

11-10-16

38-06, 38-08 Bell Blvd.

Zoning: R6B with Commer. overlay C1-2

Far 2 .0 Max far facility: 2 lots combined

Allows 4-5 storey bldg. with base height before setback is 30-40 ft. (3-4 storey) max height 50 ft. (5 storey)

38-06 (6950 lot size) is allowed 80% lot coverage (corner lot) = max.13,900 s.f. total (FAR 2.0) (80%x 6950= 5560 sf allowed first floor which may be commercial.

38-08 (7800 lot size)60% lot coverage (60%x 7800 = 4680 sf allowed which may be commercial. max. total 15,600.

Suggested bldg. design: (one of many options of allotting the total max area permitted = 29,500 s.f. this design assumes commercial is the most valuable)

1st commercial

(@5560+4680) = 10,240 s.f (max FAR commerc. 1.0 taking into consideration lot coverage percentage maximum permitted)

2nd fl 10,240 residential

3rd fl (approx. 85 x 90) = 4510 sf residential

4th fl 4510 residential

TOTAL 29,500 (7800+6500) x2

Commerc. FAR is 2 depth of 100 ft. study further for mass transit parking if parking may not be req.

Total max. sf for two lots is 29,500 s.f./ Total sf allowed two lots

Total max commerc. Overlay up to 100 ft. depth is FAR1 allowing 29,500 s.f.

Provided off street 50% parking for dwelling units and amenities of quality housing req

1 - 38-06 is lot size 6950 FAR .94 max allowable FAR = 2 (corner lot)

Exist: commercial exist bldg. area: 1 story 18 ft. (cellar and 1st) offices C of O 6500 sf 5 units

2- 38-08 lot size (cellar and 1st offices) 7800 sf FAR .83 max allowable FAR=2- 1 stories – 18 ft. high - bus occ. 2hr prot non-comb.

Exist:

Zoning map 11a

NYC BIZS:

38-06 BELL BOULEVARD **QUEENS 11361** **BIN# 413745**

BELL BOULEVARD	38-06 - 38-06	Health Area	: 2110	Tax Block	: 6234
		Census Tract	: 1123	Tax Lot	: 24
		Community Board	: 411	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	38 AVENUE, 39 AVENUE		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: O7-OFFICE BUILDINGS

PROPOSED INSTALLATION OF NON LOAD BEARING INTERIOR PARTITIONS, CABINETRY, PLUMBING FIXTURES, DENTAL EQUIPMENT & HVAC DUCT WORK FOR NEW DENTAL OFFICE. NO CHANGE IN USE, OCCUPANCY OR EGRESS.

Related BIS Job Numbers:
Primary application Job Number:

12 Zoning Characteristics

District(s): R6B - GENERAL RESIDENCE DISTRICT R4 - GENERAL RESIDENCE DISTRICT

Overlay(s): C1-2 - LOCAL RETAIL DISTRICT

Special District(s):

Map No.: 11a

Street legal width (ft.):

Street status: Public Private

Zoning lot includes the following tax lots: Not Provided

13 Building Characteristics

		2014/2008 Code Designations?
Occupancy Classification: Existing:	E - BUSINESS	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed:	E - BUSINESS	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Construction Classification: Existing:	I-E: UNPROTECTED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed:	I-E: UNPROTECTED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Multiple Dwelling Classification: Existing:		
Proposed:		
Building Height (ft.): Existing:	18	
Proposed:	18	
Building Stories: Existing:	1	
Proposed:	1	
Dwelling Units: Existing:		
Proposed:		

BELL BOULEVARD 38-08 - 38-08

Health Area : 2110
Census Tract : 1123
Community Board : 411
Buildings on Lot : 1

Tax Block : 6234
Tax Lot : 26
Condo : NO
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): 38 AVENUE, 39 AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINs for Building: NONE

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: O7-OFFICE BUILDINGS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

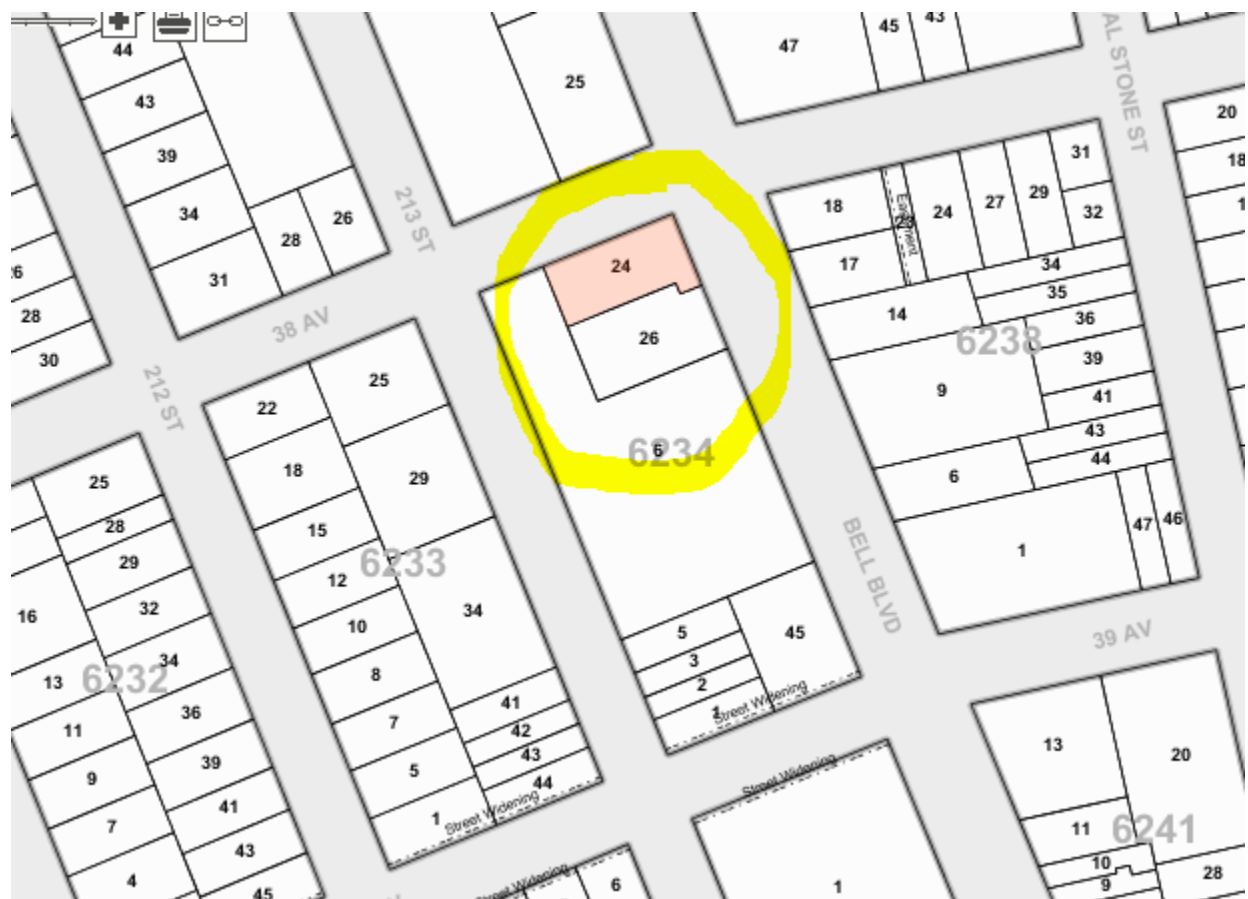
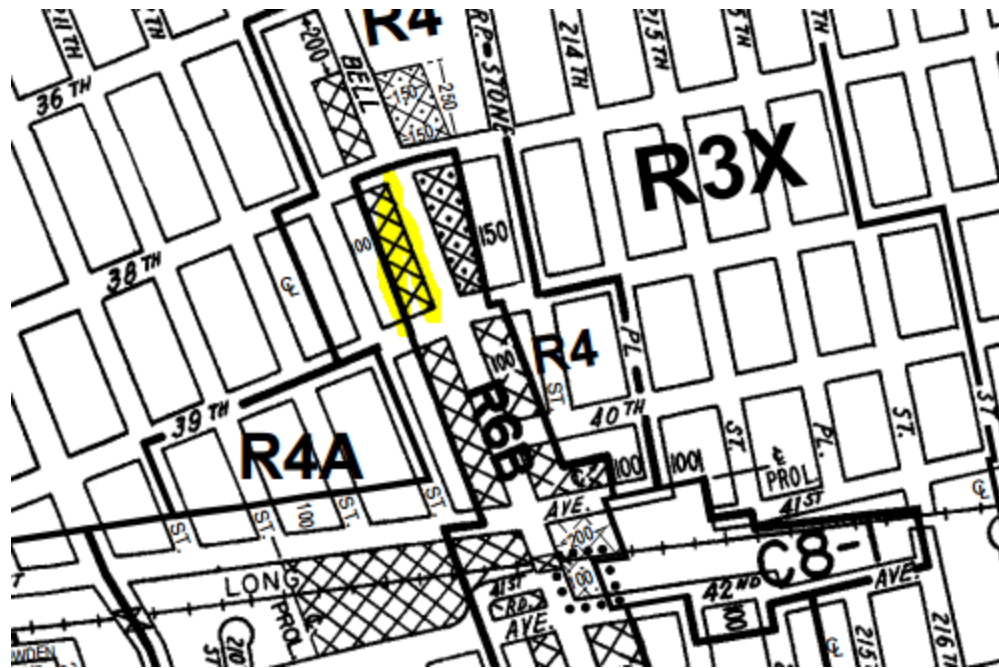
	Total
Complaints	8
Violations-DOB	6
Violations-ECB (DOB)	0
Jobs/Filings	6
ARA / LAA Jobs	0
Total Jobs	6
Actions	4

OR Enter Action Type:
OR Select from

List:

AND





Owner: BELL PARK PLANNING

Address: 38-06 BELL

BOULEVARD, Bayside 11361

Lot Area: 6950 sf

Lot Frontage: 66' Lot Depth: 122

Year Built: 1972

Number of Buildings: 1

Number of Floors: 2

Gross Floor Area: 6,500 sf (estimated)

Residential Units: 0 Total # of Units: 5

Land Use: Commercial and Office Buildings

Landmark: No

Historic District: No

Dept. of City Planning, PLUTO 16v1 © 2016 and other city agency sources

38-08 BELL BOULEVARD, QUEENS 11361

Alternate address from NYC Dept of City Planning:

38-08 BELL BOULEVARD

 **Commercial / Office Building**

Owner: R COOK

Block: 6234 Lot: 26

Property Characteristics:

Lot Area: 7,800 sq ft (56.42' x 120.42')

of Buildings: 1 **Year built:** 1972

Building frontage: 56.42' (Building frontage along the street measured in feet.)

of floors: 2 **Building Area:** 6,500 sq ft

Total Units: 6 **Residential Units:** 0

Primary zoning: R6B **Commercial Overlay:** C1-2

Floor Area Ratio: 0.83

Max. Allowable Residential FAR: 2










Max. Allowable Commercial FAR: 0

Max. Allowable Facility FAR: 2

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities.

FAR may depend on street widths or other characteristics. Contact [City Planning Dept.](#) for latest information.

MORE INFO:

- **Zoning Map#:** [11a](#)  (how to read  NYC zoning maps)
- **Historical Zoning Maps:** [11a](#) 
- [NYC Dept. of Buildings](#) 
- [Property transaction records](#)  (**NB:** buildings w/condos may not show transaction results)
- [NYC Dept. of Finance Assessment Roll](#) 
- [NYC HPD data](#)
- [NYC Planning's ZoLa application](#) 
- [NYC Digital Tax Map](#) 
- [NYC zoning guide](#) 
- [NYC Watershed Resources](#)

R6B districts are often traditional row house districts, which preserve the scale and harmonious streetscape of neighborhoods of four-story attached buildings developed during the 19th century. Many of these houses are set back from the street with stoops and small front yards that are typical of Brooklyn’s “brownstone” neighborhoods, such as Park Slope, Boerum Hill and Bedford Stuyvesant.

The *Floor Area Ratio* (FAR) of 2.0 and the mandatory *Quality Housing* regulations also accommodate apartment buildings at a similar four- to five-story scale. The *base height* of a new building before *setback* must be between 30 and 40 feet; the maximum height is 50 feet. *Curb cuts* are prohibited on zoning lot frontages less than 40 feet. The *street wall* of a new building, on any lot up to 50 feet wide, must be as deep as one adjacent street wall but no deeper than the other. Buildings must have interior amenities for the residents pursuant to the Quality Housing Program. Off-street parking is required for 50% of dwelling units. It is not allowed in front of a building.



R6B General Residence District

A street of traditional row houses in an R6B contextual district in Bedford Stuyvesant, Brooklyn


R6B General Residence District						
R6B	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking ¹ (min)
		Corner Lot	Interior/Through Lot			
	2.0 ¹	80%	60%	30–40 ft	50 ft	50% of dwelling units

¹ 2.2 FAR with Inclusionary Housing designated area bonus
² Waived if 5 or fewer spaces required

R4 districts allow all types of housing at a slightly higher *density* than permitted in R3-2 districts. The *floor area ratio* (FAR) of 0.75, plus an *attic allowance* of up to 20% for inclusion of space under the pitched roof common to these districts, usually produces buildings with three stories instead of the two-story homes characteristic of R3 districts. Much of the residential development in North Corona in Queens and Arden Heights in Staten Island is typical of R4 districts.

To accommodate a potential third floor beneath a pitched roof, the *perimeter wall* in R4 districts may rise to 25 feet before being set back to the maximum building height of 35 feet. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to provide sufficient space for on-site parking. Cars may park in the side or rear yard, in the garage or in the front yard within the *side lot ribbon*; the driveway must be within the side lot ribbon unless the lot is wider than 35 feet. Detached houses must have two side yards that total at least 13 feet and each one must be at least five feet wide. Semi-detached buildings need one side yard with a minimum width of eight feet. The maximum *street wall* length for a building on a single zoning lot is 185 feet. One off-street parking space is required for each dwelling unit.



 R4 Low-Density General Residence District

Attached residences in an R4 district in North Corona, Queens

Low-Density General Residence District											
R4	Lot Width (min)	Lot Area (min)	FAR (max)	Lot Coverage (max)	Front Yard (min)	Rear Yard (min)	Side Yards (min)			Building Height/Perimeter Wall (max)	Required Parking (min)
							#	Total	Each		
Detached	40 ft	3,800 sf	0.75 ²	45%	10 ft ⁴	30 ft	2	13 ft	5 ft ⁴	35 ft/25 ft	1 per dwelling unit
Other ¹	18 ft	1,700 sf					1	8 ft	na		

¹ Maximum building length on a zoning lot is 185 feet

² FAR may be increased up to 20% for *attic allowance*

C1-1 through C1-5 and C2-1 through C2-5 districts are **commercial overlays** mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

Typical retail **uses** include neighborhood grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In **mixed buildings**, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial **floor area ratio** (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial **bulk** rules.



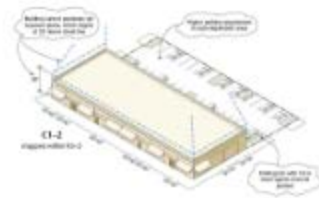
Astoria, Queens



Property in an R7-1 District, with a C1-3 Commercial Overlay, in Brooklyn Heights

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific **residential district equivalent**. Unless otherwise indicated on the **zoning maps**, the depth of overlay districts ranges from 100 to 200 feet.

Generally, the lower the numerical suffix, the more off-street parking is required. For example, in C1-1 districts, typically mapped in outlying areas of the city, a large food store would require one parking space for every 100 square feet of floor area, whereas no parking is required in C1-5 districts, which are well served by mass transit.

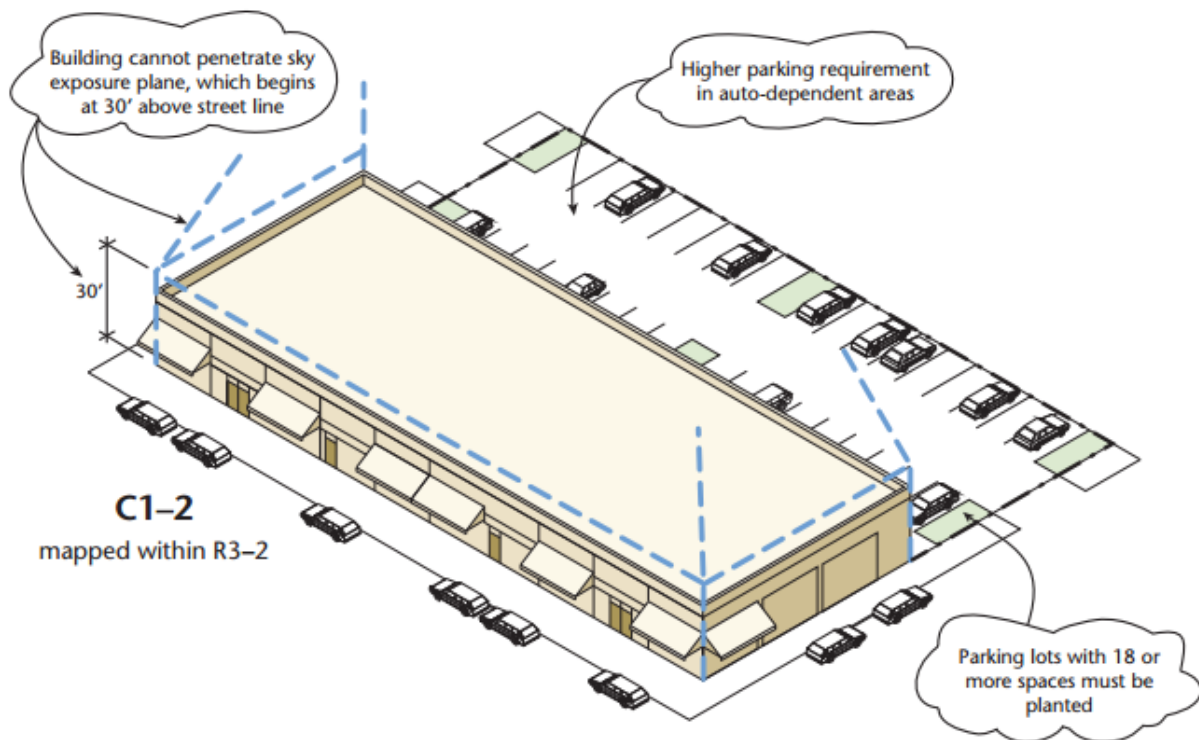


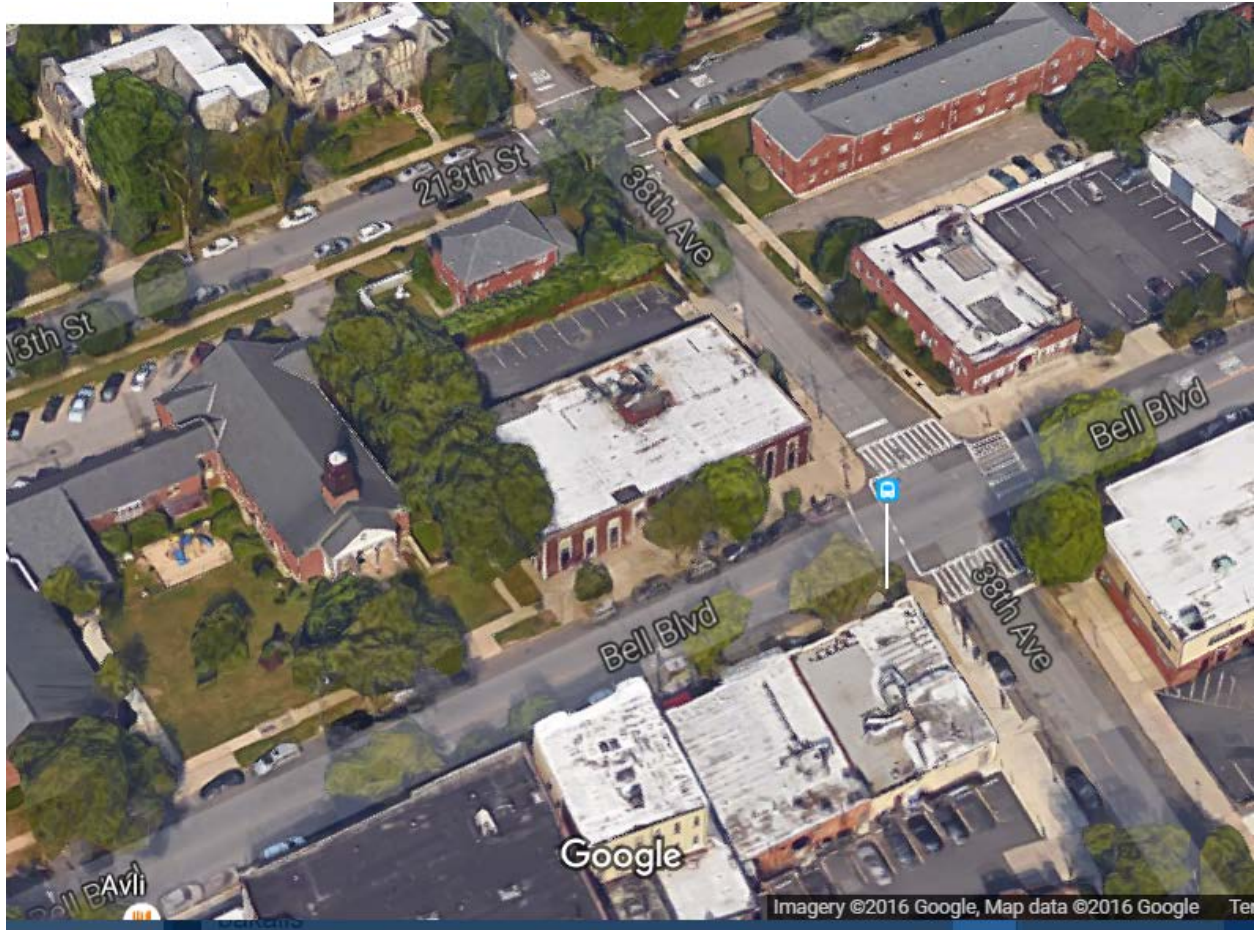
C1-2 Commercial Overlay

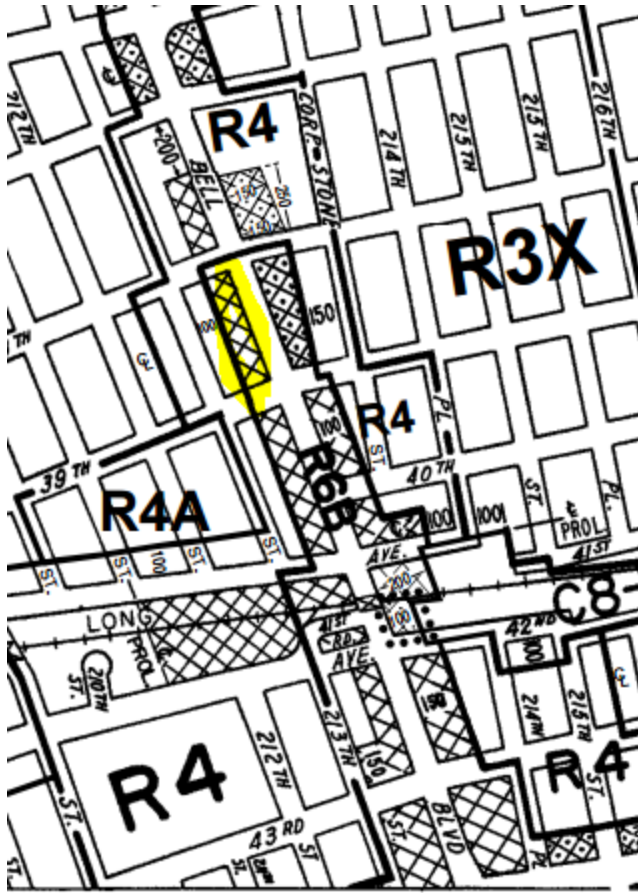


C2-4 Commercial Overlay

C1 & C2 Commercial Overlay Districts										
	C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
Commercial FAR within R1-R5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Commercial FAR within R6-R10	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Depth of Overlay District (in feet)	200	150	150	100	100	150	150	150	100	100







11/7/2016
092016

HPD Building, Registration & Violation Services [Home](#)

The selected address: 38-06 BELL BOULEVARD, Queens 11361

HPD#	Range	Block	Lot	CD	CensusTract	Stories	A Units	B Units	Ownership	Registration#	Class	
637752	Active	38-06-38-06	06234	0024	11	112300	2	0	0	PVT	0	N/A