

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes No

Location Information

House No(s) 424
Street Name East 90th Street
Borough Manhattan
Block 1569
Lot 29
BIN 1091683

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)

RICHARD JAMES BENCIVENGA
Signature Date 9.27.21

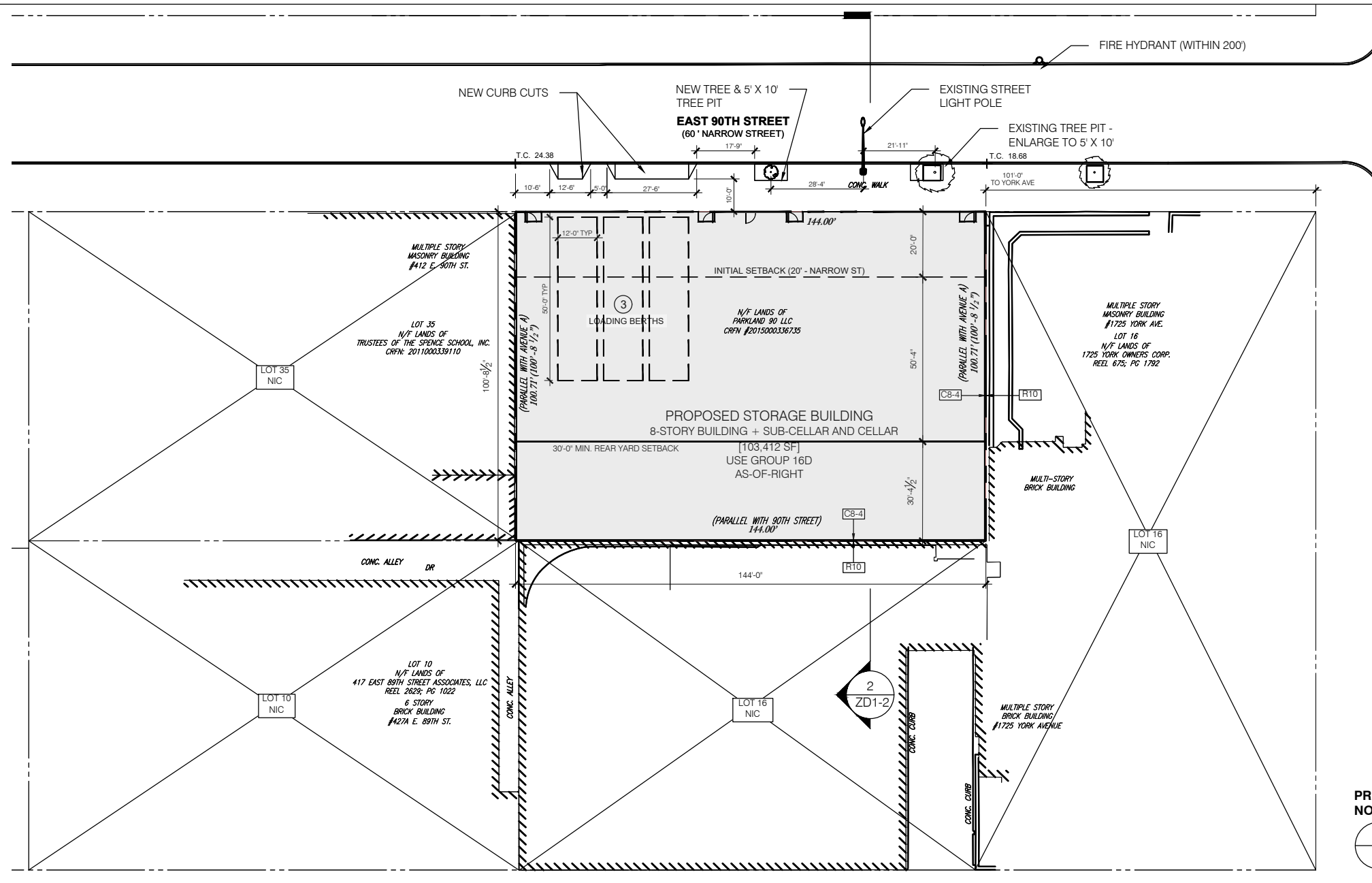


P.E. / R.A. Seal (Seal must be signed and dated over seal)

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PLAN EXAMINER SIGN AND DATE



1 ZONING PLOT PLAN

SCALE: 1"=40'

ZONING ANALYSIS

BLOCK: 1569 LOT: 29
LOT AREA: (144'-0" x 100'-8 1/2") = 14,502 SF
ZONING MAP NUMBER: 9A
ZONED: C8-4 (COMMERCIAL DISTRICT)
ZONE USE GROUP: 16D (SELF-SERVICE STORAGE FACILITY)
FAR ALLOWABLE: 5.0
TOTAL GROSS BUILDING AREA = 10104,165 S.F.
CONSTRUCTION CLASS: I-A

SOURCE OF DATA:
BOROUGH AND COUNTY
OF MANHATTAN, CITY AND
STATE OF NEW YORK

PROPOSED FLOOR AREA CALCULATIONS

FLOOR		GROSS AREA	NON FAR S.F. (ALLOWABLE DEDUCTION)	FLOOR AREA TOTAL
SUBCELLAR FLOOR PLAN	143'-4" x 100'-4" =	14,381 S.F.	14,381 S.F.	0 S.F.
CELLAR FLOOR PLAN	143'-4" x 100'-4" =	14,381 S.F.	14,381 S.F.	0 S.F.
FIRST FLOOR PLAN	143'-4" x 70'-2" =	10,057 S.F.	2,173 S.F.	7,884 S.F.
SECOND FLOOR PLAN	143'-4" x 70'-0" =	10,033 S.F.	83 S.F.	9,950 S.F.
THIRD FLOOR PLAN	143'-4" x 70'-0" =	10,033 S.F.	83 S.F.	9,950 S.F.
FOURTH FLOOR PLAN	143'-4" x 70'-0" =	10,033 S.F.	83 S.F.	9,950 S.F.
FIFTH FLOOR PLAN	143'-4" x 70'-0" =	10,033 S.F.	83 S.F.	9,950 S.F.
SIXTH FLOOR PLAN	143'-4" x 70'-0" =	10,033 S.F.	83 S.F.	9,950 S.F.
SEVENTH FLOOR PLAN	143'-4" x 50'-4" =	7,214 S.F.	83 S.F.	7,131 S.F.
EIGHTH FLOOR PLAN	143'-4" x 50'-4" =	7,214 S.F.	83 S.F.	7,131 S.F.
ROOF PLAN	STAIR 245.2 X 2 + ELEV 262.4 = 752.8 (SAY 753)	753 S.F.	-	-
TOTAL BUILT AREA (GROSS)		104,165 S.F.	31,516 S.F.	71,896 S.F. FAR: 4.958

ZONING REGULATION	ZONING SECTION	PERMITTED / REQUIRED	PROPOSED	COMPLIES
PERMITTED USES	ZR 32-25(D)**	USE GROUP 16 D	USE GROUP 16 D	YES
FLOOR AREA RATIO (FAR)	ZR 33-122	5.0 ⁽¹⁾	4.958	YES
MINIMUM FRONT YARD SETBACK	N/A	N/A	N/A	YES
MINIMUM SIDE YARD SETBACK	ZR 33-25	0'-0" / 8'-0"	0'-0"	YES
MINIMUM REAR YARD SETBACK	ZR 33-26	20'-0"	30'-4-1/2"	YES
REQUIRED YARD AT RESIDENTIAL BOUNDARY	ZR 33-292	30'-0" REAR YARD AT CURB LEVEL	30'-4-1/2"	YES
LOT COVERAGE	N/A	N/A	69%	YES
MAXIMUM BUILDING HEIGHT (WITHIN SETBACK)	ZR 33-432	LESSER 85'-0" OR 6 STORIES	84'-11"	YES
MAXIMUM BUILDING HEIGHT	N/A	N/A	114'-1"	YES
INITIAL SETBACK - E 90TH STREET (NARROW ST)	-	20'-0"	20'-0"	YES
SKY EXPOSURE PLANE - E 90TH STREET	-	2.7/1	2.7/1	YES
PARKING - MANHATTAN CORE	ZR 36-024 / ZR 13-10	-	-	-
NO. PARKING SPACES	-	NONE REQUIRED	NONE PROVIDED	YES
NO. ACCESSIBLE SPACES	-	-	-	YES
NO. OF LOADING BERTHS	ZR 36-62	2 BERTHS REQUIRED ⁽²⁾	3	YES
SIZE OF LOADING BERTHS	ZR 36-681	50'-0" X 12'-0" X 14'-0" HIGH	50'-0" X 12'-0" X 14'-0" HIGH	YES
LOADING - MANHATTAN CORE	ZR 13-31	LENGTH REDUCED TO 37'-0"	-	-
BICYCLE PARKING (ENCLOSED)	ZR 36-711	NONE REQUIRED	NONE PROVIDED	YES
BICYCLE PARKING (UNENCLOSED)	ZR 36-712	NONE REQUIRED	NONE PROVIDED	YES
STREET TREE REGULATIONS	ZR 33-03 / ZR 26-41	1 STREET TREE FOR EACH 25 FT OF STREET FRONTAGE 144' / 25' = 6 TREES REQUIRED	1 EXISTING TREE TO REMAIN 1 NEW TREE PROVIDED / 4 REMAINING REQUIRED TO BE PAID INTO TREE FUND	YES

NOTES:
1. LOT AREA: 100.71' x 144' = 14,502.24 SF FAR: 5.0
14,502.24 SF x 5.0 = 72,511.2 SF ALLOWABLE ZONING FLOOR AREA
2. 71,896 SF - 15,000 SF = 56,896 SF 0 REQ. D.
56,896 SF - 25,000 SF = 31,896 SF 1 REQ. D.
31,896 SF - 31,896 SF = 0 SF 1 REQ. D.
(TOTAL OF 2 LOADING BERTHS ARE REQUIRED)

**NOT LOCATED IN A MANUFACTURING DISTRICT PER APPENDIX J
DESIGNATED AREAS WITHIN MANUFACTURING DISTRICTS - NOT SUBJECT TO SPECIAL PROVISIONS OF ZR 42-121

ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

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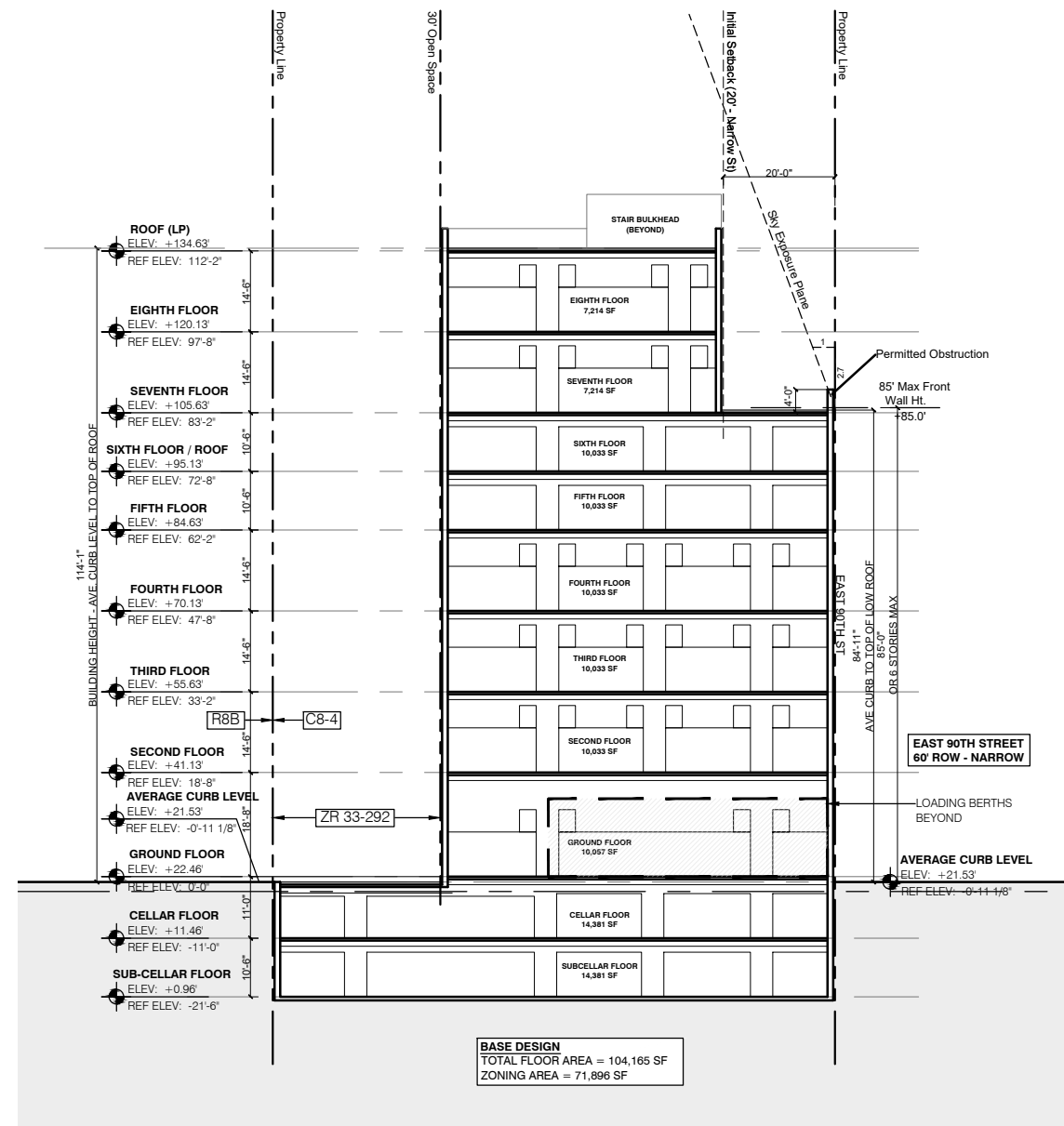
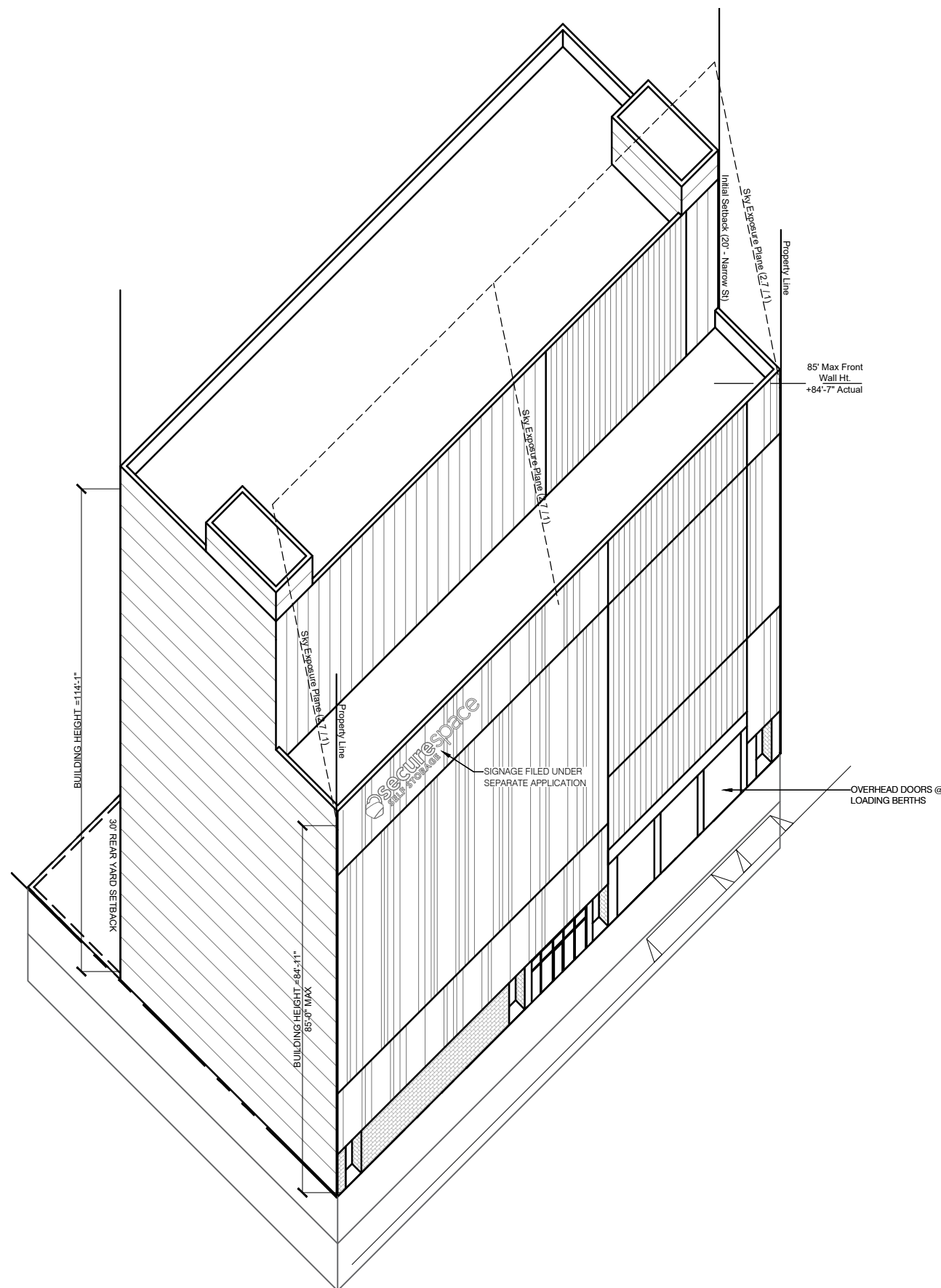
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BASE DESIGN
TOTAL FLOOR AREA = 104,165 SF
ZONING AREA = 71,896 SF

1 ZONING AXONOMETRIC DIAGRAM
SCALE: 1/32" = 1'-0"

2 ZONING SECTION
SCALE: 1/32" = 1'-0"

