

NYS RA / PE SEAL AND SIGN		BSA ZONING ANALYSIS					REVISED APRIL 2005	
BSA CALENDAR NO.		BLOCK 26					LOT 4,8,10	
SUBJECT SITE ADDRESS		45-24 VERNON BLVD AND 5-49 46TH AVE LIC, QUEENS, NY 11101						
APPLICANT		45-40 Realty, LLC						
ZONING DISTRICT M14		PRIOR BSA #						
SPECIAL/HISTORIC DISTRICT WF		COMPLIANT: "Y"						
COMMUNITY BOARD 2		IF NOT: "N" and INDICATE AMT OVER/UNDER						
	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED		
LOT AREA	54,497.88sf							
LOT WIDTH	200', 310'							
USE GROUP (S)	43-122				-	2, 5-9	N, 2, 5-9	
FA RESIDENTIAL	62-02, R9	299,725sf			0	286,496sf	N, 286,496sf	
FA COMMUNITY FACILITY	62-02, 63-211	354,236sf			0	0	Y	
FA COMMERCIAL/INDUST.	62-02, 63-211	108,996sf			97,427sf	13,228sf	Y	
FLOOR AREA TOTAL					97,427sf	299,724sf	N	
FAR RESIDENTIAL	62-326, 43-12	R9 - 5.5			0	5.26	N, 5.26	
FAR COMMUNITY FACILITY	62-326, 43-12 ⁺	6.5			0	0	Y	
FAR COMMERCIAL/INDUST.	62-326, 43-12 ⁺	2			0	.24	Y	
FAR TOTAL						5.5	N	
OPEN SPACE	-		-		12334.8sf	26901sf	-	
OPEN SPACE RATIO	-		-		-	-	-	
LOT COVERAGE (%)	62-341	30%				47.8%	Y	
NO. DWELLING UNITS	R9	405			0	344	N	
WALL HEIGHT	62-34	60'			54'	54',55',45'	Y	
TOTAL HEIGHT	62-341	110'			54'		N,184'	
NUMBER OF STORIES					4	28	-	
FRONT YARD	-		-		-	-	-	
SIDE YARD	-		-		-	-	-	
SIDE YARD	-		-		-	-	-	
REAR YARD	62-951		40'		19'	40'	Y	
SETBACK (S)	62-341		10',15'		-	10',15'	Y	
SKY EXP. PLANE (SLOPE)	-	-			-	-	-	
NO. PARKING SPACES	16-10	344	0		-	24	Y	
LOADING BERTH (S)	44-52		1		-	0	N,1	
OTHER: MAX TWR SIZE	62-341(c)(4)	7000sf	-		-	11,433sf	N	

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to current R district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES: For complete zoning requirements please see exhibit 9.

Other items noted in the DOB Denial/Objection not included above: 62-341(c)(5) Wall facing shoreline -
The proposed is in excess of 100ft

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 APPLICANT 45-40 Realty, LLC

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