Zoning Analysis: 38-21 12th St, Queens, NY 11101

Block:	472
Lot(s):	646
Zoning District:	M1-3
Zoning Map:	9b
Appendix J Designated M district	Long Island City (Map 3, Subarea 2)
Community District:	Queens 1

Landmark District:	No
Environmental (Little 'e') Restrictions:	No
Coastal Zone Boundary:	No
Zoning Lot Area:	70,149 SF
FAR:	5.00 (ZR 43-12)
Floor Area Allowed:	350,745 SF

	Section	Title of Section	Zoning Regulation Summary	Allowed/Permitted	Provided/Proposed	
Use Regulations	ZR 32-25 ZR 42-00	Use Regulations	Use Group Permitted in Manufacturing Districts	Use Group 16C : Vehicle Storage Establishments; - Commercial or public vehicle storage, open or enclosed.	Use Group 16C : Temporary Vehicle Storage Establishments; - Commercial vehicle storage, open.	✓

ADDRESS: 38-21 12TH STREET, LONG ISLAND CITY, NY
BLOCK: 472
LOTS: 646
ZONING DISTRICT: M1-3
MAP: 9b
USE GROUPS: 16C

NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA

PROGRESS INSPECTION CATEGORIES:

- FINAL — 28-116.2.4.2, BC 110.5, DIRECTIVE 14 OF 1975, 1 RCNY 101-10

SCOPE OF WORK

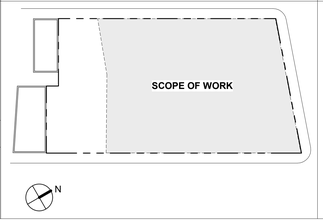
THE PROJECT SITE CONSISTS OF EXISTING VACANT LAND LOCATED AT 38-21 12TH STREET, LONG ISLAND CITY. THIS FILING IS TO REQUEST THE USE OF EXISTING LOT AS AN OPEN TEMPORARY COMMERCIAL VEHICLE STORAGE USE; ALLOWED AS-OF-RIGHT BY ZONING DISTRICT M1-3.

THE PROPOSED OPEN PARKING LOT WILL BE AT GRADE AND USED FOR THE STORAGE OF COMMERCIAL VEHICLES. THE LOT WILL OPERATE BETWEEN 6:00AM TO 6:00PM.

PROFESSIONAL'S STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE EXEMPT FROM THE REQUIREMENTS OF THE 2020 ENERGY CONSERVATION CODE OF NEW YORK CITY (BY APPLICATION OF APPENDIX CA).

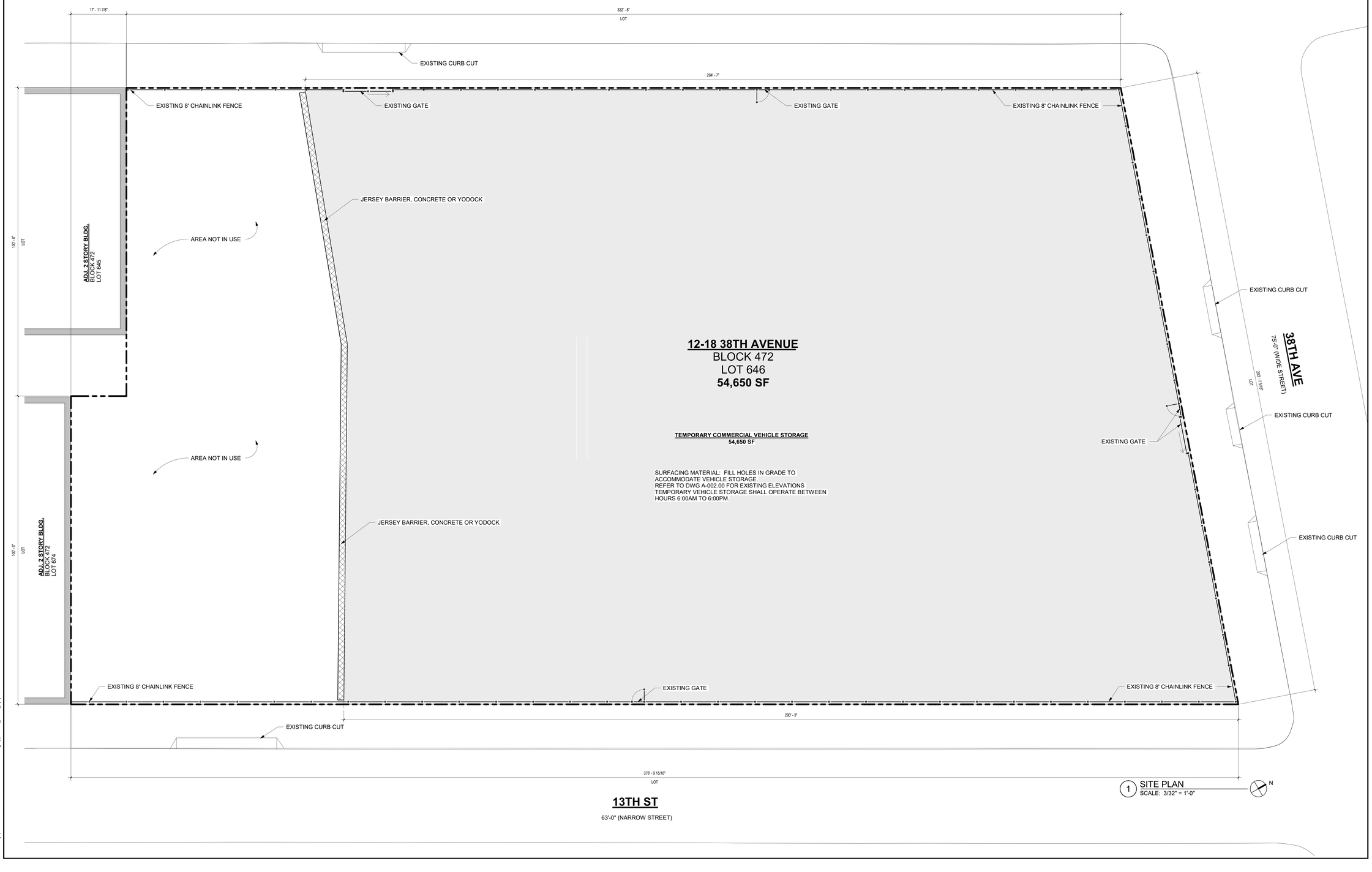
SCOPE OF WORK KEY PLAN - NTS



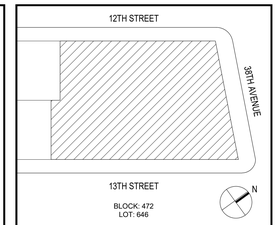
DRAWING LIST

LEGEND
- ● ISSUED
- ○ ISSUED - WITH REVISIONS

SHEET NO.		SHEET TITLE	DOB SET 04-19-2022
ARCHITECTURAL			
A-001	.00	ZONING ANALYSIS	●
A-002	.00	SITE SURVEY	●



1 SITE PLAN
SCALE: 3/32" = 1'-0"



NO.	DATE	DESCRIPTION
	2022-04-19	DOB FILING

Executive Architect
Stephen B. Jacobs Group, P.C.
Architects and Planners
381 Park Ave South
New York, N.Y. 10016
212 421 3712

Owner
Prologis
461 5th Avenue, 21st Floor
New York, NY 10017
212 750 1833

DOB #

PROJECT NAME
38-21 12TH STREET
Long Island City, New York 11101

DRAWING TITLE
PARKING PLAN / LAYOUT

Seal & Signature:

DATE: 04/19/22
PROJECT #: 2141
DWG SCALE: As indicated
DRAWING NO.: A-001.00

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4/20/2022 9:58:10 AM