

BSA CALENDAR NO.

233-15 BZ

BLOCK 21

LOT 10,8

SUBJECT SITE ADDRESS

45-40 VERNON BLVD, LONG ISLAND CITY, QUEENS, NY 11101

APPLICANT

Howard Goldman Esq.

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DO. STANDARDS AND APPEALS
2017 SEP 18 P 6:50

ZONING DISTRICT M1-4

PRIOR BSA # 233-15 BZ

SPECIAL/HISTORIC DISTRICT

COMMUNITY BOARD 2

COMPLIANT: "Y"

IF NOT: "N" and

INDICATE AMT

LOT AREA

38,575sf

LOT WIDTH

100', 150'

USE GROUP (S)

43-122

-

FA RESIDENTIAL

62-02, R9

-

FA COMMUNITY FACILITY

62-02,63-211

250,738sf

FA COMMERCIAL/INDUST.

62-02,63-211

77,150sf

FLOOR AREA TOTAL

75,505sf

212,867sf

N

FAR RESIDENTIAL

62-326, 43-12

R9 - 5.5

FAR COMMUNITY FACILITY

62-326, 43-12

6.5

FAR COMMERCIAL/INDUST.

62-326, 43-12

2

FAR TOTAL

1.96

5.518

N

OPEN SPACE

-

OPEN SPACE RATIO

-

LOT COVERAGE (%)

62-341

30% MIN.

73%

53%

Y

NO. DWELLING UNITS

R9

405

-

248

N

WALL HEIGHT

62-34

60',85'

54'

54',20'

Y

TOTAL HEIGHT

62-341

110',225'

-

291'8"

N, 72'8"

NUMBER OF STORIES

4

26

-

FRONT YARD

-

SIDE YARD

-

SIDE YARD

43-303

15'

-

-

N

REAR YARD

62-951

40'

-

40'

Y

SETBACK (S)

62-341

10',15'

-

10',15'

Y

SKY EXP. PLANE (SLOPE)

-

-

-

-

-

NO. PARKING SPACES

16-40

248

0

-

-

Y

LOADING BERTH (S)

44-52

-

1

-

-

N,1

OTHER: MAX TWR SIZE

62-341

7,000sf

-

-

-

-

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district (e.g., R9, R23, R41) 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:

