

Executive Summary

34-29 37th Street, Long Island City, NY 11101

General Information

| Development Path | Allowable Bulk | Core Requirements |
|--|--|--|
| As-of-Right Residential | <ul style="list-style-type: none">FAR 3.00 → ~15,000 sq ft GFAMax base 65 ftMax height 75 ft | <ul style="list-style-type: none">60 % lot coverage20 ft rear yard (\leq 75 ft high)1 parking space / 4 DUs (waived if $<$ 15 spaces) |
| Qualifying Affordable / Senior Housing | <ul style="list-style-type: none">FAR 3.90 → ~19,500 sq ft GFAMax height 95 ft | <ul style="list-style-type: none">Maintain 65 ft street wall, setback aboveParking waivedHPD affordability agreement required |

Build Potential

| Scenario | Practical Configuration | Business Rationale |
|-------------------------------|--|---|
| Baseline | <ul style="list-style-type: none">5-story elevator building~22 market-rate unitsOptional cellar parking | <ul style="list-style-type: none">Straightforward DOB filingModerate construction cost |
| QH Bonus (Recommended) | <ul style="list-style-type: none">8–9 stories~29 units (mix of market + affordable)No parking garage | <ul style="list-style-type: none">+30 % sellable areaEliminates parking expenseHeight suited to LIC scale |
| Market-Rate Expansion (No QH) | <ul style="list-style-type: none">Additional floors not permittedFAR remains 3.00Provides no volume gain | <ul style="list-style-type: none">Retains parking burdenLowest estimated ROI |

Preliminary Zoning Analysis

Address
34-29 37th Street, Long Island City, NY 11101

Borough, Block, Lot
Queens, 645, 15

District
R6A

Lot Size
5,000 sq. ft. (50' x 100' typical for LIC)

Lot Coverage

Max Allowable Lot Coverage 60% [ZR 24-11]

Use Group

Existing Use Misc Factory [[parcel](#)]

Allowable Use Residential (Use Groups 2 & 3) [ZR 22-121, ZR 22-131]

Is Currently Non-Conforming Yes

Floor Area

Max Allowable FAR 3.00 [ZR 23-22]

Total Allowable FAR 3.00 x 5,000 SF = 15,000 SF

(QH) Max Allowable FAR 3.90 [ZR 23-22]

(QH) Total Allowable FAR 3.90 x 5,000 SF = 19,500 SF

Dwelling Units

Dwelling Unit Factor 680 [ZR 23-52]

Max Allowable Floor Area 15,000 SF

Max # of DU's Allowed 15,000 SF / 680 = ~22

(QH) Max Allowable Floor Area 19,500 SF

(QH) Max # of DU's Allowed 19,500 SF / 680 = ~29

Height and Setback

| | |
|--|--------------------------------|
| Max Building Height Allowed | 75 feet [ZR 23-432] |
| (QH) Max Building Height Allowed | 95 feet [ZR 23-432] |
| Max Base Height Allowed | 65 feet [ZR 23-432] |
| Min Base Height Allowed | 40 feet [ZR 23-432] |
| (Narrow Street) Required Street Setback | 15 feet [ZR 23-433, ZR 23-432] |
| (Wide Street) Required Street Setback | 10 feet [ZR 23-433, ZR 23-432] |

Note: The setback only applies if the base height exceeds 65 feet

Yard

| | |
|--------------------------------|--|
| Required Front Yard | None [ZR 23-322, ZR 23-31] |
| Required Rear Yard | 20 feet [ZR 23-342] |
| (QH) Required Rear Yard | 30 feet (if using the QH bonus and building above 75 feet) [ZR 23-342] |
| Required Side Yard | None [ZR 23-35] |

Note: If you choose to provide a side yard, then the minimum is 8 feet wide. [ZR 24-35]

Parking

| | |
|---|---|
| (Outer Transit Zone) Required Parking Spaces | 1 space per 4 dwelling units (25% of total units) [ZR 25-222] |
| (QH) Required Parking Spaces | 0 spaces required [ZR 25-222] |

Note: No parking required if total required spaces < 15

Derisk Checklist

The following are additional details our AI couldn't confirm, but you should validate before any acquisition or design.

| Risk Level | Item to Check | Impact |
|------------|---|--|
| High | Street Classification Verify frontage on a wide street (≥ 75 ft ROW) | <ul style="list-style-type: none">• 37th Street in LIC is likely a narrow street• Additional setback/height considerations may apply |
| High | Overlay & Landmark Constraints Review zoning map and LPC records for historic district/landmark status or limited-height overlays | <ul style="list-style-type: none">• Would cap height below 95 ft• Adds LPC review and potential bulk limits• May modify standard R6A regulations |
| High | Topography & Flood Zone Check FEMA flood layer and grade elevations | <ul style="list-style-type: none">• LIC has flood-prone areas near waterfront• Flood-resilient construction adds cost• Parking waivers may differ in flood zones |
| High | Mandatory Inclusionary Housing (MIH) Check if property falls within designated MIH area boundaries | <ul style="list-style-type: none">• May require 20-30% affordable units as-of-right• Affects unit mix and financial pro forma |
| High | Infrastructure Capacity Assessment Verify sewer/utility capacity for proposed density increase | <ul style="list-style-type: none">• Insufficient capacity may require costly infrastructure upgrades or limit development size |
| Low | Transit-Zone Status Confirm parcel lies in the Outer Transit Zone | <ul style="list-style-type: none">• 25% parking requirement for market-rate units• Full parking waiver under QH route |
| Low | Subway Proximity Benefits Confirm proximity to 36th Street (M/R) or other subway stations | <ul style="list-style-type: none">• Close proximity to transit may provide additional height/density allowances• Supports reduced parking requirements |

Your Question

You asked

I know this site is already non-conforming, would I be able to build another factory or maybe a self storage unit here if I redevelop? What about a commercial floor on the ground but then a mix of quality housing and market rate residential above going to about 10 stories?

Our AI Zoning Agent's response is

You generally cannot rebuild or expand a non-conforming use unless very specific, limited conditions (Article V, Chapter II on Non-Conforming Uses) are met, which typically do not apply to significant redevelopment. This means if you want to expand or redevelop your site (34-29 37th Street, LIC), then you should probably expect to start conforming to R6A regulations.

Based on the R6A zoning of your lot:

1. Factories and self-storage units are **NOT** permitted uses in an R6A Residence District. Your current 'Misc Factory' is a non-conforming use, meaning it wouldn't be allowed to be rebuilt or significantly expanded under current zoning. Any new development would need to be a conforming use.
2. Regarding your idea for ground-floor commercial with residential above:
 - Commercial on the ground floor is generally **NOT** permitted as-of-right in a pure R6A district. R6A is a residential zone. If your lot happens to have a **commercial overlay** (like a C1-4 or C2-3 district mapped over the R6A), then certain limited commercial uses would be allowed on the ground floor. We would need to verify the full zoning designation.
 - Residential units above are absolutely permitted. R6A is designed for multi-family residential buildings.
 - For market-rate residential, your maximum FAR is 3.00, yielding 15,000 sqft of floor area and approximately 22 dwelling units.
 - For Quality Housing (Qualifying Affordable or Senior Housing), your maximum FAR significantly increases to 3.90, allowing 19,500 sqft and approximately 29 dwelling units. This is a major increase in developable area.
3. Regarding the 10-story height:

- A standard residential building in R6A is capped at 75 feet.
- However, if you include Quality Housing, the maximum building height increases to 95 feet. A 10-story building (depending on floor-to-floor heights, typically 9-10 feet) would fit within this 95-foot limit, so your proposed height is feasible under the Quality Housing provisions. Remember, you'd still need to respect the Min Base Height of 40 feet and Max Base Height of 65 feet before applying the required setback above 65 feet.

Therefore, while a new factory or self-storage is out, and ground-floor commercial is likely out unless there's an unstated commercial overlay, a residential building of about 10 stories with a mix of market-rate and quality housing is certainly a viable option for maximizing the development potential of your R6A lot, especially by leveraging the Quality Housing bonuses.

R6A

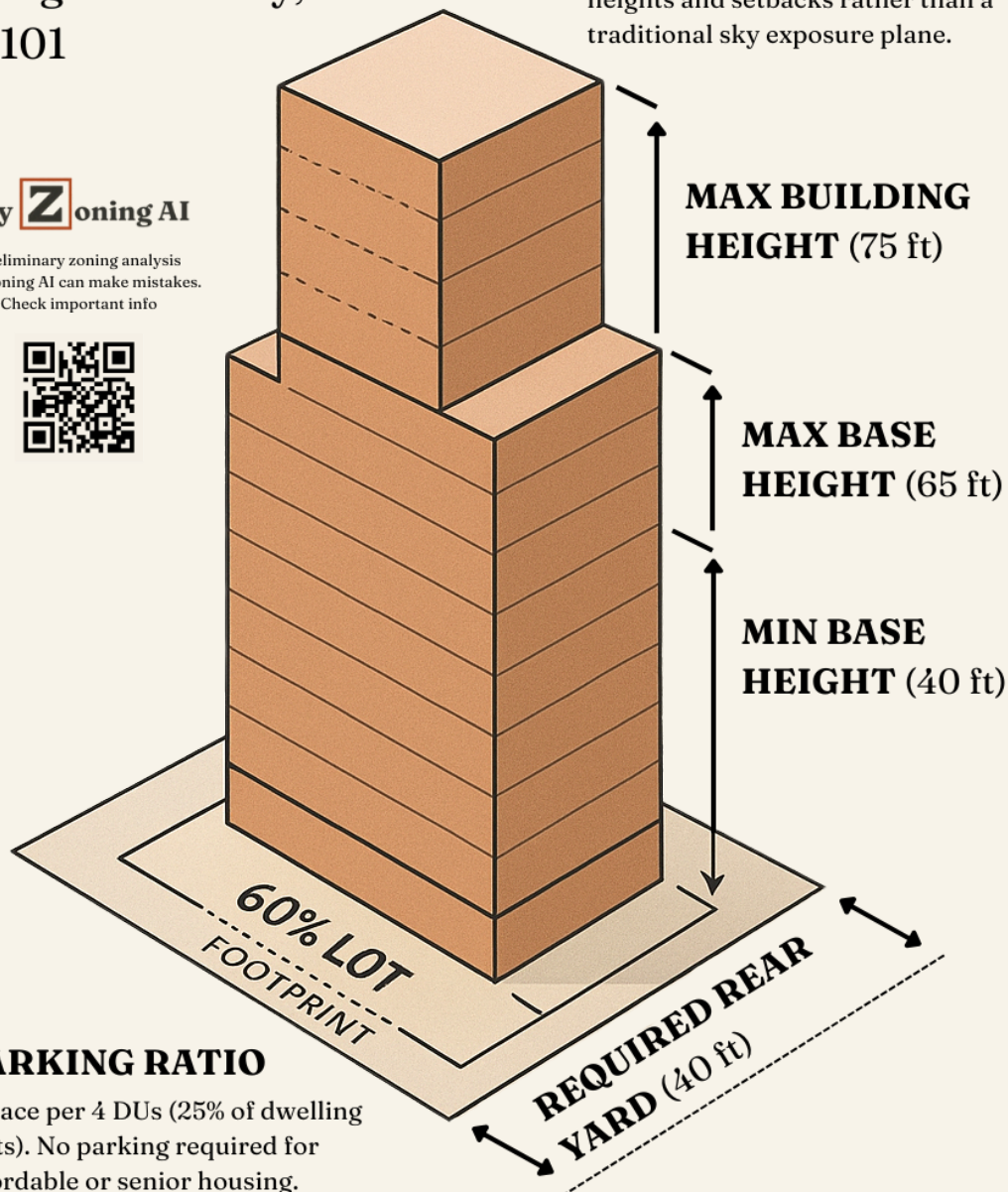
34-29 37th Street,
Long Island City, NY
11101

SKY EXPOSURE PLANE

Building envelope is shaped by fixed heights and setbacks rather than a traditional sky exposure plane.

My **Z**oning AI

Preliminary zoning analysis
My Zoning AI can make mistakes.
Check important info



PARKING RATIO

1 space per 4 DUs (25% of dwelling units). No parking required for affordable or senior housing.