



ZRD1: Zoning Resolution Determination Form

☒ Orient and affix BIS
job number label here ☒

150732

Must be typewritten.

Use this form only to request Zoning Resolution determination (use CCD1 for all other requests)

1 Location Information Required for all requests on filed applications.

House No(s) 23-15

Street Name 44th Drive

Borough Queens

Block 437

Lot 8

BIN 4005166

CB No. 402

2 Applicant Information Required for all requests on filed applications.

Last Name Hill

First Name L. Stephen

Middle Initial

Business Name Goldstein, Hill & West Architect

Business Telephone (212) 213-8007

Business Address 11 Broadway 17th Floor

Business Fax (212) 686-1754

City New York

State NY

Zip 10004

Mobile Telephone

E-Mail aagopian@ghwarchitects.com

License Number 028264

License Type ☐ P.E. ☒ R.A.

DOB PENS ID # (if available)

3 Attendee Information Required if different from Applicant in section 2 or no Applicant.

Relationship to the property: ☐ Attorney ☒ Filing Representative (Class 2) ☐ Other

Last Name Moretha/Suli/Schommer

First Name Ivan/Linda/Matthew

Middle Initial

Business Name Design 2147, Ltd

Business Telephone (718) 383-9340

Business Address 52 Diamond Street

Business Fax

City Brooklyn

State NY

Zip 11222

Mobile Telephone

E-Mail mschommer@design2147.com

License/Registration # (if P.E./R.A./R.L.A./Attorney)

4 Nature of Request Required for all requests. Only one request may be submitted per form.

Determination request is for: ☒ Determination ☐ Predetermination

Determination request issued to: ☒ Borough Commissioner's Office ☐ Technical Affairs

Job associated with this request? ☒ Yes (provide job # / doc # / obj # / examiner name below) ☐ No

Job #: 420655954 Document #: 01 Objection #: N/A Examiner: Clara Gomez

Has this request or a similar one been previously Denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☒ No

Enter short description of Technical Topic (5 words or less): Attended Parking

Enter All Control #(s) for related CCD1/ZRD1 requests:

TPPN, Memo:

Zoning District(s): C5-3

MDL:

Zoning Overlay(s):

BBs:

Special District(s): Special Long Island City Mixed Use District

Other:

ZR Section: 16-24

Code Section:

Rule #:

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any): ☐ Borough Commissioner ☐ Code & Zoning Specialist ☐ General Counsel's Office ☒ Deputy Borough Commissioner ☐ Chief Plan Examiner ☐ Other

ADMINISTRATIVE USE ONLY

Control #:

Appointment Scheduled With:

Comments:

Review Team Members:

Reviewed By:

REVIEWED BY

Shaukat Shaikh
Building Code Specialist,
NYC Development Hub

Shaukat Shaikh

APPROVED

WITH CONDITIONS

ZRD1(43991)
Page 1 of 6
Date: 04/01/2016

Date

5 Description of Request (additional space is available on page 3)

Note: Buildings Department officials will only interpret or clarify the Zoning Resolution. Any request for variations of the Zoning Resolution must be filed with the Board of Standards and Appeals (BSA) or the Department of City Planning (DCP).

Please itemize all attachments, including plans/sketches, submitted with this form. (*attachment may not be larger than 11" x 17"*)

If request is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the Objection sheet and include a copy of the Objection sheet in the submitted Pdf.

We respectfully request approval of the attached attended parking plan layout.

This project is a proposed mixed-use building located at 23-15 44 Drive. The parcel is located in a C5-3 district in the Special Long Island City Mixed Use District, Block 1 of the Court Square Subdistrict.

The maximum permitted parking area is 200 times the number of parking spaces per ZR 16-24. There are 210 parking spaces provided via parking lifts. The maximum permitted parking area for 210 parking spaces is 42,000 square feet. The proposed attended parking has a total surface area of 34,050 square feet which is less than the maximum permitted. This proposed parking layout provides 162 SF per parking space.

Please confirm that the attached attended parking layout is acceptable.

Attachments:
Parking layout

Note: Buildings Department Determination will be issued on the ZRD1 Response Form

6 Statements and Signature Required for all requests (If Attorney, include "Esquire" or "Esq." in signature)

I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.

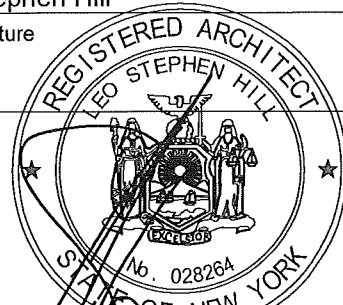
Name (please print)

L. Stephen Hill

Signature

Date

02/29/2016



P.E. / R.A. Seal (apply seal, then sign and date over seal - not required for Attorneys on unfilled applications)

REVIEWED BY

Shauqat Shaikh

Building Code Specialist,
NYC Development Hub

ADMINISTRATIVE USE ONLY

Reviewed By:

Date:

**APPROVED
WITH CONDITIONS**

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Date: 04/01/2016

7	Description of Request (use this section if additional space is required for description)
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Note: Buildings Department Determination will be issued on the ZRD1 Response Form

8	Statements and Signature Required for all requests (If Attorney, include "Esquire" or "Esq." in signature)
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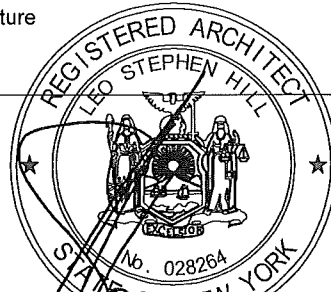
Name (please print)

L. Stephen Hill

Signature

Date

02/29/2016



P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfilled applications)

ADMINISTRATIVE USE ONLY

Reviewed By: **Shauqat Shaikh**
 Building Code Specialist,
 NYC Development Hub

Reviewed By:

Date

**APPROVED
WITH CONDITIONS**

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 Page 3 of 6
 Date: 04/01/2016

ZRD1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 23-15

Street Name 44th Drive

Borough Queens

Block 437

Lot 8

BIN 4005166

Job No. 420655954

DETERMINATION (To be completed by a Buildings Department official)

Request has been: ☐ Approved ☐ Denied ☒ Approved with conditions

Follow-up appointment required? ☐ Yes ☒ No

Primary Zoning Resolution or Code Section(s): ZR 16-24

Other secondary Zoning Resolution or Code Section(s): ZR 16-11(c) , ZR 16-12 (c) and ZR 16-13

Comments:

The request to allow the permitted 210 parking spaces within 34050 SF surface area at the first floor and the cellar level is hereby approved with the conditions below.

The applicant shall provide the area calculations on the plan for the parking on the stackers (8.5X18= 153 SF) + 47SF (for maneuverability for each car on the upper stacker level) and 200 SF for each car on the floor surface. Based on the attached sketches on page #5 and #6 the applicant appears to comply.

The applicant shall also provide notes on the plan and schedule A as stated below.

(1) The applicant shall indicate the location of the attendant's booth on the plan and shall note that this is an attended parking facility on schedule A and shall also indicate that in no event shall the maximum number of parking exceed 225 accessory off-street parking spaces as per ZR 16-13.

(2) The accessory parking for non residential uses such as retail space on the ground floor shall not exceed 1 parking space per 4000 SF area of retail (non residential) use as per ZR 16-12 (c).

(3) The accessory permitted parking for residential use shall not exceed as per ZR 16-11. All such accessory off street parking spaces shall be used exclusively by the residential occupants of the building.

(4) The applicant shall provide notes on the plan as per ZR 16-13 " that the proposed the number of #accessory# off street parking spaces for all such #uses# shall not exceed the number of spaces permitted for each #use# in accordance with the provisions of such Sections. However, in no event shall the maximum number exceed 225 #accessory# off-street parking spaces. The exclusive or primary #use# provisions of Sections 16-11 and 16-12 shall be applicable to the number of spaces provided for each #use#."

Name of Authorized Reviewer (please print):

Title (please print):

Authorized Signature:

REVIEWED BY

Shauqat Shaikh

Building Code Specialist
NYC Development Hub

Date:

Time:

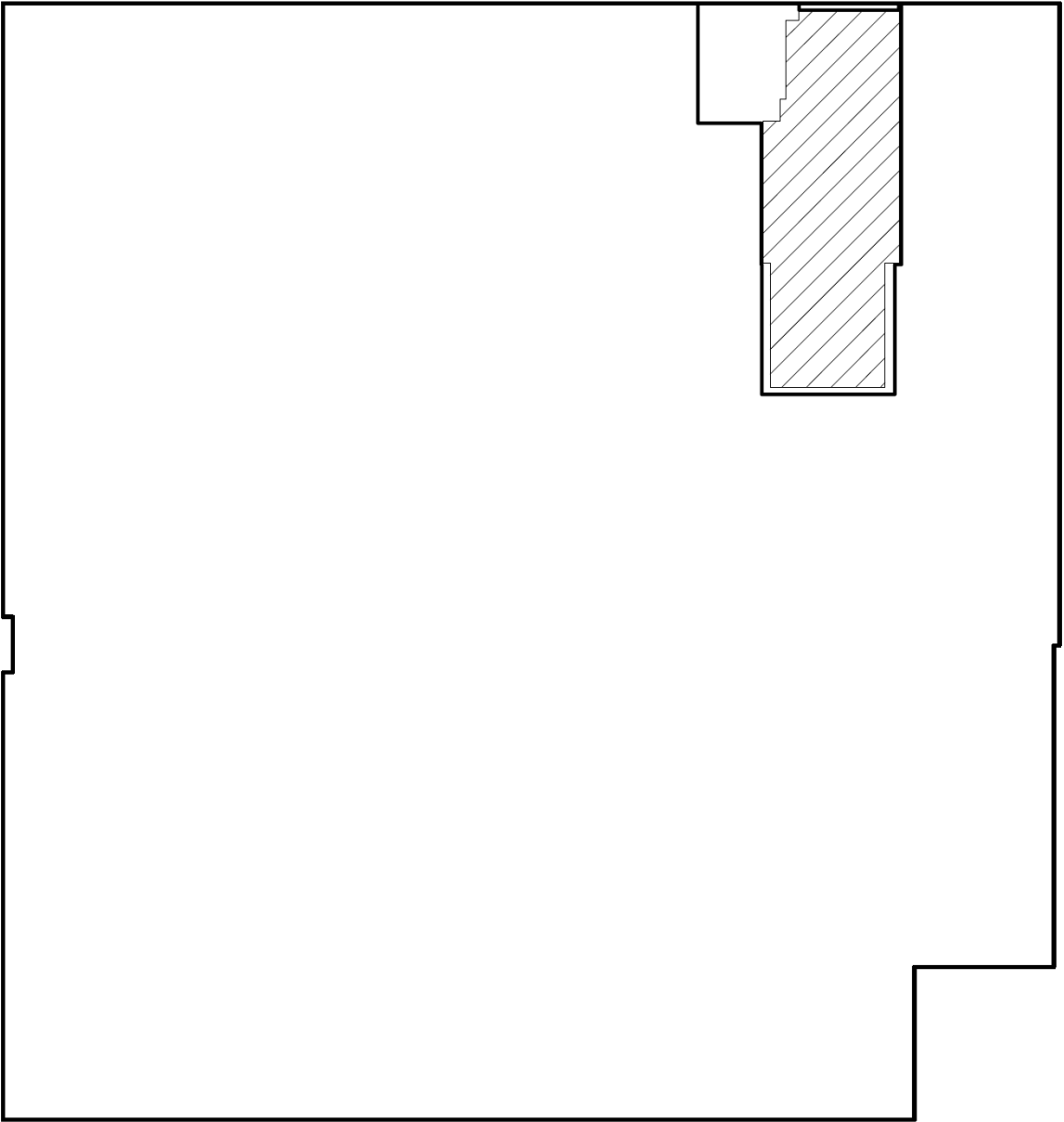
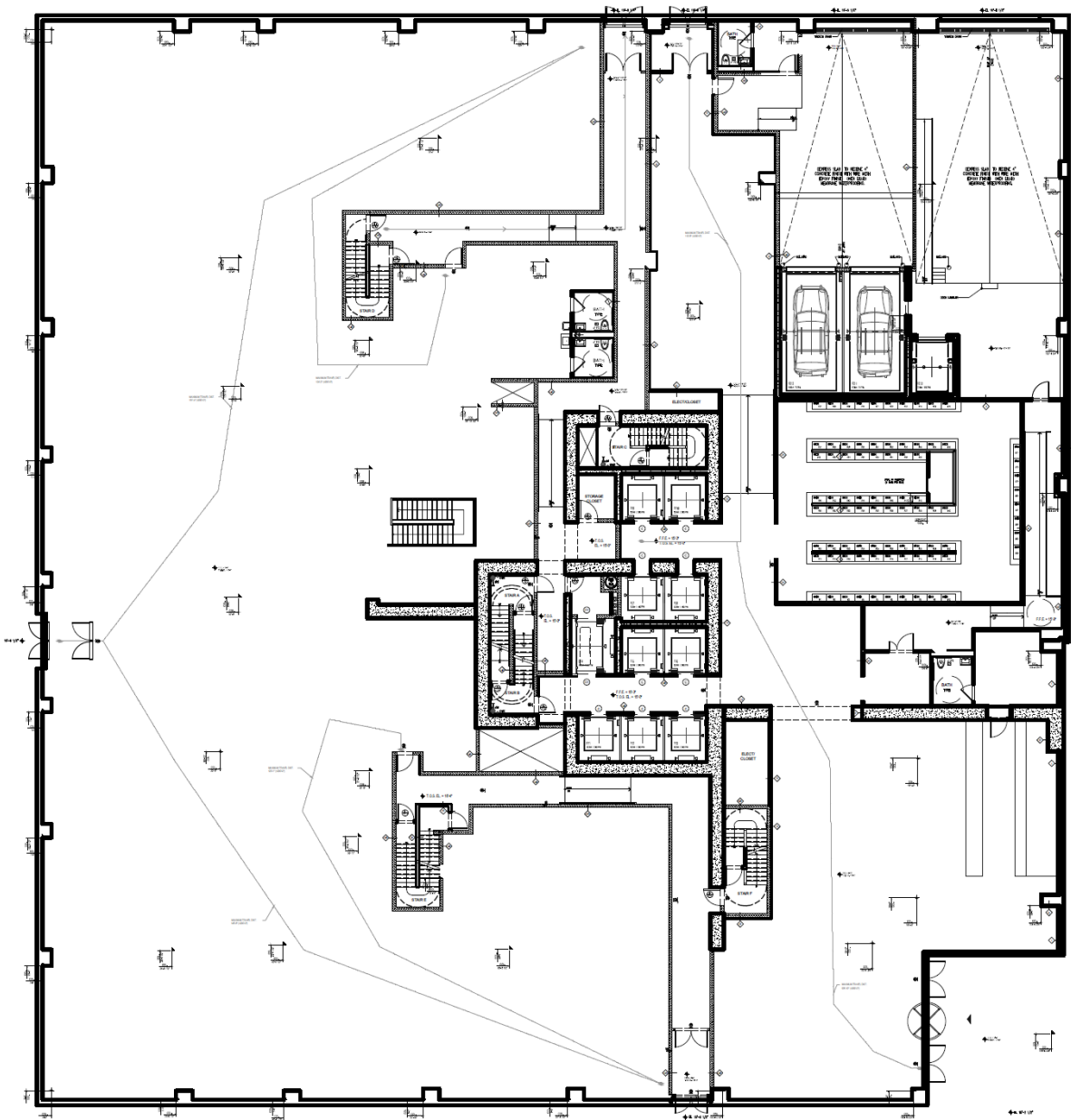
Issuers: write signature, date, and time on each page of the request form and attach this form .

Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.

APPROVED
WITH CONDITIONS

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Date: 04/01/2016

 UNOBSTRUCTED SURFACE AREA



PROPOSED NUMBER OF PARKING SPACES:

LEVEL	# OF STACKERS	# OF SPACE ON SURFACE	# OF TOTAL PARKING SPACE
FIRST	0	0	0
SECOND	91	28	210
TOTAL	91	28	210

REVIEWED BY
Shauqat Shaikh
Building Code Specialist,
NYC Development Hub

Project Name: **2 COURT SQUARE**
APPROVED
With Conditions
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Date: 04/01/2016

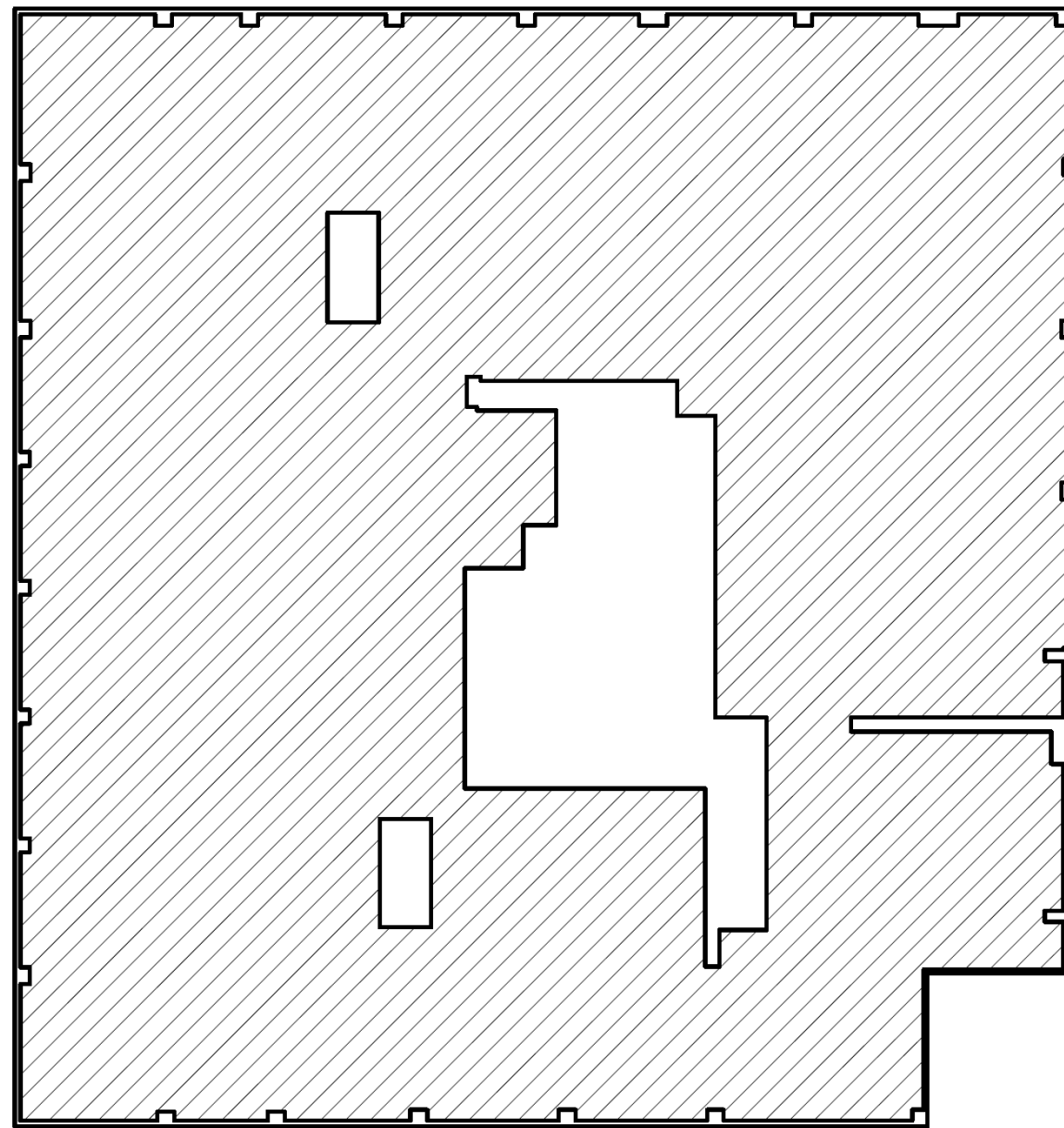


Goldstein, Hill & West Architects, LLP
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Fax : 212. 686. 1754

ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. ALL MASSING IS PRELIMINARY AND IS SUBJECT TO REVIEW AND FINAL APPROVAL BY THE NYC DEPARTMENT OF BUILDINGS.

Drawing Title
FIRST FLOOR PARKING ENTRY
Scale NTS

N
15A12 2016-2-18

GTHWA¹

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Project Name	2 COURT SQUARE WITH 150 UNITS AND 150 CAR SPACES
Address	2 COURT SQUARE QUEENSTOWN
Page	Page 6 of 6
Date	Date: 04/01/2016

Scale NTS

15A12 2016-2-18