ZONING ANALYSIS - FOR NON-COMPLYING REQUIRING SPECIAL PERMIT

Z.R.	ITEM / DISCRIPTION	PERMITTED/REQUIRED	PROPOSED CONCEPT PLAN	COMPLIANCE NOTES
36-33 25-23,	REQUIRED PARKING SPACES RESIDENTIAL MARKET RATE	50% of Proposed Dwelling units (30 DWU) x .5 = **15 SPACES REQ.** MAX number of spaces waived = **5 REQ. RESI PARKING = 10 SPACES**	RESIDENTIAL - NONE **SPECIAL PERMIT SOUGHT**	DOES NOT COMPLY REQUIRES 74-533
36-361	REQUIRED PARKING SPACES COMMERCIAL PARKING	2,000 sf of New Commercial F.A. 2,000 sf /300 sf per space = 6.66 **REQ. COM PARKING = 7 SPACES** MAX Number of spaces waived = **15 THEREFORE NO COMMERCIAL PARKING REQUIRED.**	COMMERCIAL WAIVER **- NONE REQUIRED**	COMPLIES

LEGEND

- EXISTING TREE
- PROPOSED BUILDING
- TRAFFIC DIRECTION
- R6A ZONING DISTRICT
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- PROPOSED ZONING DISTRICT BOUNDARY
- UTILITY POLE
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- STREET LAMP

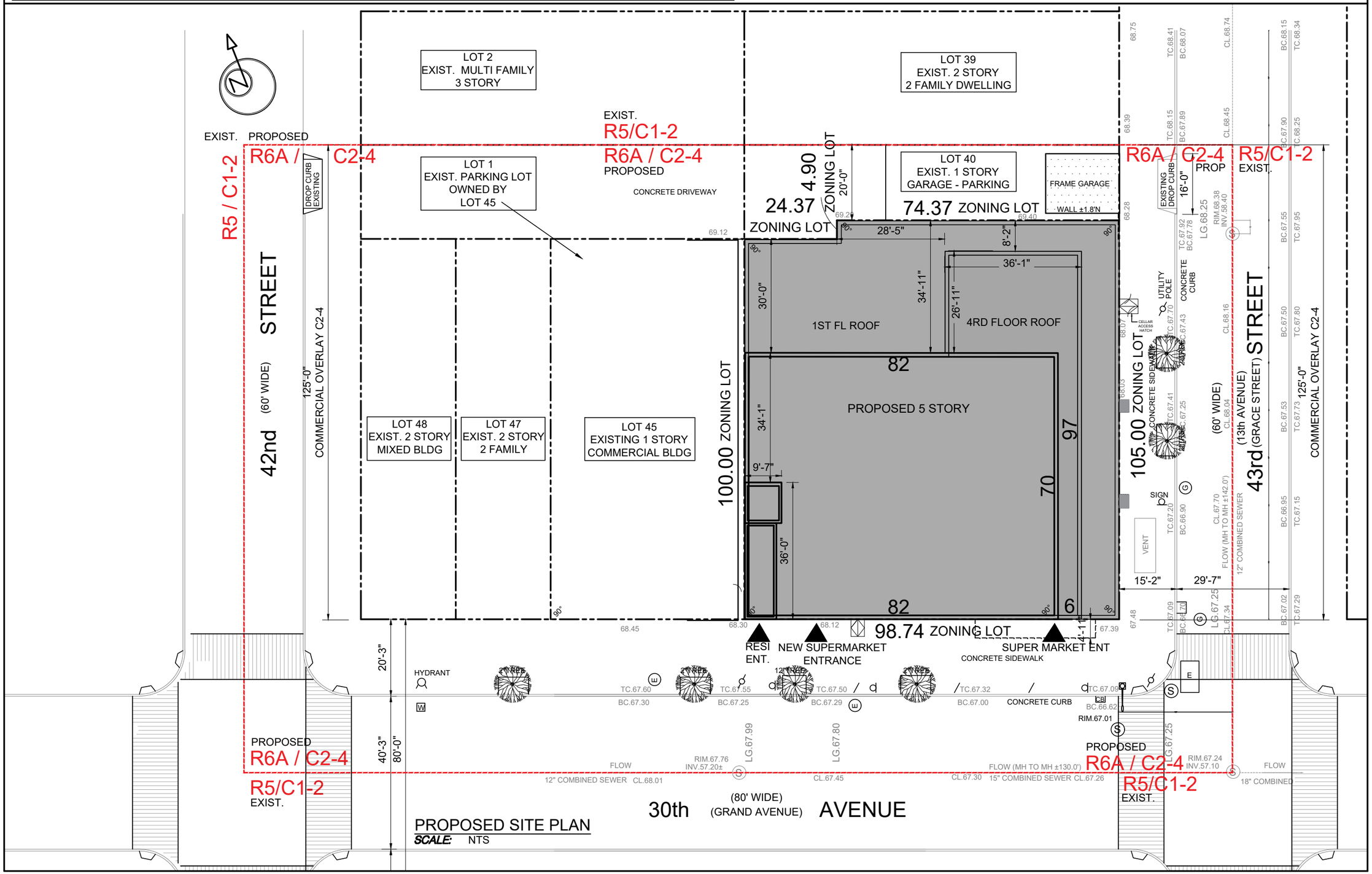
ZONING ANALYSIS - R6A-C2-4 - ZONING CHANGE

ZONING DISTRICT: C2-4 / R6A
BLOCK : 698 LOT: 41/44
COMBINED LOT AREA: 10,248 SF (100.00 %)

MAX. F.A.R. : 3.6

Z.R.(23-154) (R6A): MIH RESIDENTIAL : **3.60** = 3.60 X 10,248 = 36,892 SF
Z.R.(33-121)(R6A): COMMERCIAL RETAIL : **2.00** = 2.00 X 30,744 = 61,788 SF
MAX FLOOR AREA = 3.60 = 3.60 X 10,248 = **36,892 SF**

PROPOSED FAR = 3.57
PROPOSED ZFA = 36,549 SF (SEE FULL DRAWING SET)



PROPOSED SITE PLAN
SCALE: NTS

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

Architecture
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DRAWING TITLE: ZONING ANALYSIS / SPECIAL PERMIT SITE PLAN

PREMISES: 42-11 30th Avenue ASTORIA, QUEENS NEW YORK

DRAWN BY:	R.S.
CHECKED BY:	GJC
JOB No:	22074
SCALE:	AS NOTED
DATE:	9212023

SEAL: REGISTERED ARCHITECT GERALD J. CALIENDO 020241 STATE OF NEW YORK

DRAWING No: DCP