| 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 |  |  |  |  | PROPOSED | COMPLIANT: "Y" |
| ZONING DISTRICT M14 | PRIOR BSA \# |  |  |  |  |  | IF NOT: "N" and INDICATE AMT OVER/UNDER |
| SPECIAL/HISTORIC DISTRICT WF | $\underbrace{\text { APABLE }}_{\text {*R SECTION }}$ | MAXIMUM PERMITTED | MINIMUM REQUIRED | LEGAL PER <br> C of O or BSA | EXISTING |  |  |
| COMMUNITY BOARD 2 |  |  |  |  |  |  |  |
| 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 COMMERCIALINDUST. | 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 COMMERCIALINDUST. | 62-326, 43-12 ${ }_{\text {F }}$ | 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 | $110{ }^{\prime}$ |  |  | $54 '$ |  | 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', $15{ }^{\prime}$ |  | - | 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 | - |  | - | 17.433sf | N |

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

BSA CALENDAR NO.
SUBJECT SITE ADDRESS
APPLICANT
ZONING DISTRICT M14
SPECIAL/HISTORIC DISTRICT WF COMMUNITY BOARD 2

LOT AREA LOT WIDTH

USE GROUP (S)

## FA RESIDENTIAL

FA COMMUNITY FACILITY
FA COMMERCIALIINDUST.
FLOOR AREA TOTAL
FAR RESIDENTIAL
FAR COMMUNITY FACILITY
FAR COMMERCIALIINDUST.
FAR TOTAL
OPEN SPACE
OPEN SPACE RATIO
LOT COVERAGE (\%)
NO. DWELLING UNITS
WALL HEIGHT
TOTAL HEIGHT
NUMBER OF STORIES
FRONT YARD
SIDE YARD
SIDE YARD
REAR YARD
SETBACK (S)
SKY EXP. PLANE (SLOPE)
NO. PARKING SPACES
LOADING BERTH (S)
OTHER: MAX TWR SIZE

BLOCK 26
LOT 4,8,10
45-24 VERNON BLVD AND 5-49 46TH AVE LIC, QUEENS, NY 11101
45-40 Realty, LLC COMPLIANT: " $Y$ "
PRIOR BSA \#

| PRIOR BSA\# |  |  |  |  |  | IF NOT: "N" and indicate amt OVER/UNDER |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| * $\begin{gathered}\text { APPLICABLE } \\ \text { ZR SECTION }\end{gathered}$ | MAXIMUM <br> PERMITTED | MINIMUM REQUIRED | LEGAL PER <br> C of O or BSA | EXISTING | PROPOSED |  |
| 54,497.88sf |  |  |  |  |  |  |
| 200', 310' |  |  |  |  |  |  |
| 43-122 |  |  |  | - | 2, 5-9 | N, 2, 5-9 |


| $62-02, \mathrm{R9}$ | $299,725 \mathrm{sf}$ |  |  | 0 | $286,496 \mathrm{sf}$ | $\mathrm{N}, 286,496 \mathrm{sf}$ |
| :---: | :---: | :--- | :---: | :---: | :---: | :---: |
| $62-02,63-211$ | $354,236 \mathrm{sf}$ |  |  | 0 | 0 | Y |
| $62-02,63-211$ | $108,996 \mathrm{sf}$ |  |  | $97,427 \mathrm{sf}$ | $13,228 \mathrm{sf}$ | Y |
|  |  |  |  | $97,427 \mathrm{sf}$ | $299,724 \mathrm{sf}$ | N |
|  |  |  | 0 | 5.26 | $\mathrm{~N}, 5.26$ |  |
| $62-326,43-12$ | $\mathrm{R} 9-5.5$ |  |  | 0 | 0 | Y |
| $62-326,43-12_{+}$ | 6.5 |  |  | 0 | .24 | Y |
| $62-326,43-2_{+}+$ | 2 |  |  |  | 5.5 | N |
|  |  |  |  |  | - |  |
| - |  | - |  | 12334.8 sf | 26901 sf | - |
| - |  | - |  | - | - | - |


| $62-341$ | $30 \%$ |  |  |  | $47.8 \%$ | $Y$ |
| :---: | :---: | :--- | :--- | :--- | :---: | :---: |
| R9 | 405 |  |  | 0 | 344 | N |


| $62-34$ | $60^{\prime}$ |  |  | $54^{\prime}$ | $54^{\prime}, 55^{\prime}, 45^{\prime}$ | Y |
| :---: | :---: | :--- | :--- | :---: | :---: | :---: |
| $62-341$ | $110^{\prime}$ |  |  | $54^{\prime}$ |  | $\mathrm{N}, 184^{\prime}$ |
|  |  |  |  | 4 | 28 | - |


| - |  | - |  | - | - | - |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| - |  | - |  | - | - | - |
| - |  | - |  | - | - | - |
| $62-951$ |  | $40^{\prime}$ |  | $19^{\prime}$ | $40^{\prime}$ | $Y$ |
| $62-341$ |  | $10^{\prime}, 15^{\prime}$ |  | - | $10^{\prime}, 15^{\prime}$ | $Y$ |
| - | - |  |  | - | - | - |


| $16-10$ | 344 | 0 |  | - | 24 | Y |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| $44-52$ |  | 1 |  | - | 0 | $\mathrm{~N}, 1$ |
| 62-341(c)(4) | 7000 sf | - |  | - | $11,433 \mathrm{sf}$ | N |

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