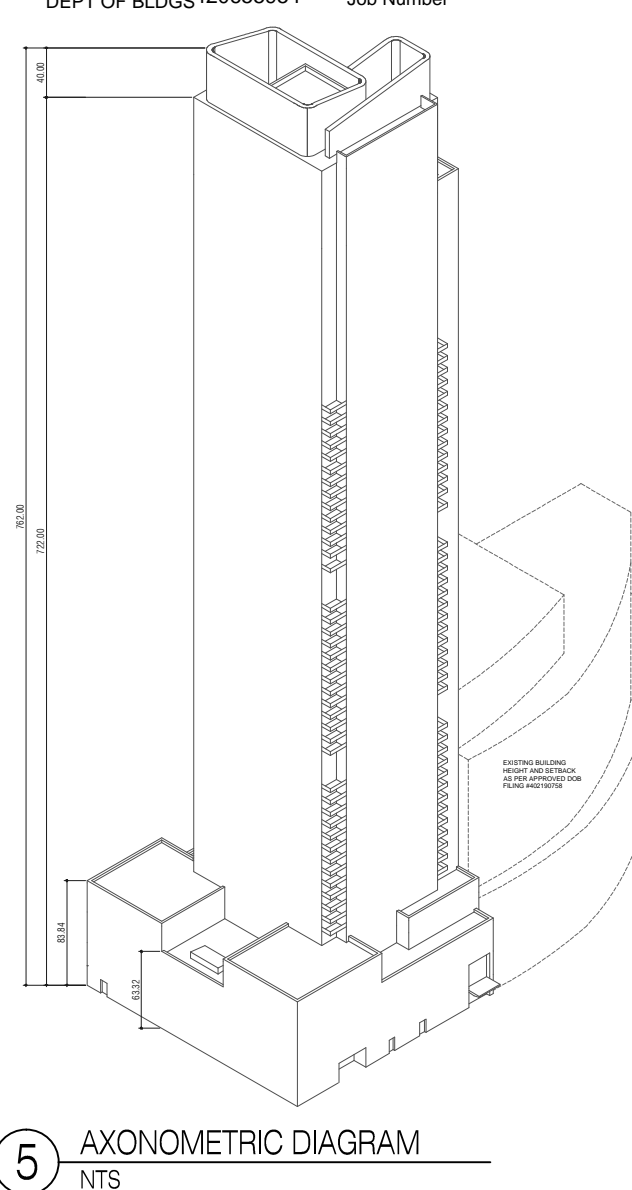


ZONING CALCULATIONS AND COMPLIANCE STATEMENT			
<b>1. General Information</b> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;">Zoning District:</div> <div style="width: 70%;"> <b>C-5</b>  <b>Special Local Hazard City Mixed Use District (Court Square Sub-district Block 1)</b>  <b>NOT IN A Flood Hazard Area (FIRM Plate No. 3604970202G)</b> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 30%;">Community District:</div> <div style="width: 70%;">Queens Community District 2</div> </div>			
Survey	<b>2. Lot Area</b> <b>79,026.05 SF</b>	<b>1.81 ACRES</b>	
<b>3. Special Bulk Regulations - Floor Area Ratio</b>			
117-42	<b>A.</b> Zoning lots of at least 30,000 sq ft with buildings containing at least 70,000 sq ft of floor area are subject to the underlying C-5 District, as modified by Sections 117-40 through 117-45, inclusive.		
117-421(a)	<b>B.</b> Zoning lots that meet the standards of ZR117-44 and provide mandatory survey improvements as required by ZR117-44, may be developed to a FAR of 15.00.		
<p>A survey improvement, to consist of a connection between the Crosstown and Flushing Lines and maintenance of glass partitions in the control area of the Queens Boulevard Line, 23rd Street-Ely Avenue Station mezzanine, and near the control area of the Crosstown Line, Court Square-Long Island City Station mezzanine which are to be installed by the developer of Block 2.</p> <p style="text-align: right;"><i>Complies, see NYCTA Certificate's of Completion</i></p>			
<b>C. Maximum permitted Floor Area Ratio</b>		<b>FAR</b>	<b>Floor Area</b>
Commercial/Manufacturing		15.00	1,385,390.0 SF
Community Facility		15.00	1,385,390.0 SF
Mixed use development		15.00	1,385,390.0 SF
Existing Commercial Use (DOB App #402190758)		5.11	403,770.0 SF
<b>Remaining Available Floor Area</b>		<b>9.89</b>	<b>781,620.0 SF</b>
<b>D. Proposed FAR/ Floor Area</b>		<b>FAR</b>	<b>Floor Area</b>
Proposed Residential Uses		<b>9.69</b>	<b>765,939.8 SF</b>
Proposed Commercial Uses		<b>0.19</b>	<b>15,052.0 SF</b>
<b>Proposed Total</b>		<b>9.88</b>	<b>780,991.8 SF</b>



4. **Special Bulk Regulations - Yard Regulations**

117-421(b) A. ZR33-26 and 34-23 regarding rear yard requirements shall not apply within Court Square Subdistrict.

23-53 B. In case of a zoning lot occupying entire block, no rear yard or rear yard equivalent shall be required.

5. **Special Bulk Regulations - Height and Setback Regulations:**

117-421(c) A. Height and setback regulations of the underlying C5-3 shall apply, except:

(1) No building or other structure shall exceed a height of 85 feet above the base plane within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street.

(2) On Block 1, the street wall of a building or other structure shall be located on the street line and extend along the entire street frontage of the zoning lot up to at least a height of 60 feet and a maximum height of 85 feet before setback. Above the level of the second story, up to 30% of the aggregate width of street walls may be located beyond the street line provided no such recesses are

Street frontage on 44th Road	190.00 FT
Maximum permitted recessed width above the level of the second story	57.00 FT
<b>Proposed recessed width on 44th Road</b>	<b>0.0 FT</b>
Street frontage on 23rd Street	200.00 FT
Maximum permitted recessed width above the level of the second story	60.00 FT
<b>Proposed recessed width on 23rd Street</b>	<b>0.0 FT</b>
Street frontage on 44th Drive	190.00 FT
Maximum permitted recessed width above the level of the second story	57.00 FT
<b>Proposed recessed width on 44th Drive</b>	<b>0.0 FT</b>

6. **Street Trees**

23-03 One street tree, pre-existing or newly planted, shall be provided for every 25 ft of street frontage of the zoning lot.

26-41

Street	Frontage	/Annum Required	Existing	Provided
44th Drive	305.0 FT	12.2	3.0	9
23rd Street	200.0 FT	8.0	0.0	8
44th Road	445.5 FT	17.8	4.0	14
Crescent Street	130.4 FT	5.2	0.0	5
Hunter Street	122.5 FT	4.9	4.0	1
<b>Total</b>	<b>1,203.4 FT</b>	<b>48.1</b>	<b>11.0</b>	<b>37</b>

**ZD1 Zoning Diagram**  
*Must be typewritten.*

☒ Orient and affix BIS  
job number label here ~~~~

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

### Location Information

House No(s)	23-15
Street Name	44th Drive
Borough	Queens
Block	437
Lot	5
BIN	4005166

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. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print) STEPHEN HILL 03/07/2017  
Signature \_\_\_\_\_ Date \_\_\_\_\_

P.E. / R.A. Seal (apply seal then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.  
Sheet 1 of 2

1 Applicant Information Required for all applications.

Last Name Hill		First Name Steven		Middle Initial	
Business Name Hill West Architects, LLP		Business Telephone (212) 213-8007			
Business Address 11 Broadway, Suite 1760		Business Fax (212) 686-1754			
City New York City	State NY	Zip 10004	Mobile Telephone (917) 913-9222		
E-Mail lshill@hillwest.com			License Number 028264		

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 802	Parking area 37,312 sq. ft.	Parking Spaces: Total 206	Enclosed
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section _____
<input type="checkbox"/> Other	Cal. No. _____	

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Other	App. No. _____	

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Cellar	36,416	2,6					
1	36,970	2,6	15,696		15,052		.39
2	37,383	6	1,818				.02
3	37,802	6	25,132				.32
4	27,871	6	15,882				.20
5	27,812	6	25,945				.33
6	27,812	6	25,915				.33
7	11,986	6	11,128				.14
8	11,986	6	11,176				.14
9	11,986	6	11,176				.14
10	11,986	6	11,176				.14
11	11,986	6	11,176				.14
12	11,986	6	11,176				.14

ZD1

Sheet 1 of 2

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
13	11,986	6	11,176				.14
14	11,986	6	11,176				.14
15	11,986	6	11,176				.14
16	11,986	6	11,176				.14
17	11,986	6	11,176				.14
18	11,986	6	11,176				.14
19	11,986	6	11,176				.14
20	11,986	6	11,176				.14
21	11,986	6	11,176				.14
22	11,986	6	11,176				.14
23	11,986	6	11,176				.14
24	11,986	6	11,176				.14
25	11,986	6	11,176				.14
26	11,986	6	11,176				.14
27	11,986	6	11,176				.14
28	11,986	6	11,176				.14
29	11,986	6	11,176				.14
30	11,986	6	11,176				.14
31	11,986	6	11,176				.14
32	11,986	6	11,176				.14
33	11,986	6	11,176				.14
34	11,986	6	11,176				.14
35	11,986	6	11,176				.14
36	11,986	6	0				
37	11,986	6	10,733				.14
38	11,986	6	11,214				.14
39	11,986	6	11,214				.14
40	11,986	6	11,214				.14
41	11,986	6	11,214				.14
Totals							

Total Zoning Floor Area	
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## ZD1 Zoning Diagram

*Must be typewritten.*  
Sheet 2 of 2

1	<b>Applicant Information</b> <i>Required for <b>all</b> applications.</i>
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Last Name		Hill	First Name		Steven	Middle Initial		
Business Name		Hill West Architects, LLP				Business Telephone		(212) 213-8007
Business Address		11 Broadway, Suite 1760				Business Fax		(212) 686-1754
City		New York City	State	NY	Zip	10004	Mobile Telephone	(917) 913-9222
E-Mail		lshill@hillwest.com				License Number		028264

2	<b>Additional Zoning Characteristics</b> <i>Required as applicable.</i>
---	---

3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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### Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section _____
<input type="checkbox"/> Other	Cal. No. _____	

**City Planning Commission (CPC)**

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Other	App. No. _____	

4	<b>Proposed Floor Area</b> <i>Required for <b>all</b> applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
42	11,986	2	11,214				.14
43	11,986	2	11,214				.14
44	11,986	2	11,214				.14
45	11,986	2	11,214				.14
46	11,986	2	11,214				.14
47	11,986	2	11,214				.14
48	11,986	2	11,214				.14
49	11,986	2	11,214				.14
50	11,986	2	11,214				.14
51	11,986	2	11,214				.14
52	11,986	2	11,214				.14
53	11,986	2	11,214				.14
54	11,986	2	11,214				.14

## ZD1

Sheet 2 of 2

4	<b>Proposed Floor Area</b> <i>Required for <b>all</b> applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
55	11,986	2	11,214				.14
56	11,986	2	11,214				.14
57	11,986	2	11,214				.14
58	11,986	2	11,214				.14
59	11,986	2	11,214				.14
60	11,986	2	11,214				.14
61	11,986	2	11,214				.14
62	11,986	2	10,555				.13
63	10,995	2	10,283				.13
64	10,995	2	10,283				.13
65	10,995	2	10,283				.13
66	10,995	2	10,283				.13
67	10,995	2	0				
68	10,995	2	0				
EMR	6,827	2	0				
Totals	976,079		765,940		15,052		9.88

Total Zoning Floor Area	780,992
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