ZONING ANALYSIS

December 14th, 2020

Earl St. C. Goulbourne
Pastor
Grace Moravian Church
178-38 137th Avenue
Springfield Gardens, NY 11434

Re: ZONING ANALYSIS
Grace Moravian Church
178-38 137th Avenue
Springfield Gardens, NY 11434
Block: 13025
Lots: 33 and 40

Pastor Goulbourne,

The tax lots referenced above are approximately 22,000 SF with street frontage along 137th Avenue, Southgate Street and Bennett Street. The site is currently improved with a church, parsonage and parking lot. There are two- story homes to the south of the property.

At the West corner of this property facing the intersection of 137th Street and Southgate Street we are proposing a new 3-Story Church, Fellowship Hall and Offices. The existing parsonage is to remain in place and 20 parking spaces will be provided at the location of the existing church structure. The sanctuary will accommodate 316 parishioners, 216 seats at the First Floor and 100 seats at the Mezzanine level. The Fellowship Hall will be located below grade and will be able to accommodate 120 guests seated at tables. Additional seating can be provided without tables. This flexible space can also be reconfigured into four classrooms for sixty students. The Cry Room and Nurse's Station each have designated spaces that are also flexible with the use of movable wall panels. Additional programming will include offices, a nursery, classroom and library.

The zoning information contained below is the existing R2 zoning district.

Please feel free to discuss any concerns or questions you may have regarding the information contained within this document.
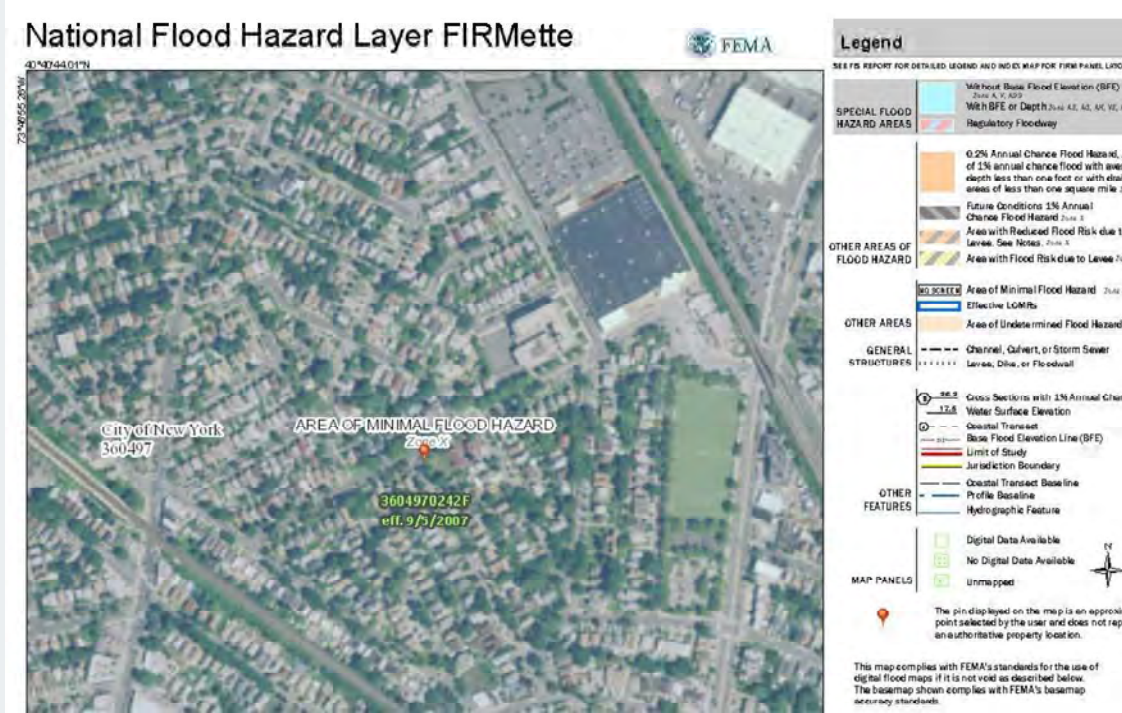
Very Truly Yours,

Shaneekua Henry
Shaneekua Henry
Principal
SLM Architecture, P.C.

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EXISTING SITE PHOTOS:

View of Grace Moravian Church facing 137th Avenue

View of the parsonage on the corner of 137th Avenue and Bennett Street

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View at the corner of 137th Avenue and Southgate Street

GENERAL ZONING DATA:
Existing Zoning District: R2
Zoning Map #:   19a

EXISTING ZONING MAP:

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TAX MAP:

FEMA Map: Area of Minimal Flood Hazard

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LOT AREA
Irregular shaped lot 200' X 110' = 22,000 SF

PERMITTED USES

ZR 22-00   Use Groups 1, 3, 4

ZR 22-11   Single Family Residential

ZR 22-13   Use Group 3 consists of community facilities:
Philanthropic or non-profit institutions with sleeping accommodations
The number of persons employed in central office functions shall not exceed 50, and the amount of floor area used for such purposes shall not exceed 25 percent of the total floor area

ZR 22-14   Use Group 4 consists primarily of community facilities that:
(1) may appropriately be located in residential areas to provide recreational, religious, health and other essential services for the residents;

MAXIMUM PERMITTED FLOOR AREA

ZR 23-141   Maximum Residential Floor Area Ratio in an R2 zoning district is .5
= 22,000 SF x .5 = 11,000 SF
Proposed Residential = 0 SF
Minimum Residential Open Space Ratio in an R2 zoning district is 1.5
= 11,000 SF x 1.5 = 16,500 SF
Complies

ZR 24-11   Maximum Community Facility Floor Area Ratio in an R2 zoning district is 1.0
= 22,000 SF x 1.0 = 22,000 SF
Existing Community Facility Church + Parsonage = 10,000 SF
Proposed New Zoning Community Facility =   11,981 SF
Existing + New Community Facility Floor Area = 21,981 SF
Maximum Corner Lot Coverage in an R2 zoning district is .6
= 22,000 SF x .6 = 13,200 SF
Existing Community Facility Church + Parsonage Lot Coverage = 5,000 SF
Proposed New Lot Coverage = 5,784 SF
Existing + New Community Facility Lot Coverage = 10,784 SF
Complies

FLOOR AREA DISTRIBUTION

Cellar Level	7,256		Fellowship Hall	1,910
First Floor	5,784		Sanctuary	1,670
Second Floor	3,891		Mezzanine	1,500
Third Floor	2,306		Classroom	527
Gross Area	19,237			

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MINIMUM REQUIRED YARDS

ZR 24-34   Minimum Required Front Yard = 15'-0"
Proposed = 15'-0"
Complies

ZR 24-35   Side Yard = 8'-0" x 2 yards
Proposed = Minimum total width = 16'-0"
Complies

ZR 23-361b   Minimum Required Rear Yard = 8'-0"
Complies

MAXIMUM BUILDING HEIGHT

ZR 24-521   Maximum Permitted Perimeter Wall Height = 25' above grade
Sky Exposure Plane = 1:1
Proposed Height = 37'-0"

ACCESSORY OFF-STREET PARKING AND LOADING REQUIREMENTS

ZR 25-31   Minimum Required Parking Spaces
1 per 10 persons in largest assembly space at 1st floor
Proposed = 20 spaces after demolition of existing sanctuary
Complies
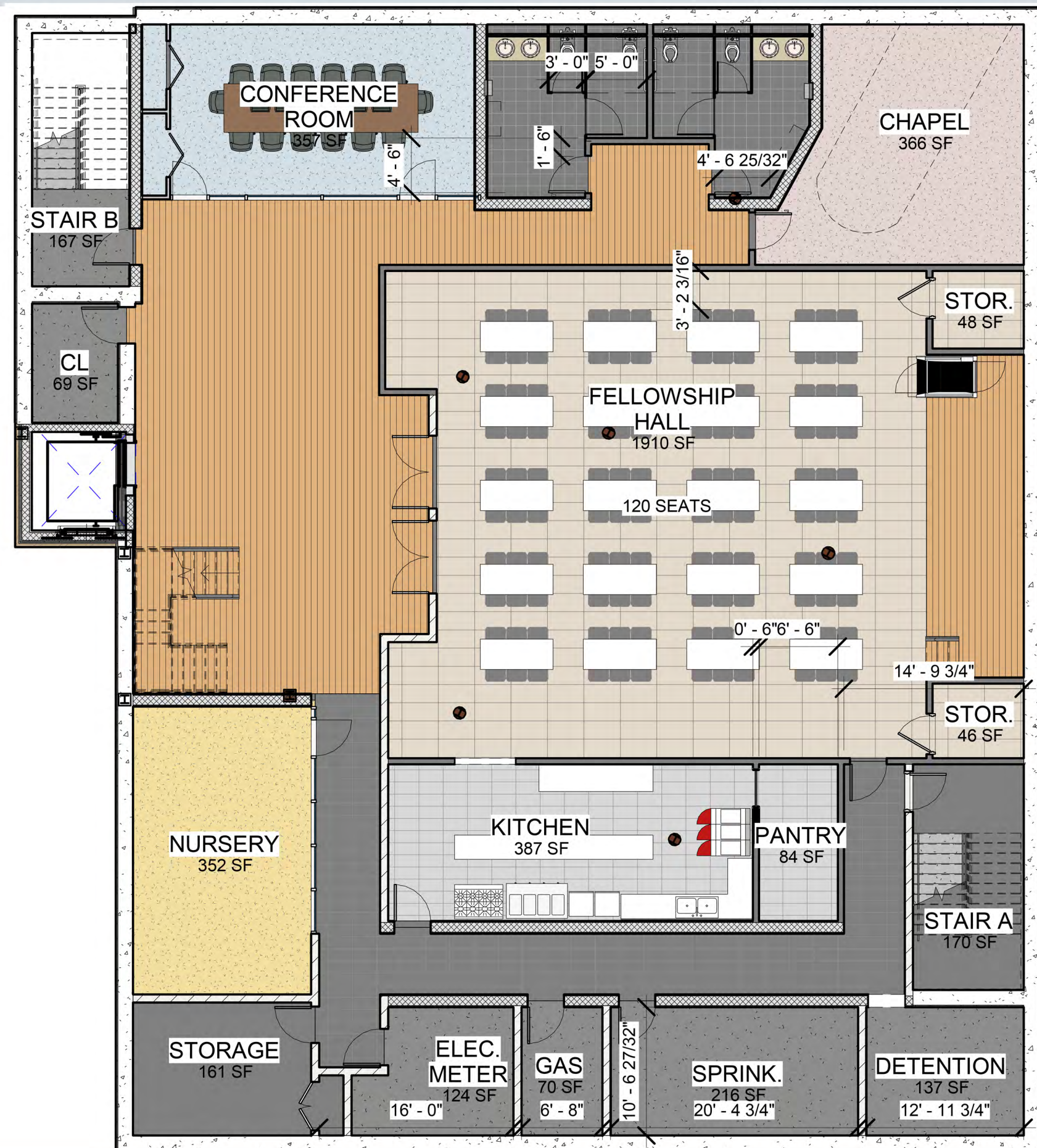
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GRACE MORAVIAN CHURCH

178-38 137th Ave, Jamaica, NY 11434
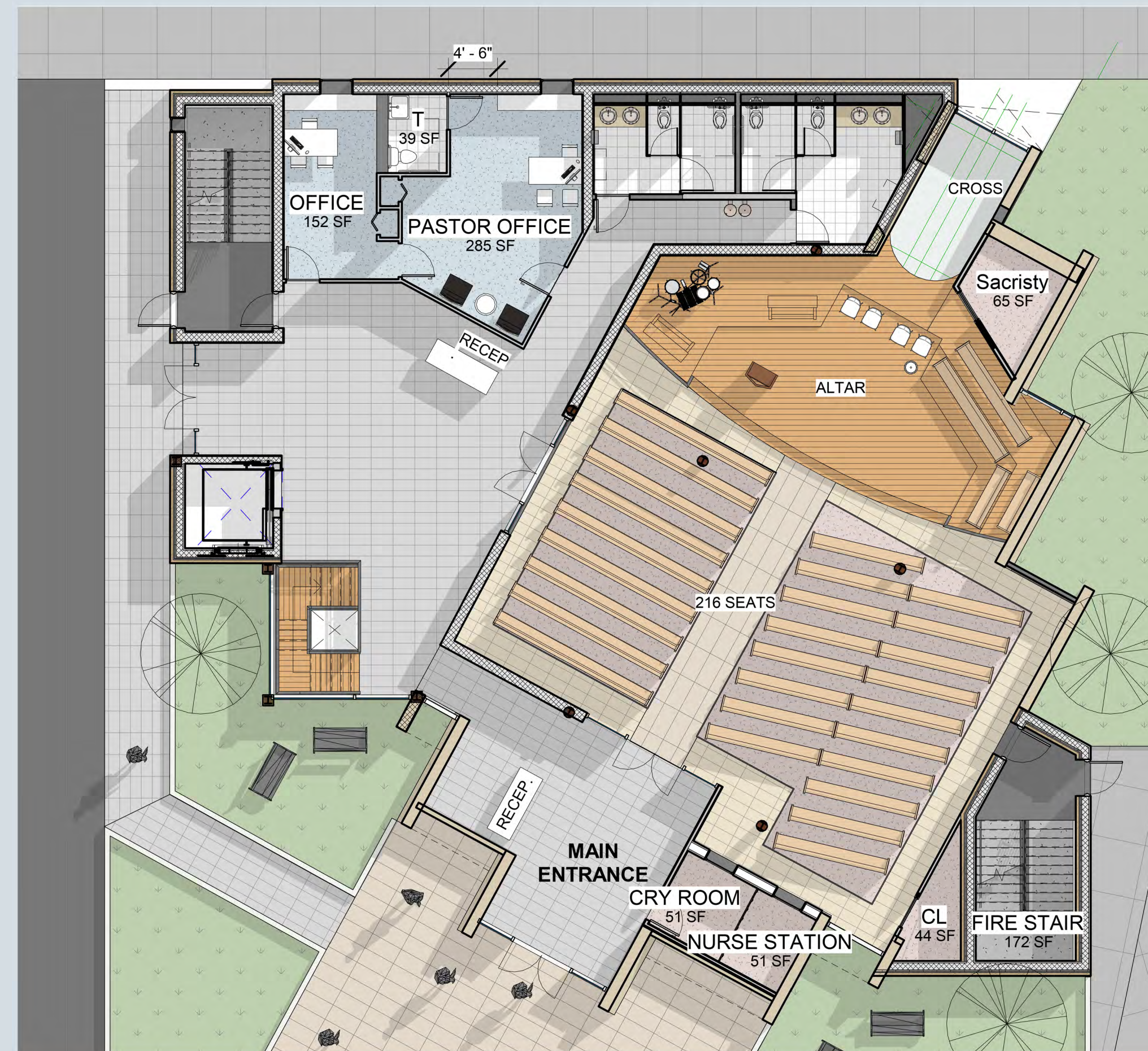(718)-723-2681

SLM Architecture, P.C.

825 E. Gate Blvd.
Garden City, NY 11530
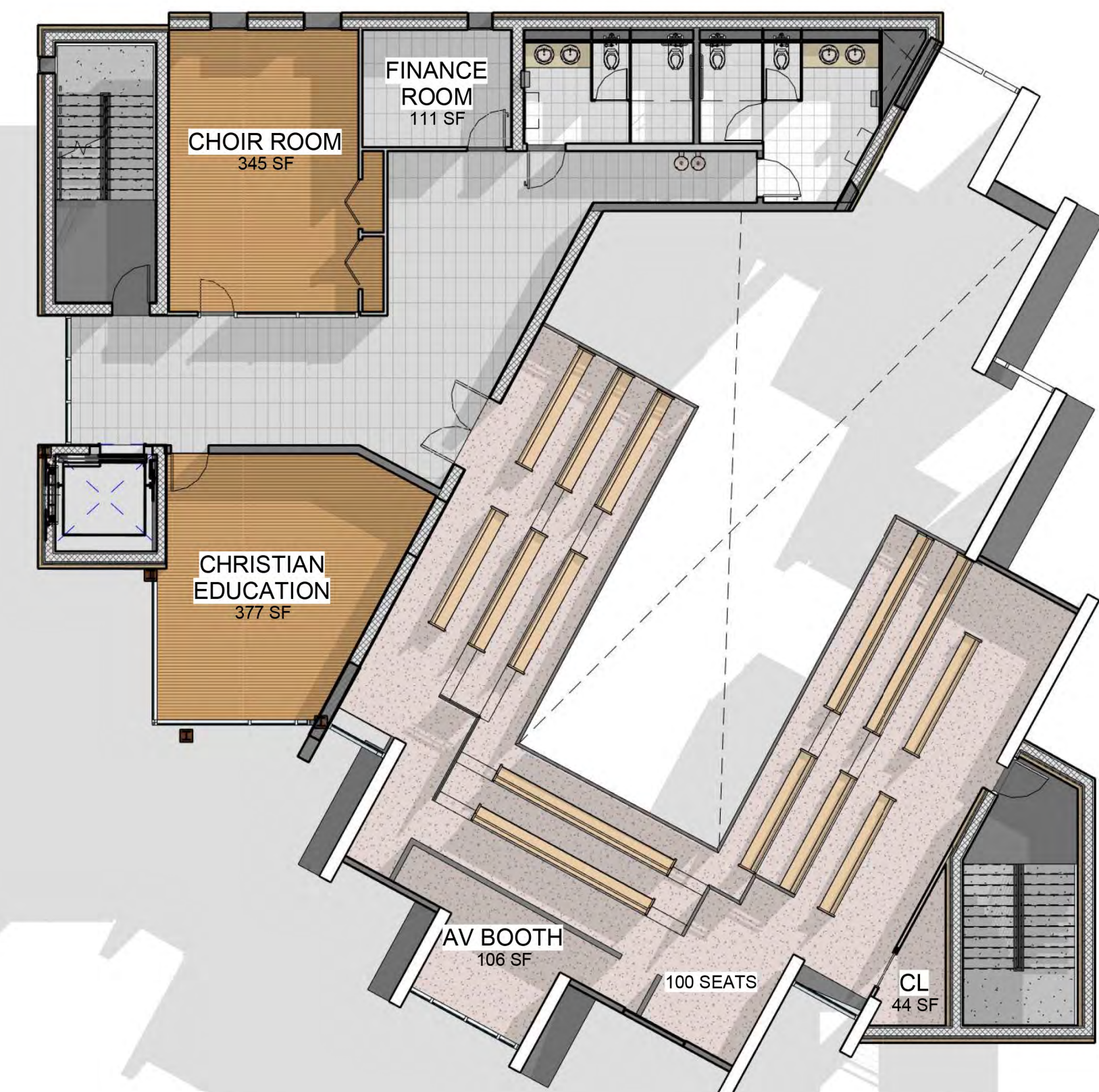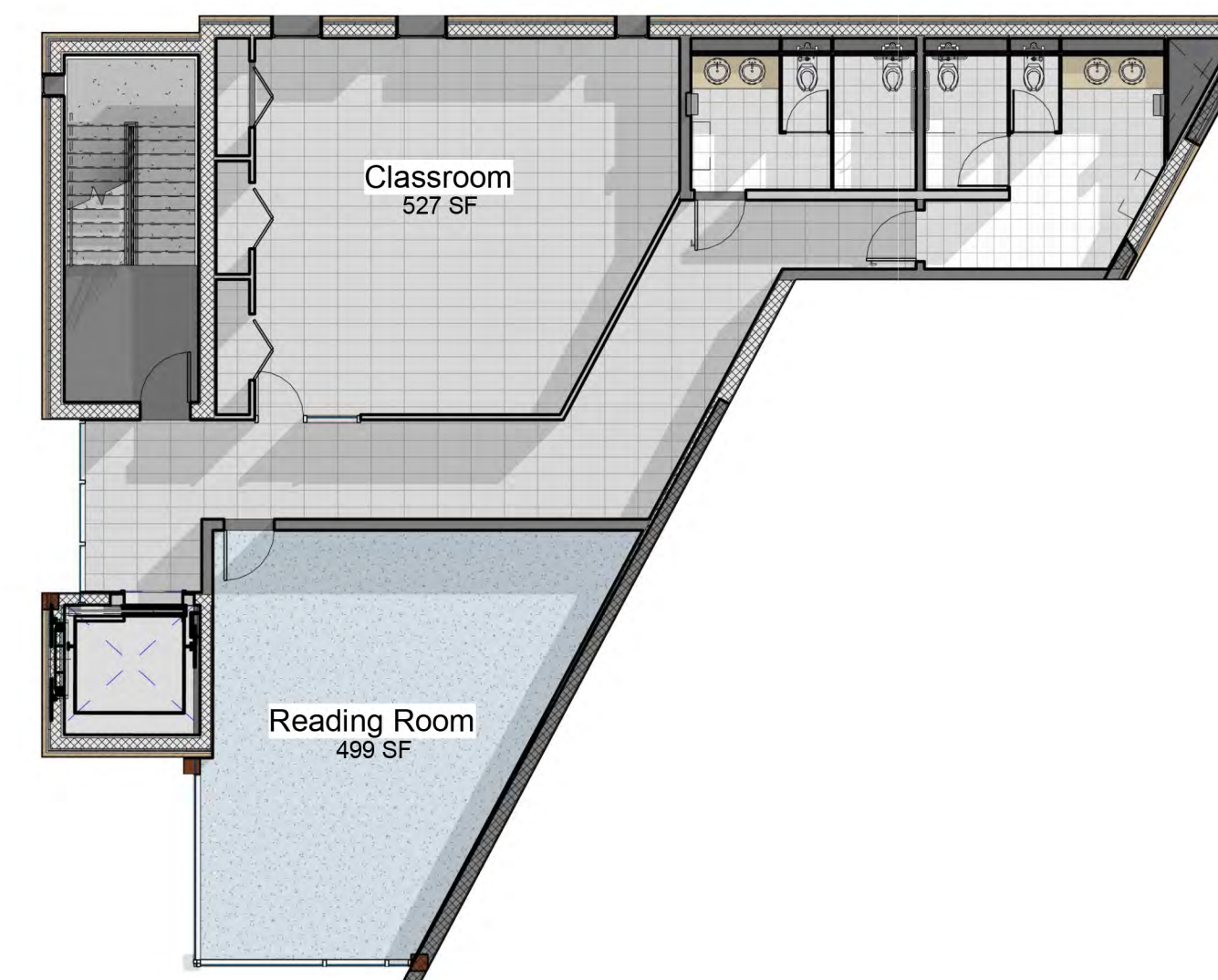(516) 543 - 0377
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FLOOR PLANS

CELLAR

- STAIR B — 167 SF
- CONFERENCE ROOM
- CHAPEL — 366 SF
- CL — 69 SF
- STOR. — 48 SF
- FELLOWSHIP HALL — 1910 SF — 120 SEATS
- STOR. — 46 SF
- NURSERY — 352 SF
- KITCHEN — 387 SF
- PANTRY — 84 SF
- STAIR A — 170 SF
- STORAGE — 161 SF
- ELEC. METER — 124 SF
- GAS — 70 SF
- SPRINK. — 216 SF
- DETENTION — 137 SF

Dimensions: 3' - 0", 5' - 0", 4' - 6 25/32", 3' - 2 3/16", 0' - 6", 6' - 6", 14' - 9 3/4", 16' - 0", 6' - 8", 10' - 6 27/32", 20' - 4 3/4", 12' - 11 3/4"

FIRST FLOOR

- OFFICE — 152 SF
- T — 39 SF
- CROSS
- PASTOR OFFICE — 285 SF
- RECEP
- SACRISTY — 65 SF
- ALTAR
- 216 SEATS
- MAIN ENTRANCE
- RECEP
- CRY ROOM — 51 SF
- NURSE STATION — 51 SF
- CL — 44 SF
- FIRE STAIR — 172 SF
- 4' - 6"

SECOND FLOOR

- CHOIR ROOM — 345 SF
- FINANCE ROOM — 111 SF
- CHRISTIAN EDUCATION — 377 SF
- AV BOOTH — 106 SF
- 100 SEATS
- CL — 44 SF

THIRD FLOOR

- Classroom — 527 SF
- Reading Room — 499 SF

EXTERIOR VIEWS

SITE PLAN

20 PARKING SPACES

FRONT FACADE

NE AXON

SW AXON

NW AXON

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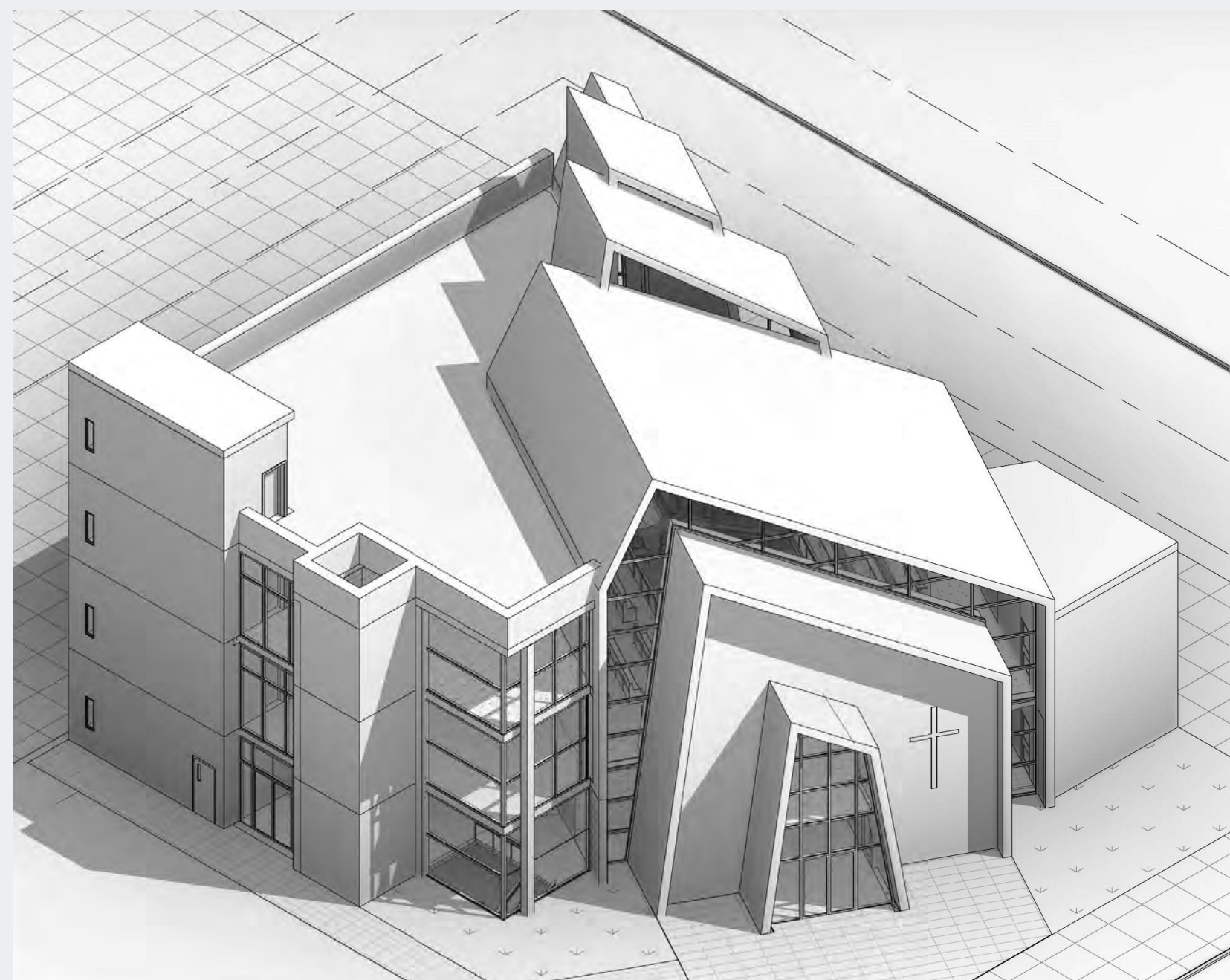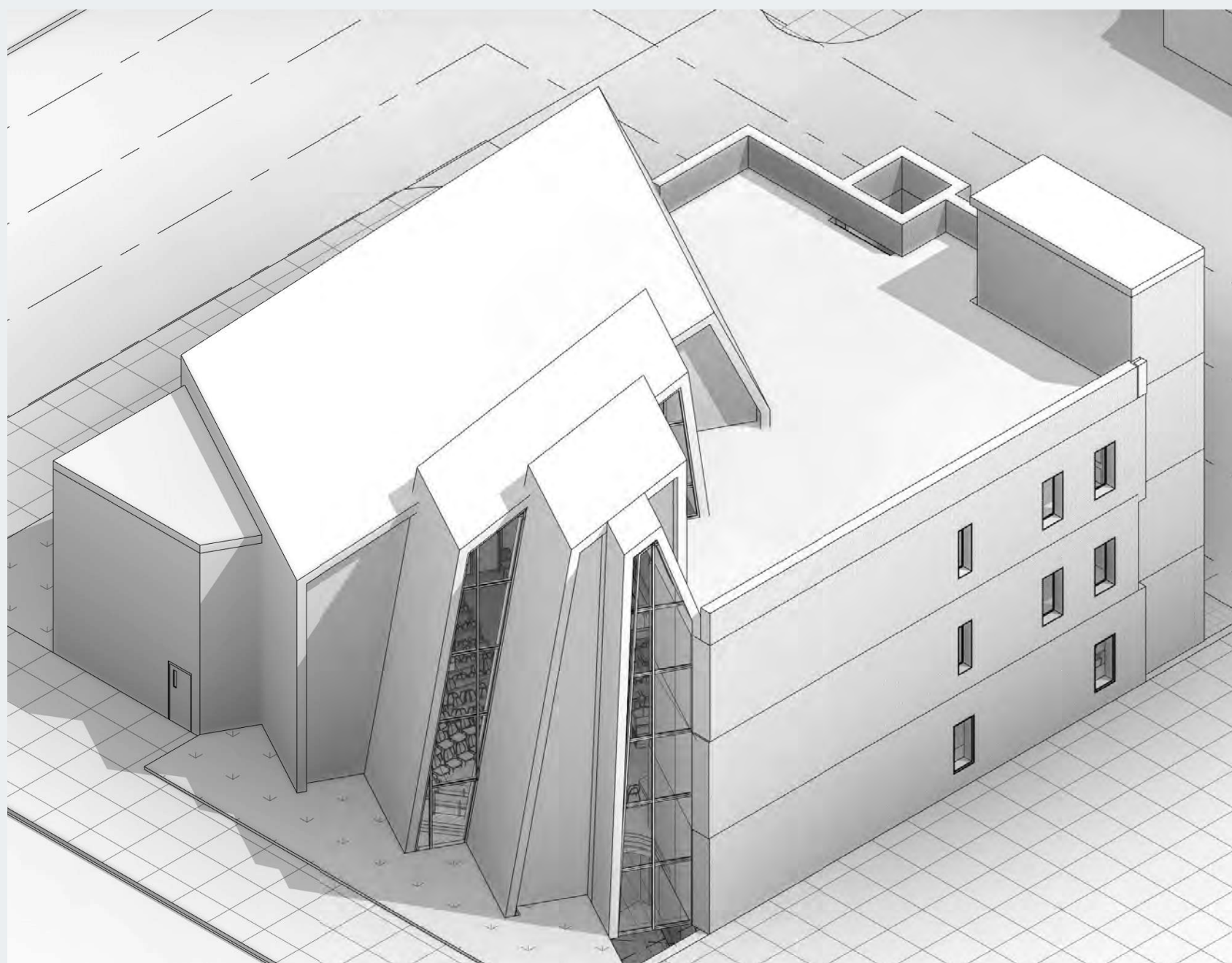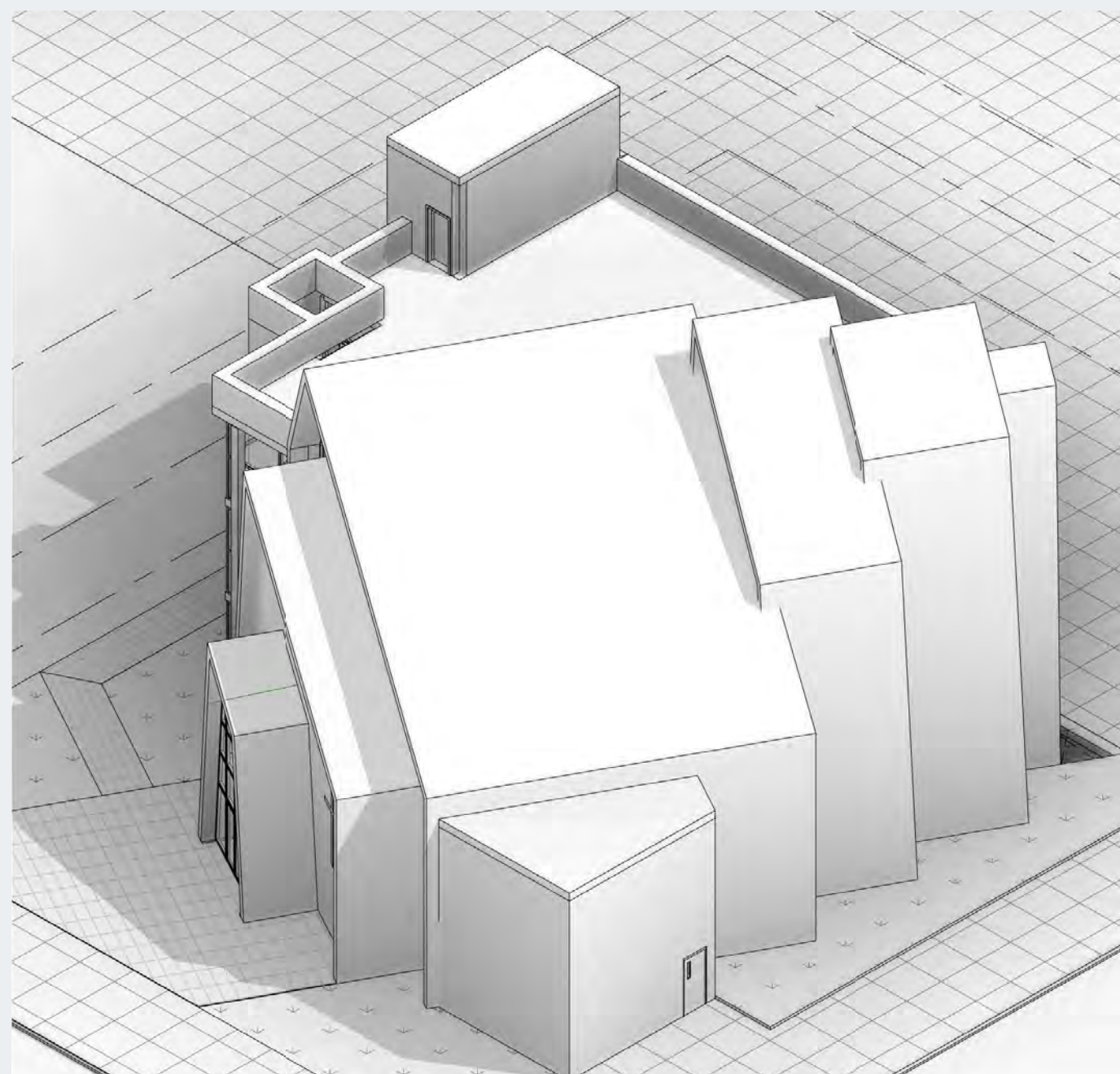
INTERIOR VIEWS

SANCTUARY

MEZZANINE

FELLOWSHIP HALL

SECOND ENTRY

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