BSA ZONING ANALYSIS NYS RA / PE SEAL AND SIGN **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 COMPLIANT: "Y" PRIOR BSA # ZONING DISTRICT M14 IF NOT: "N" and SPECIAL/HISTORIC DISTRICT WF **APPLICABLE LEGAL PER** MAXIMUM MINIMUM INDICATE AMT COMMUNITY BOARD 2 ZR SECTION **PERMITTED** REQUIRED C of O or BSA **EXISTING PROPOSED** OVER/UNDER 54,497.88sf LOT AREA LOT WIDTH 200', 310' N, 2, 5-9 43-122 2, 5-9 USE GROUP (S) 62-02, R9 299.725sf 0 286,496sf N. 286.496sf **FA RESIDENTIAL** 62-02, 63-211 354,236sf 0 **FA COMMUNITY FACILITY** 62-02, 63-211 108,996sf 97,427sf 13,228sf Y FA COMMERCIAL/INDUST. FLOOR AREA TOTAL 97.427sf 299.724sf N R9 - 5.50 5.26 N. 5.26 62-326, 43-12 **FAR RESIDENTIAL** 62-326, 43-12 6.5 0 0 Y **FAR COMMUNITY FACILITY** 0 62-326, 43-12 2 24 Y FAR COMMERCIAL/INDUST. N **FAR TOTAL** 5.5 12334.8sf 26901sf **OPEN SPACE** OPEN SPACE RATIO 62-341 30% 47.8% Y LOT COVERAGE (%) R9 405 0 344 N NO. DWELLING UNITS 62-34 60' 54' 54',55',45' Y **WALL HEIGHT** 62-341 110 54' N,184' **TOTAL HEIGHT** NUMBER OF STORIES 28 1 FRONT YARD SIDE YARD SIDE YARD 62-951 40' 19' 40' Y **REAR YARD** Y 62-341 10',15' 10',15' SETBACK (S) SKY EXP. PLANE (SLOPE) 16-10 344 0 24 Υ NO. PARKING SPACES 44-52 1 0 N.1 LOADING BERTH (S) OTHER: MAX TWR SIZE 62-341(c)(4) 7000sf 11,433sf

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

^{*} 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 subjectsite. Be sure that all items noted in the DOB Denial/Objection are included.

NOTES: For complete zoning requirements please see exhibit 9.

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