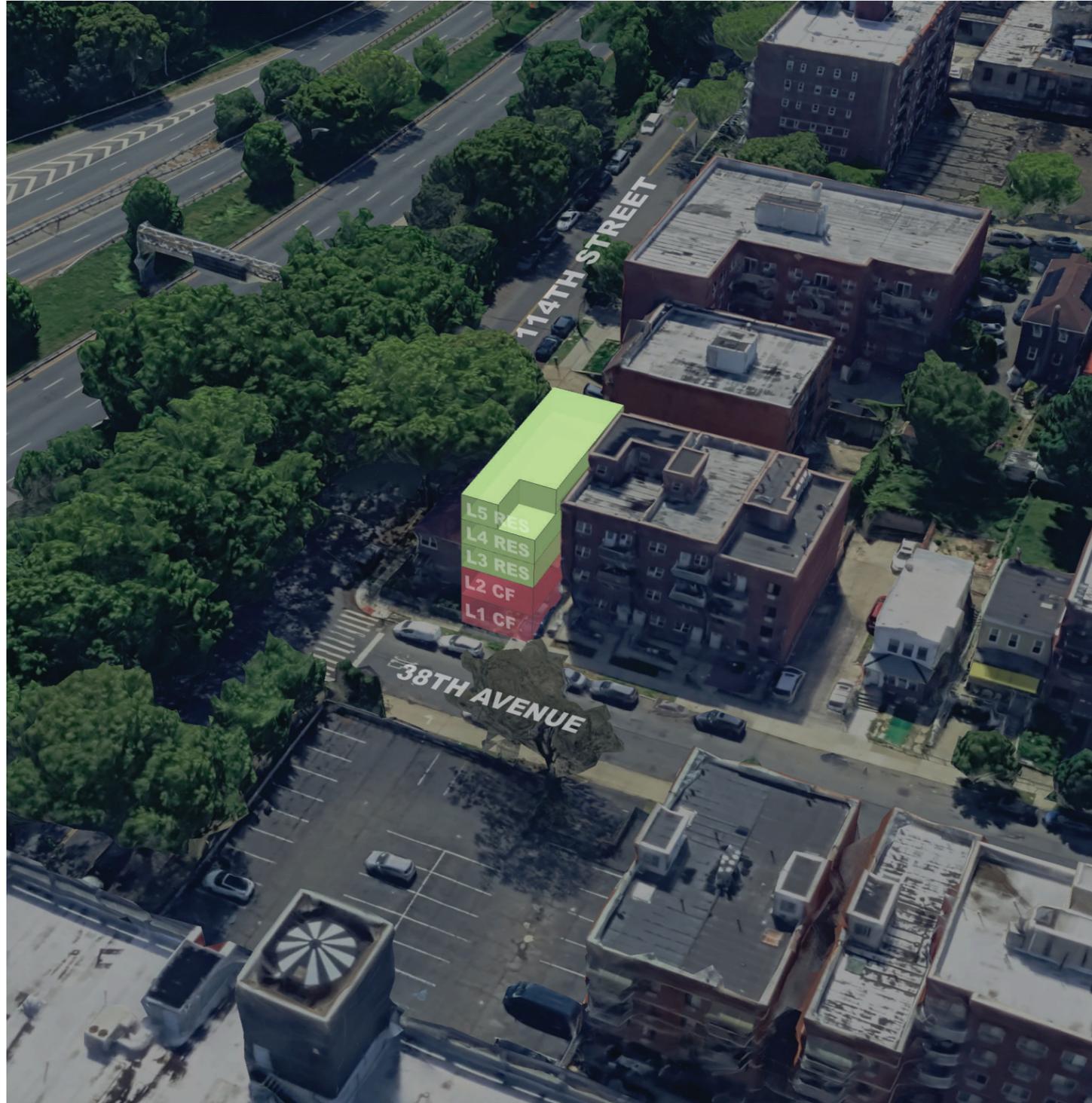


OPTION 1: STANDARD RESIDENCES WITH CF ON FLOORS 1 & 2



OPTION 2: AFFORDABLE HOUSING (UAP) WITH CF ON FLOORS 1 & 2

MASSING AERIAL NW VIEW: OPTIONS 1 & 2



OPTION 1: STANDARD RESIDENCES WITH CF ON FLOORS 1 & 2



OPTION 2: AFFORDABLE HOUSING (UAP) WITH CF ON FLOORS 1 & 2