



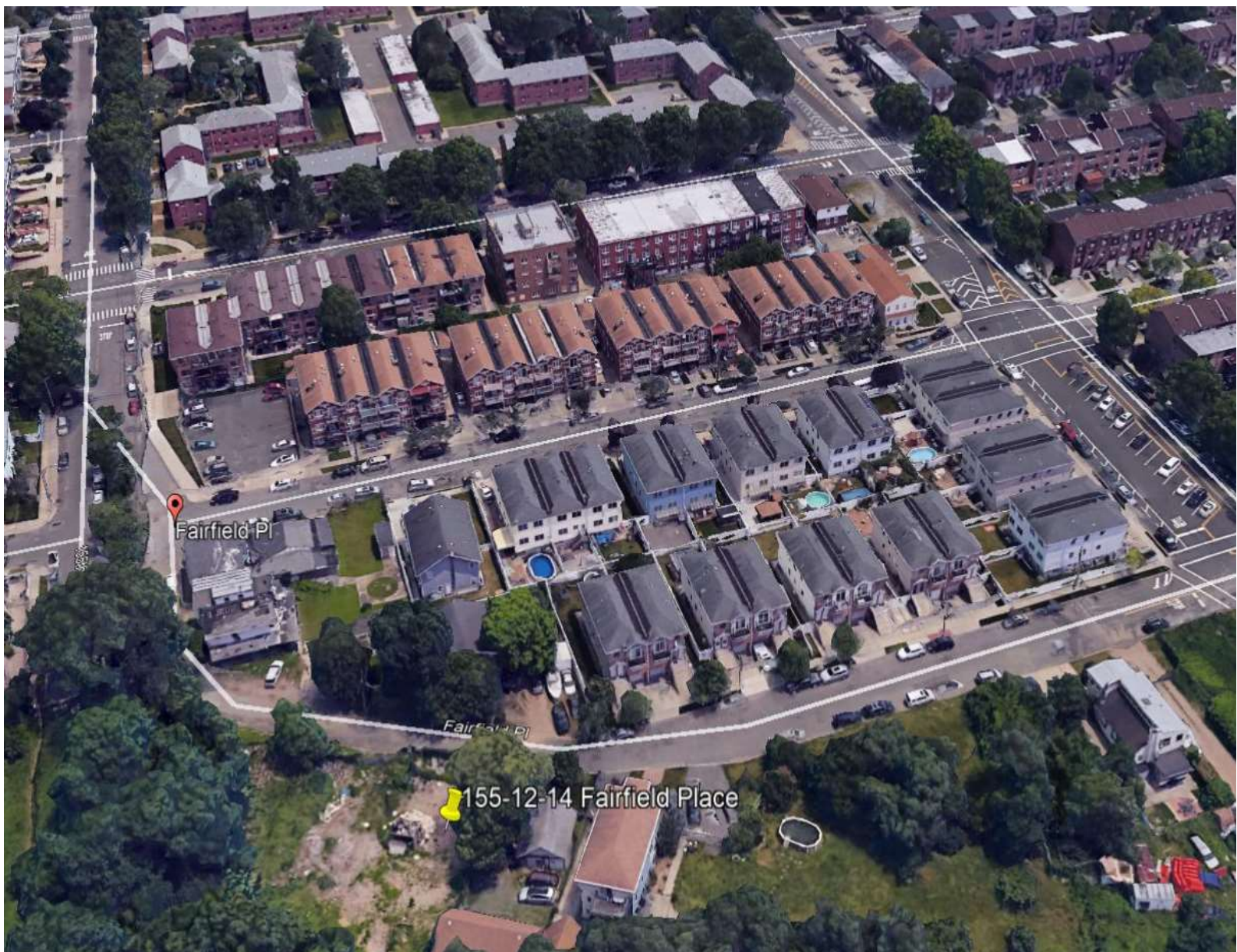
**FOR SALE**  
**917-806-7040**  
**Victor Weinberger**  
Re/Max Team, Inc  
718-429-4400  
web: [www.VictorWeinberger.com](http://www.VictorWeinberger.com)

**155-12-14 Fairfield Place, Howard Beach, NY, 11414 (Block: 11456 Lot: 2)**  
**Also known as 155-12 77 St, Howard Beach, NY (Pre-subdivision)**

**\$825,000**

**Video: <https://youtu.be/6l-0pFBRjUU>**

Howard beach 56 x 120 Site w/approved Plans for two Homes (2 Fam each)  
28 x 120 each home. Built 20 x 55 per floor, plus a walk-in ground level bsmt.





**FOR SALE**  
**917-806-7040**

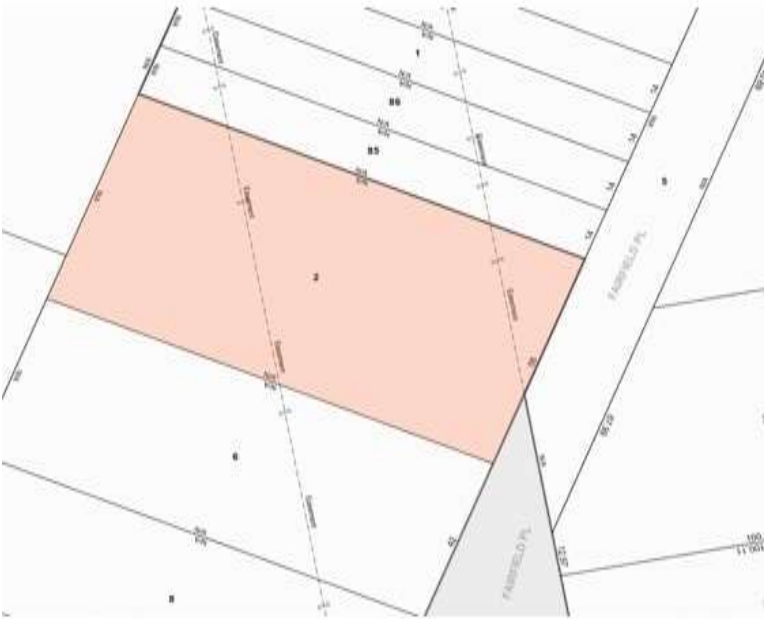
Re/Max Team, Inc  
718-429-4400

**Victor Weinberger**  
web: [www.VictorWeinberger.com](http://www.VictorWeinberger.com)

**OVERVIEW**

**Address**

Zip code 11414  
Neighborhood Lindenwood  
Borough Queens  
Block & lot 11456-0002



Current tax bill \$4,835

**Lot**

Lot sqft 6,720  
Lot dimensions 56 ft x 120 ft  
Ground elevation 3 ft  
Corner lot No

**Zoning**

Zoning districts R4  
Zoning map 18b

**Building**

Building class Zoned Residential - Not Manhattan (V0)  
Roof height 21 ft

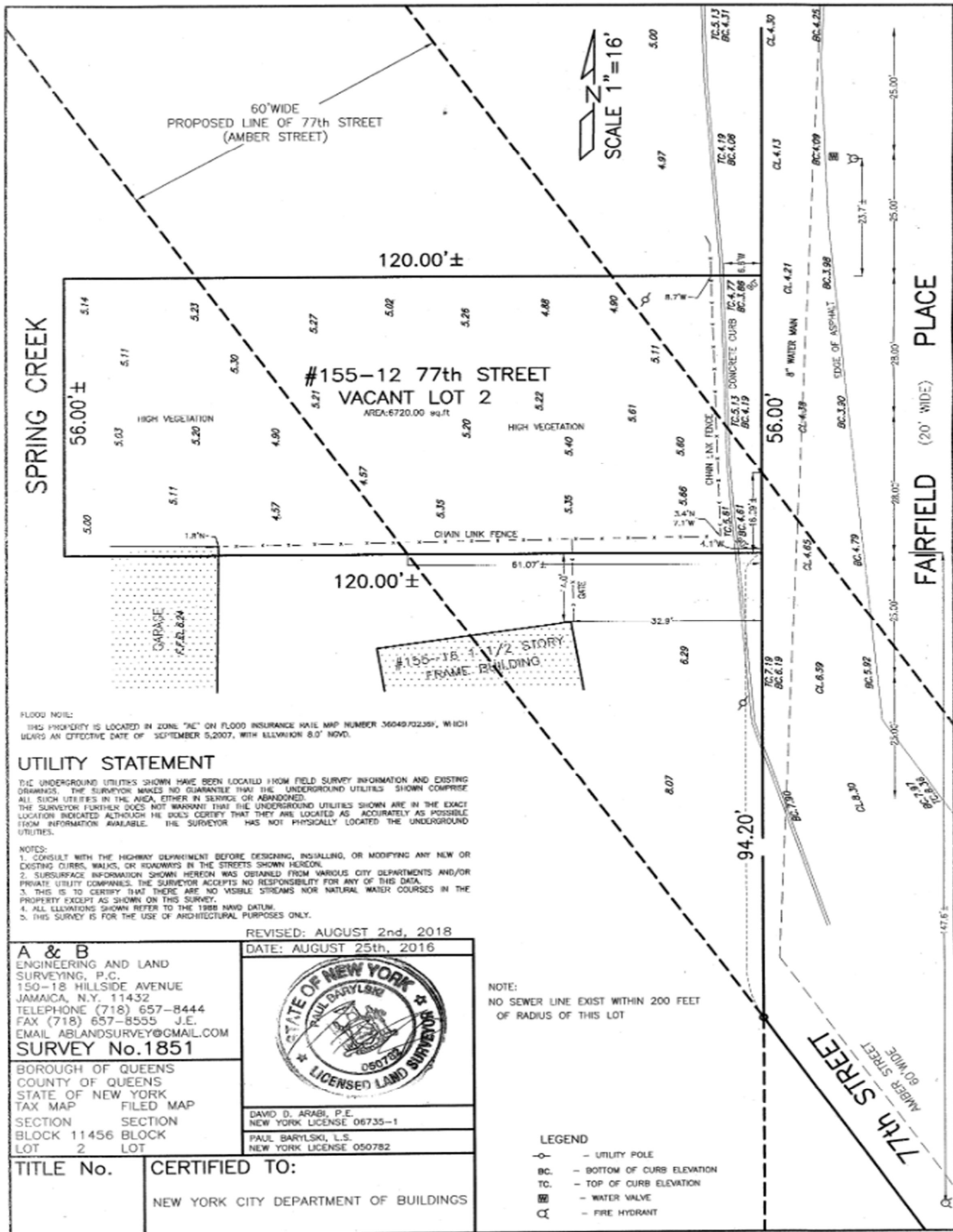
**Use**

Certificate(s) of occupancy

**Floor Area Ratio (FAR)**

Residential FAR 0.9  
Facility FAR 2  
Allowed usable floor area 6,048  
Unused FAR 6,048



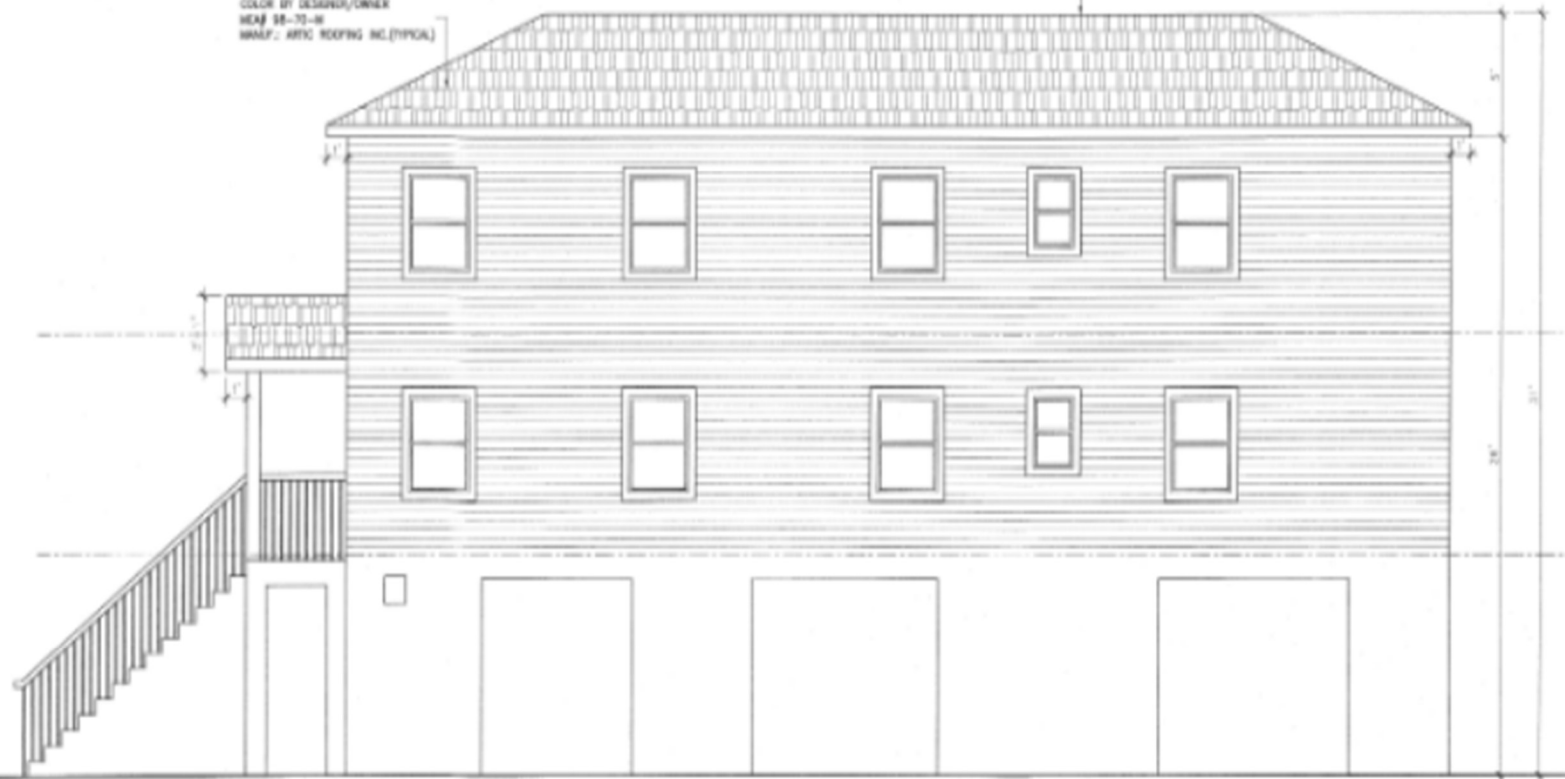


# TAX MAP



ASPHALT ROOF SHINGLES  
COLOR BY DESIGNER/OWNER  
WEAF 98-70-M  
MANUF.: ARTIC ROOFING INC.(TYPICAL)

CONTINUOUS RIDGE VENT



4  
503 SIDE ELEVATION  
SCALE: 1/4"=1'0"

STORM FLOW:  
Q allowable =

ROOF

CONTINUOUS RIDGE VENT

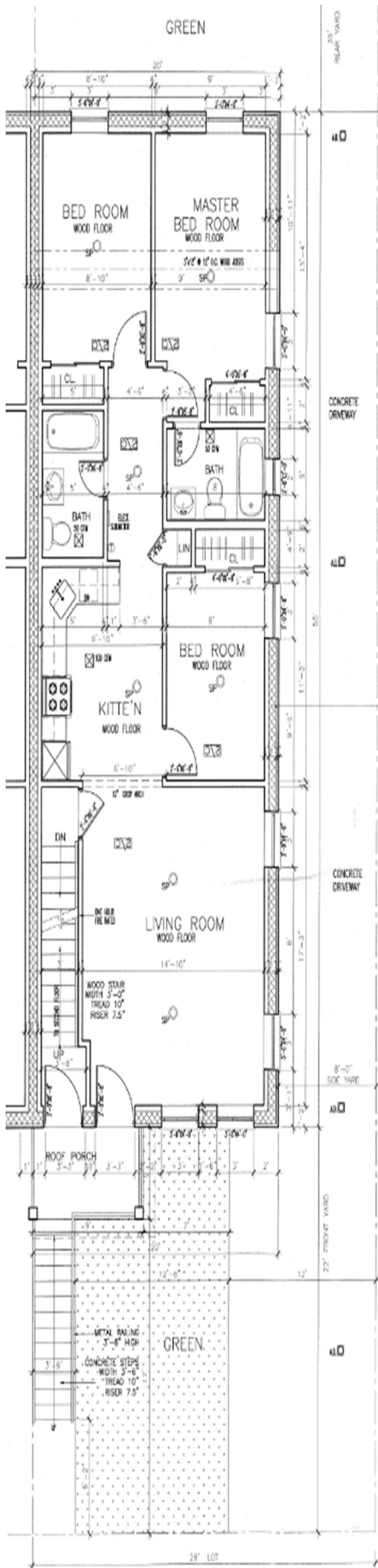
ASPHALT ROOF SHINGLES  
COLOR BY DESIGNER/OWNER  
WEAF 98-70-M  
MANUF.: ARTIC ROOFING INC.(TYPICAL)



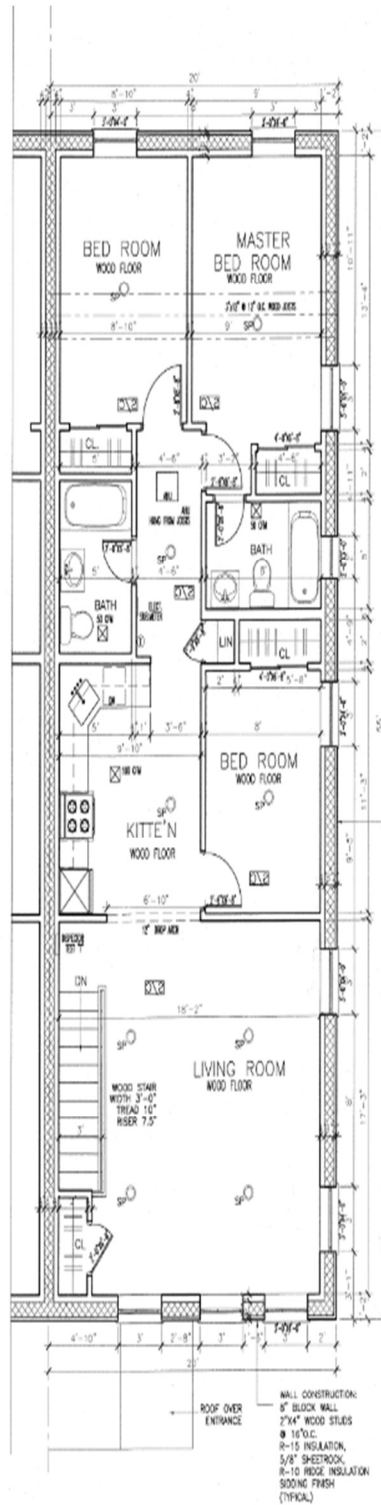
4  
503 SIDE ELEVATION  
SCALE: 1/4"=1'0"

STORM FLOW:  
Q allowable =

ROOF

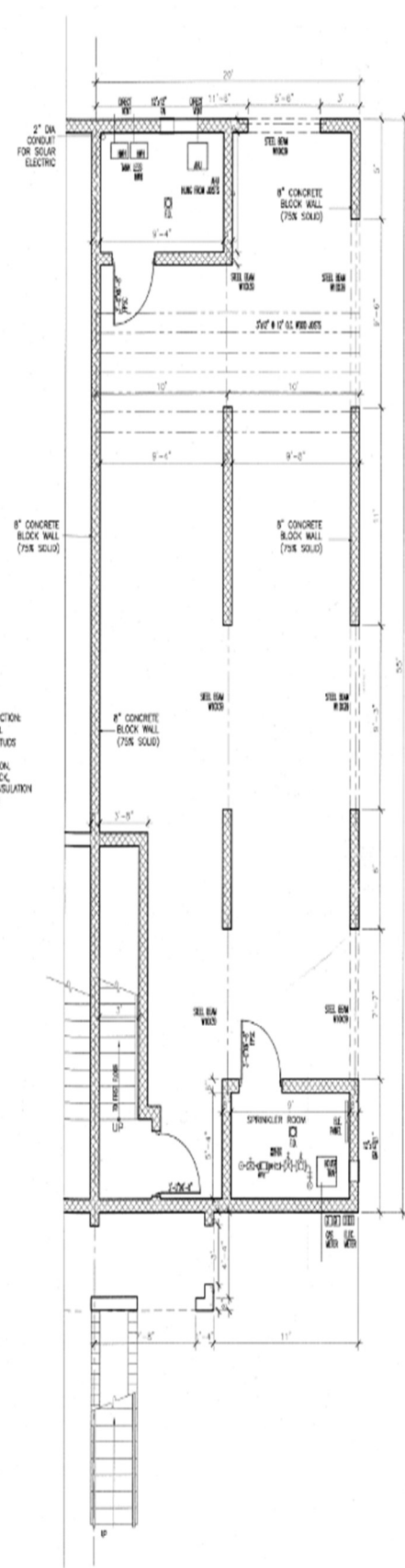


1 SECOND FLOOR PLAN  
SCALE: 1/4"=1'0"

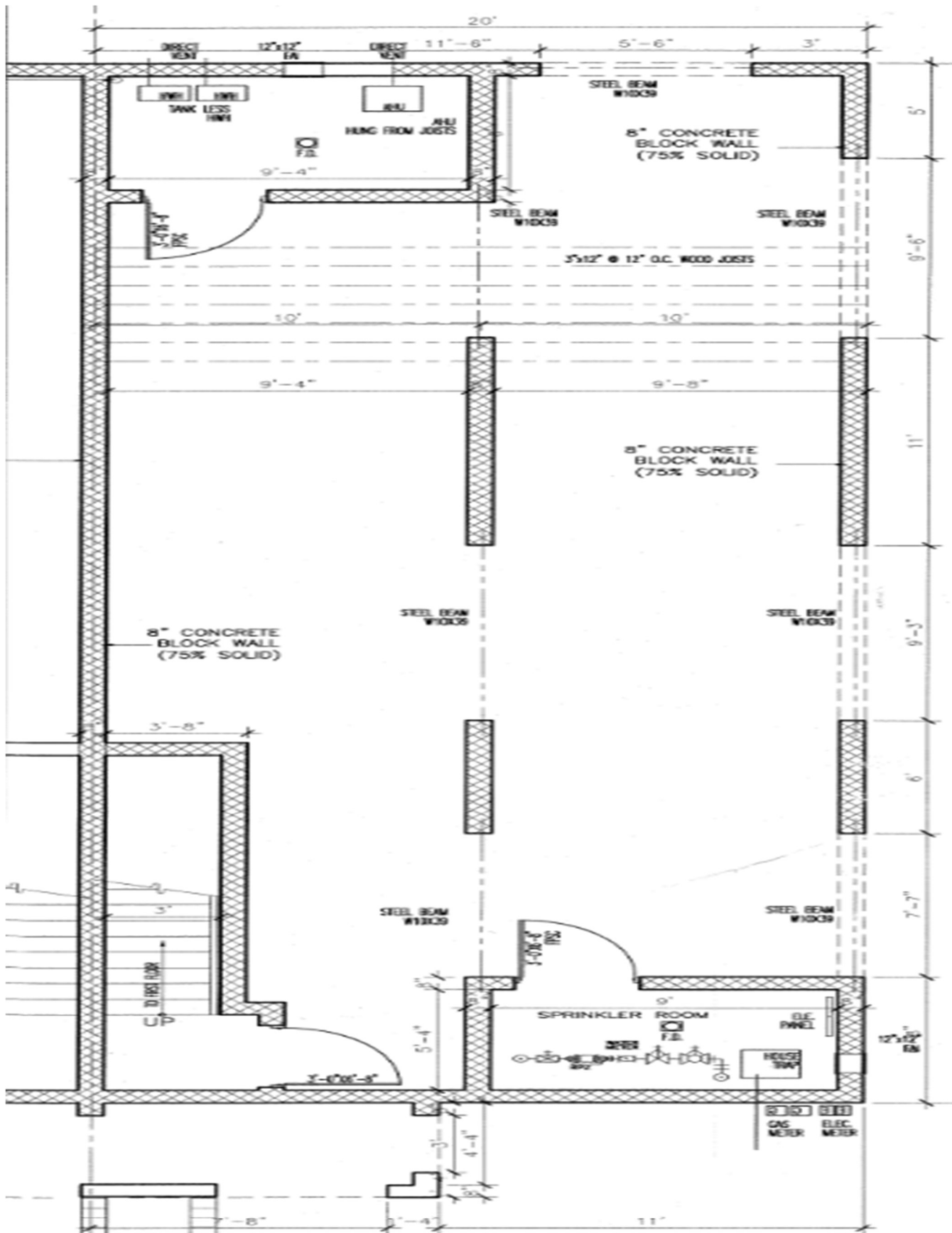


2 SECOND FLOOR PLAN  
SCALE: 1/4"=1'0"

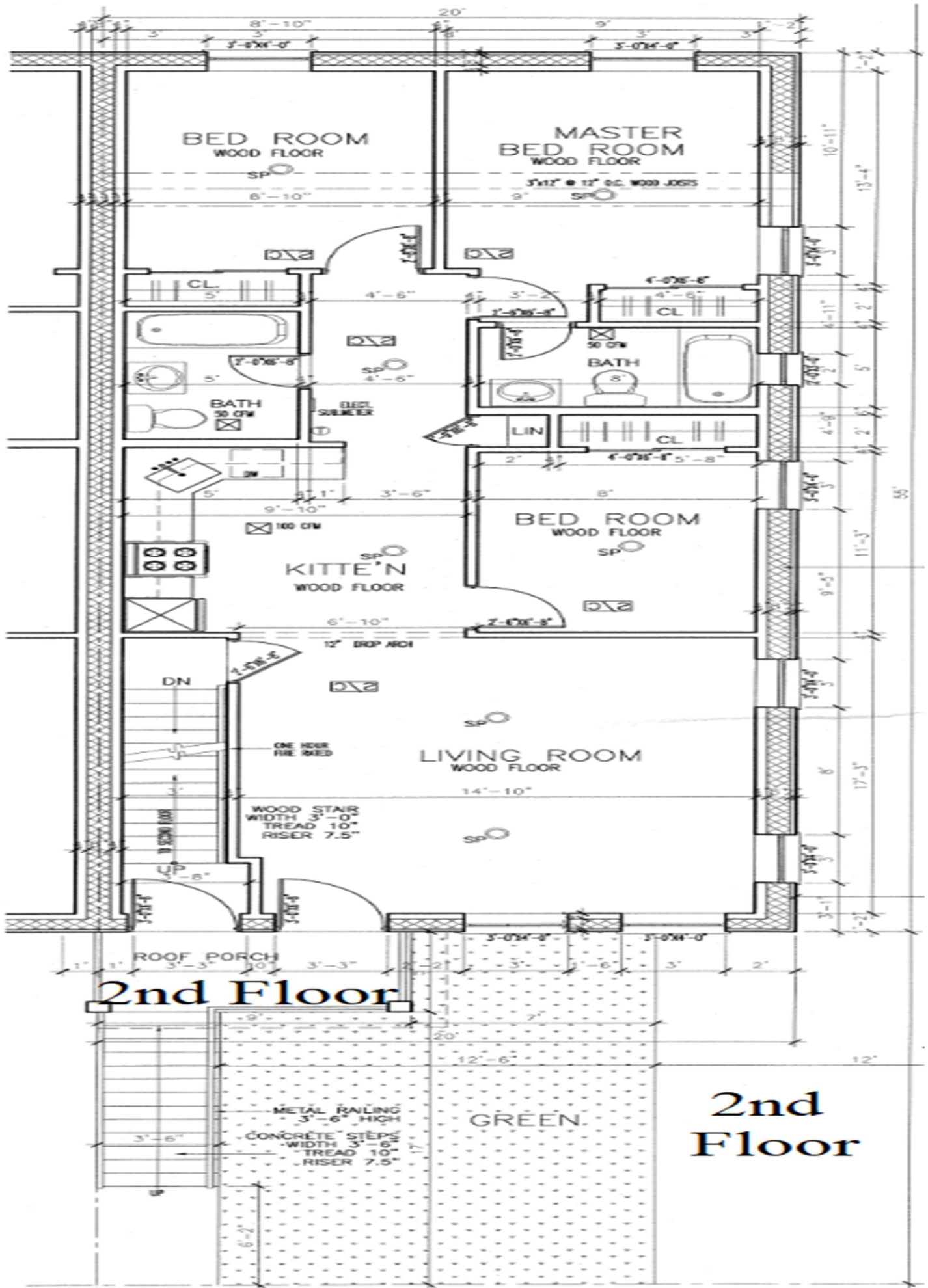
Identify 3rd floor.



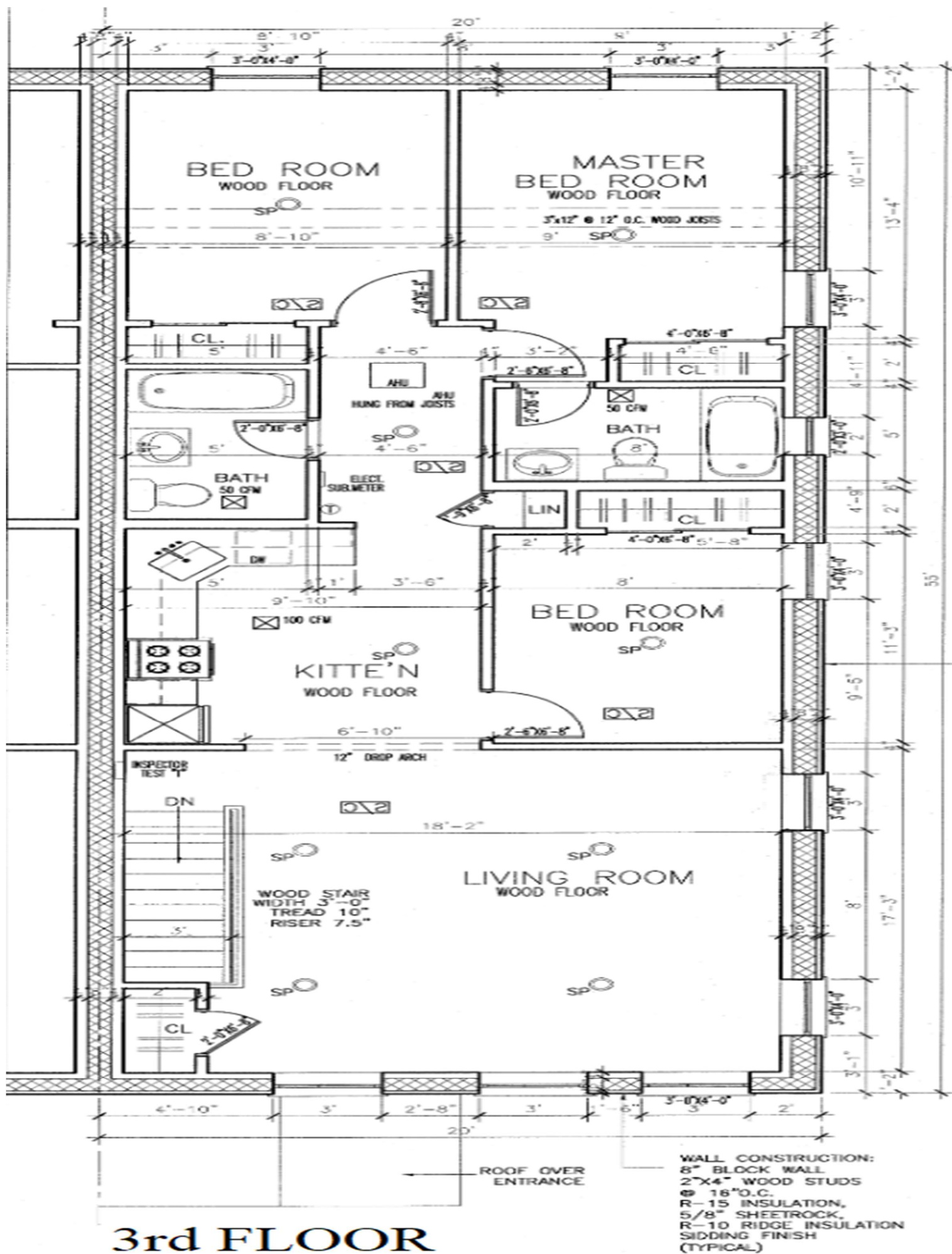
3 FIRST FLOOR PLAN  
SCALE: 1/4"=1'0"



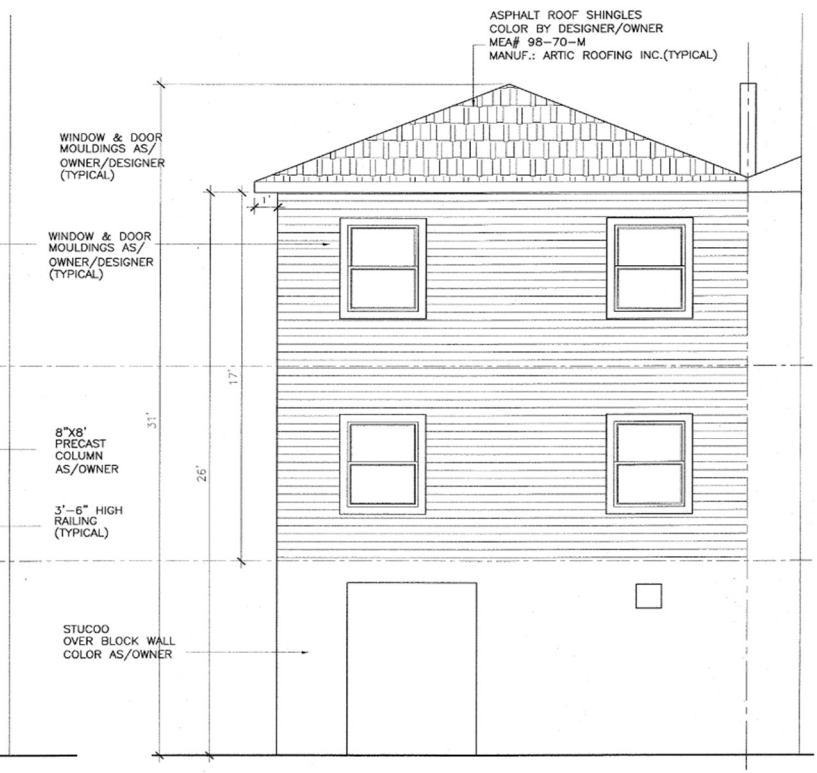
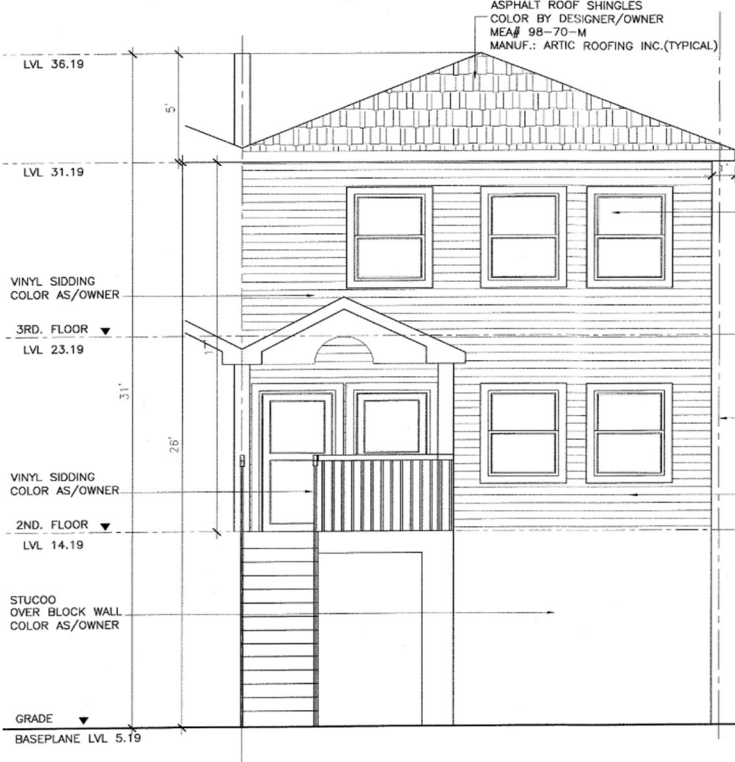
**Ground Floor  
Walk-in Basement**





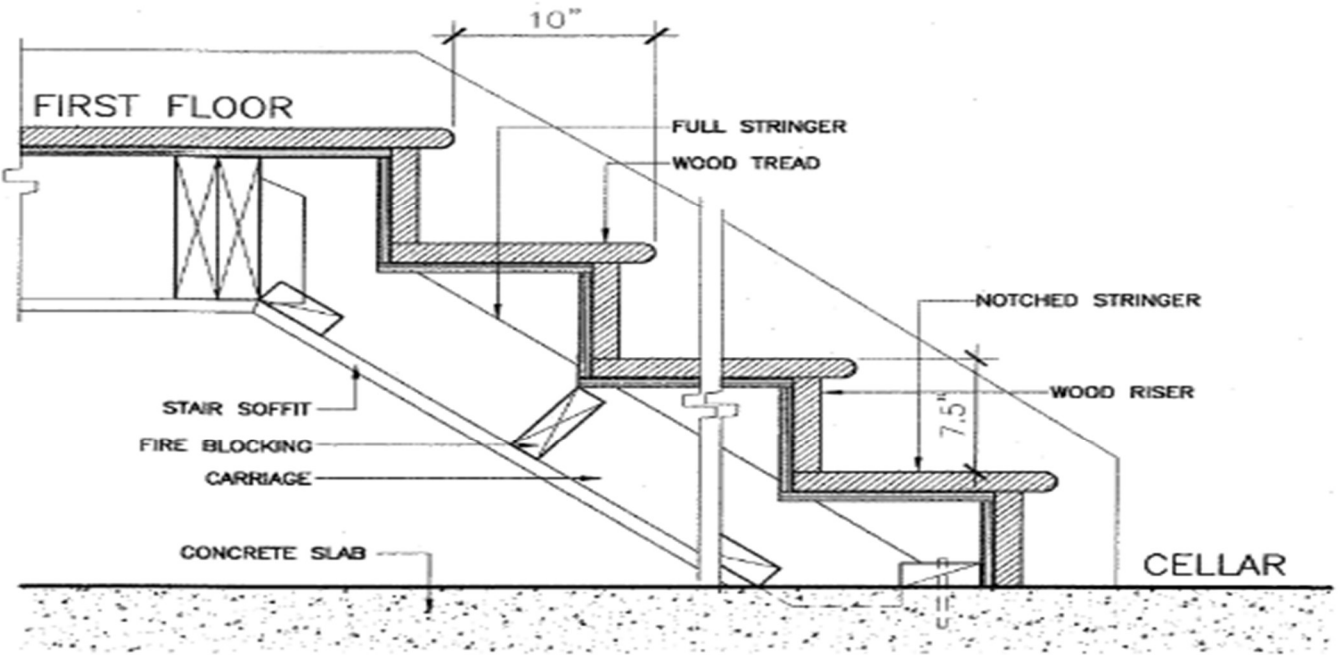


3 CROSS SECTION  
502 SCALE: 1/4"=1'0"



1 FRONT ELEVATION  
502 SCALE: 1/4"=1'0"

2 REAR ELEVATION  
502 SCALE: 1/4"=1'0"



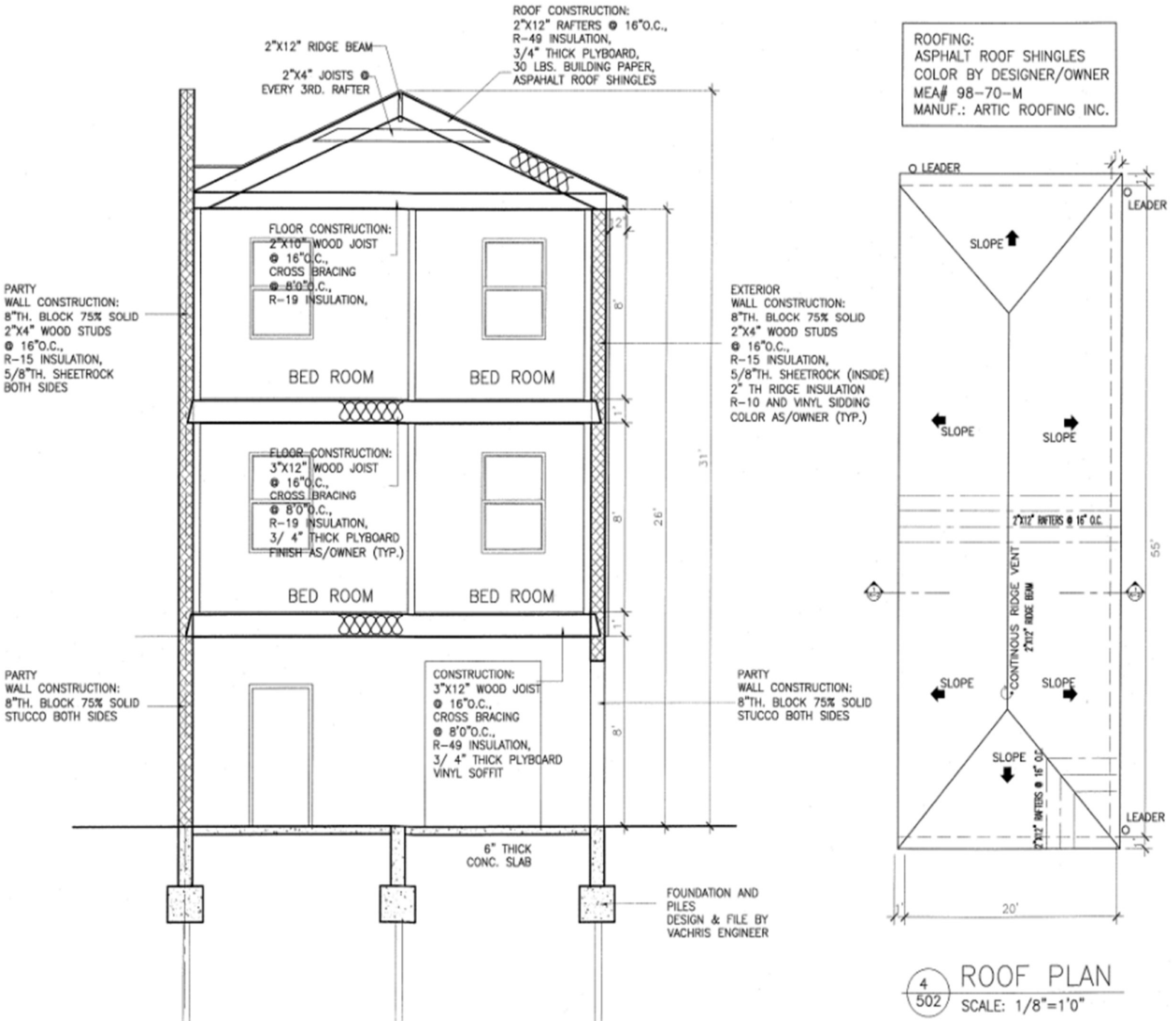
6 WOOD STAIR DETAIL  
502 N.T.S.



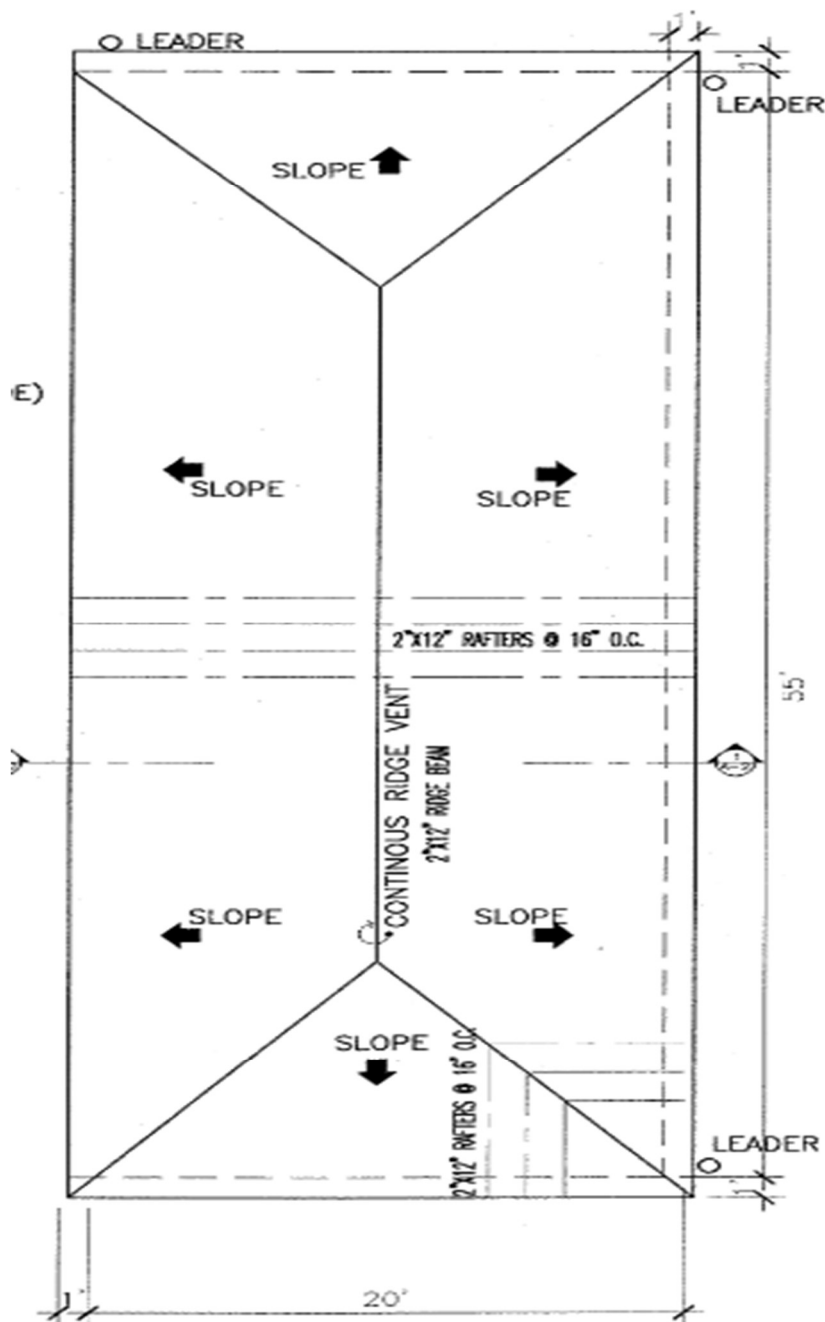
**FOR SALE**  
**917-806-7040**

Re/Max Team, Inc  
 718-429-4400

**Victor Weinberger**  
 web: [www.VictorWeinberger.com](http://www.VictorWeinberger.com)



ROOFING:  
ASPHALT ROOF SHINGLES  
COLOR BY DESIGNER/OWNER  
MEA# 98-70-M  
MANUF.: ARTIC ROOFING INC.



4 ROOF PLAN  
502 SCALE: 1/8" = 1'0"





**FOR SALE**  
**917-806-7040**

**Re/Max Team, Inc**  
**718-429-4400**

**Victor Weinberger**  
**web: [www.VictorWeinberger.com](http://www.VictorWeinberger.com)**

