

Zoning Analysis: M1-2 / R5D in LIC Special District

Dutch Kills Subdistrict.

38-17 Crescent Street, Queens

Lot Area: = 50.04' lot width x lot depth (112.29+108.78)/2' = 5,506.15 Sq. Ft.

Max. Floor Area:

Manuf. / Commercial = 5,506.15 x 2.00 = 11,012.3 Sq. Ft	(43-12)
Manuf. / Commercial = 5,506.15 x 3.00 = 16,518.45 Sq. Ft. (For Limited Use)	(117-631c)
Comm. Fac. = 5,506.15 x 4.80 = 26,429.52 Sq. Ft.	(43-122)

Existing 1st Floor = 100% lot = 5,500.00 Sq. Ft.

Existing 2nd Floor = 49.9' x 88.0' = 4,391.2 Sq. Ft.

Proposed 3rd Floor = 49.9' x 88.0' = 4,391.2 Sq. Ft.

Proposed 4th Floor = 49.9' x 44.67' = 2,2229.03 Sq. Ft.

Total Floor Area = 16,511.43 Sq. Ft. < 16,518.45 Sq. Ft.

Note: Per ZR117-631a = Accessory Parking Spaces provided in any story located not more than 33 feet above the curb level shall not include in floor area.

Required Yards:

Front = N/A

Side = 0' or 8.0' (43-25)

Rear = 20' required 23' above curb level (43-26)

Max. Height allowed:

Manuf. = 60' or 4 story & 5.6 to 1 Sky Exp. Pl. (43-41)

Required Parking:

Manuf. = 1 per 2,000 (Storage PRC-G) (117-64)(36-21)

= 1 per 400 Sq. Ft. (Offices / Stores PRC-B & B1) (117-64)(36-21)

Comm. Fac. = 1 per 400 Sq. Ft. (Use Group 4) (117-64)(36-21)

Parking waivers = up to 25 spaces (117-64)(36-21)

Street Tree Planting = 1 per 25' of street frontage (43-26)

Required Loading Berths:

= 15,027.0 Sq. Ft. Floor Area < 25,000 = None Required (117-64)(36-62)

Bicycle Parking:

= 15,027.0 / 10,000 = 1.5 or 2 space (waived for 16D space) (36-711)

ZONING NOTE:

IT SHOULD BE NOTED THAT BOTH THE NEW YORK CITY DEPARTMENT OF BUILDINGS, ZONING RESOLUTION AND BUILDING CODE ARE QUITE SOPHISTICATED AND ARE CONSTANTLY UNDERGOING CHANGES AND AT MANY TIMES ARE OPEN TO INTERPRETATION BY VARIOUS DEPARTMENT OFFICIALS. FEASIBILITY / ZONING STUDIES MAY BE AFFECTED BY BUILDING ATTRIBUTES AND CONSTRUCTION CLASS, PHYSICAL CONDITIONS, ETC. THIS DRAFT AND / OR VERBAL DISCUSSIONS SHOULD ONLY BE TAKEN AS A PRELIMINARY ANALYSIS AND BE UNDERSTOOD THAT ONLY FINAL APPROVAL OF ALL CONSTRUCTION DOCUMENTS, APPLICATIONS, AND ISSUANCE OF BUILDING PERMITS CAN BE CONSIDERED ACCURATE. OTHER ITEMS SUCH AS STREET FURNITURE (i.e. TREES, FIRE HYDRANT, ETC.), SITE CONDITIONS (i.e. SOIL CONDITIONS, FLOOD ZONES, ETC.) AND THE AVAILABILITY OF CITY SERVICES (i.e. SEWERS, WATER, ETC.) MAY ALSO AFFECT THE FINAL DESIGN.