

**ZONING REQUIREMENTS:**

**1- ZONING DISTRICT C1-9:**

MAP: 9A  
BLOCK: 1545  
LOTS: 49,50,51,\*148  
\*AIR RIGHTS ONLY

ZR 23-03  
ZR 26-41  
ZR 33-03

**4-STREET TREES**

ONE PER 25' OF ZONING FRONTAGE  
TOTAL ZONING FRONTAGE = 178'-8"  
TOTAL STREET TREES REQUIRED = 178'-8"/25 = 7 TREES  
TOTAL TREES TO REMAIN ON SITE = 4 TREES  
TOTAL TREES TO BE PROVIDED OFF SITE = 3 TREES  
\*OFF SITE TREES TO BE PLANTED IN ACCORDANCE WITH THE DEPARTMENT OF PARKS & RECREATION REGULATION.

**ZR 81-211 2- LOT AREA:**

LOT 49	2,100.00 SF (C1-9)
LOT 50	1,900.00 SF (C1-9)
LOT 51	1,900.00 SF (C1-9)
LOT 148	1,967.00 SF (C1-9 & R8B)
<b>TOTAL</b>	<b>7,867.00 SF (C1-9 &amp; R8B)</b>

ZR 25-532(a)

**5-YARDS**

RESIDENTIAL REAR YARDS  
NO REAR YARD REQUIRED UNDER SEC.23-541 & SEC.23-542  
NO YARDS REQUIRED WITHIN 100' OF A CORNER UNDER SEC.33-301 & SEC.23-541 (SEE Z-007).

ZR 13-10

**6-ACCESSORY PARKING REGULATIONS**

A-NONE REQUIRED  
B-NONE PROVIDED

ZR 81-211 3- ZONING FLOOR AREA (MAXIMUM BONUS FOR INCLUSIONARY HOUSING 2 F.A.R)

FLOOR AREA PERMITTED (LOT 49, 50, 51)	FLOOR AREA PROPOSED	COMPLIANCE
RESIDENTIAL 12.0 F.A.R. X 5,900 SF = 70,800 SF		
RESIDENTIAL (TRANSFER FROM 148) =16,324 SF		
<b>SUB TOTAL</b>	<b>84,120 SF</b>	<b>COMPLIES</b>
COMMERCIAL 2.0 F.A.R. X 5,900 SF = 11,800 SF	2,462 SF	COMPLIES
<b>TOTAL</b>	<b>86,582 SF</b>	<b>COMPLIES</b>

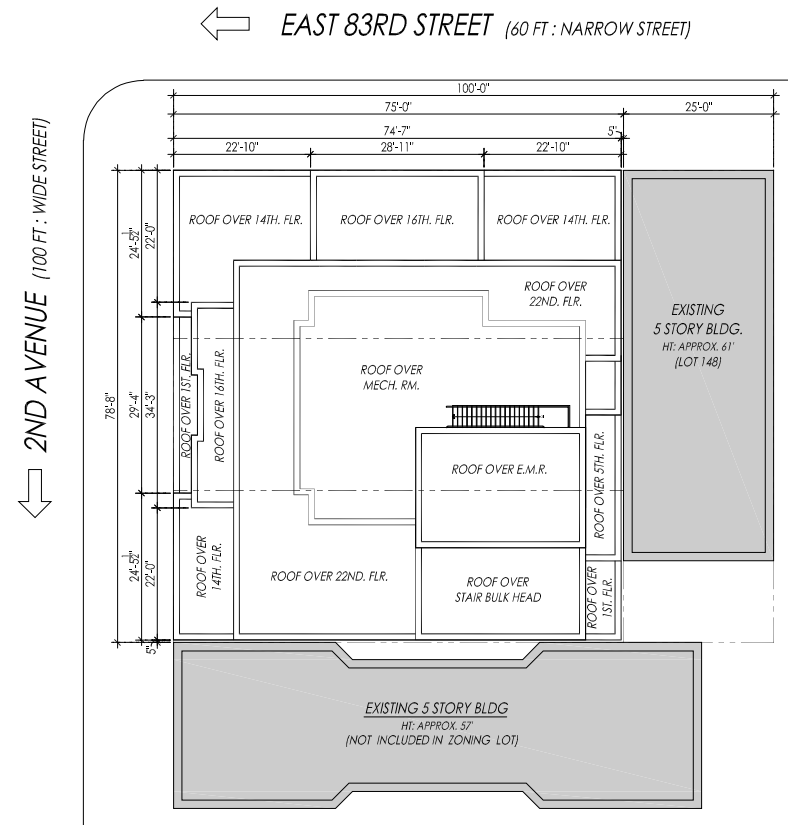
FLOOR AREA PERMITTED (LOT 148)	FLOOR AREA EXISTING	COMPLIANCE
RESIDENTIAL 12.0 F.A.R. X 1,967 SF = 23,604 SF	7,280 SF	COMPLIES
COMMERCIAL 2.0 F.A.R. X 1,967 SF = 3,934 SF	0 SF	COMPLIES
<b>MAX. TOTAL</b>	<b>7,280 SF</b>	<b>COMPLIES</b>
23,604 - 7,280 = 16,324 AVAILABLE TO TRANSFER TO LOTS 49, 50, 51		

**LEGEND:**

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ZONING LOT LINE

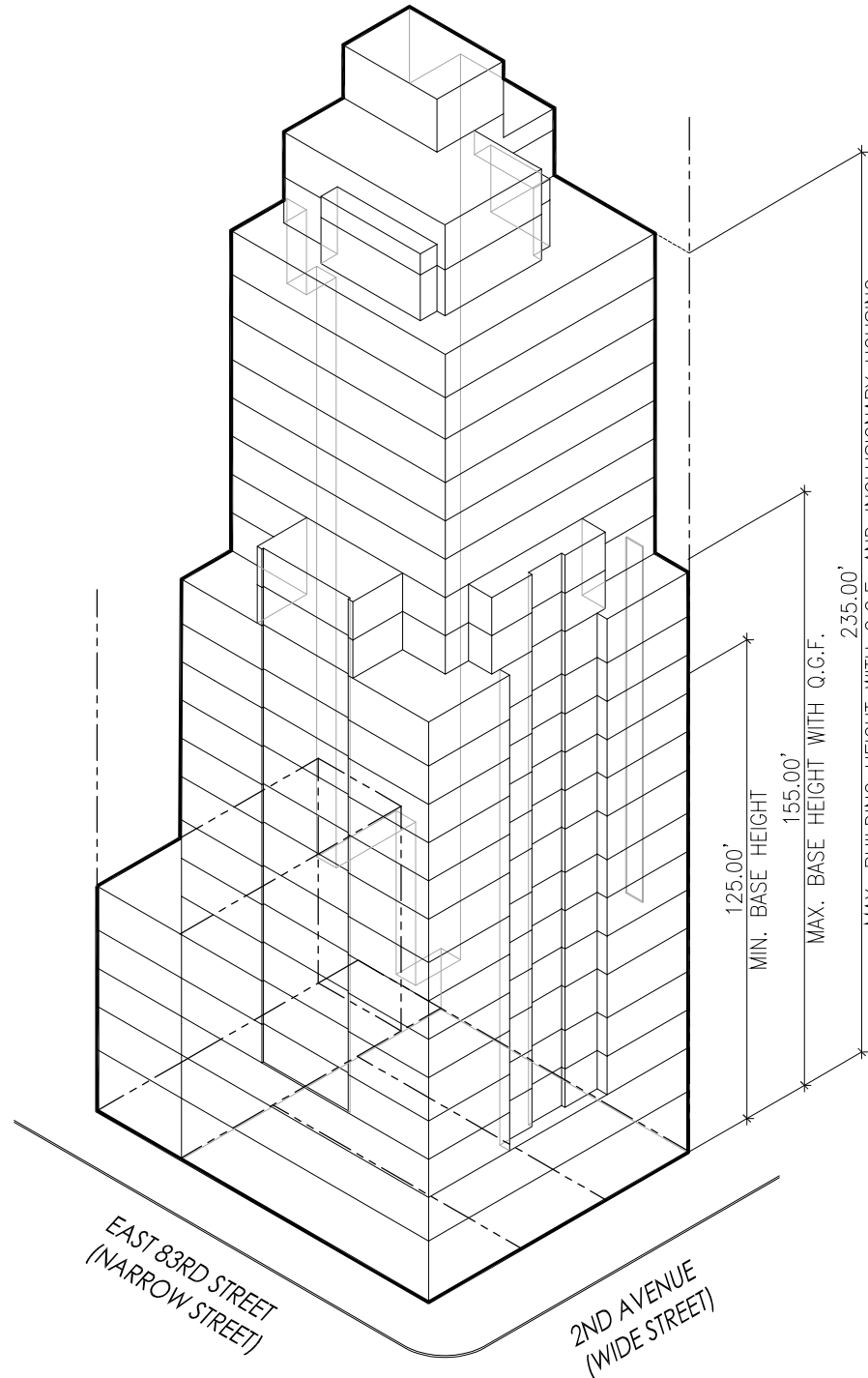
**SITE PLAN DIAGRAM**

1/32" = 1'-0"



**AXONOMETRIC DIAGRAMS**

NOT TO SCALE



**ZD1 Zoning Diagram**

Must be typewritten.

Orient and affix BIS job number label here

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) 300  
Street Name East 83rd Street  
Borough MANHATTAN  
Block 1545  
Lot 49, 50, 51, 148  
BIN

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 special consideration. Violation is punishable by 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)

LUIGI RUSSO

Signature

Date

11-10-23

P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.  
Sheet 2 of 3

43,762

**1 Applicant Information** Required for all applications.

Last Name	RUSSO	First Name	LUIGI	Middle Initial	
Business Name	SLCE ARCHITECTS	Business Telephone	(212) 979-8400		
Business Address	1359 BROADWAY		Business Fax		
City	NEW YORK	State	NY	Zip	10018
E-Mail	LRUSSO@SLCEARCH.COM		Mobile Telephone		
		License Number	020741		

**2 Additional Zoning Characteristics** Required as applicable.

Dwelling Units	70	Parking area	0	sq. ft.		Parking Spaces: Total	0	Enclosed	0
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**3 BSA and/or CPC Approval for Subject Application** Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section	72-21
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section	_____
<input type="checkbox"/> Other	Cal. No. _____		

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Other	App. No. _____		

**4 Proposed Floor Area** Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CEL	5,836	6	0	0	0	0	0
001	5,748	2, 6	2,361	0	2,979	0	.56
002	5,645	2	3,705	0	0	0	.47
003	5,645	2	3,594	0	0	0	.45
004	5,645	2	4,208	0	0	0	.53
005	5,645	2	4,208	0	0	0	.53
006	5,516	2	4,660	0	0	0	.58
007	5,516	2	4,660	0	0	0	.58
008	5,516	2	4,660	0	0	0	.58
009	5,516	2	4,660	0	0	0	.58
010	5,516	2	4,624	0	0	0	.58
011	5,516	2	4,640	0	0	0	.58
012	5,516	2	4,640	0	0	0	.58

43,762

ZD1

Sheet 3 of 3

**4 Proposed Floor Area** Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
013	5,516	2	4,640	0	0	0	.58
014	5,516	2	4,640	0	0	0	.58
015	4,483	2	3,788	0	0	0	.48
016	4,483	2	3,788	0	0	0	.48
017	3,861	2	3,208	0	0	0	.40
018	3,861	2	3,208	0	0	0	.40
019	3,861	2	3,208	0	0	0	.40
020	3,861	2	3,208	0	0	0	.40
021	3,808	2	2,911	0	0	0	.37
022	3,808	2	652	0	0	0	.08
ROOF	3,810	2	0	0	0	0	.00
lot 148							
C, 1-4	7280	2	7280	0	0	0	.93
Totals	115,834		91150		2979		11.96

Total Zoning Floor Area	94129
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