

M00688136-11  
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) 2005  
Street Name Third Avenue  
Borough Manhattan  
Block 1660  
Lot 1  
BIN 1052455

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) Gerald Valgora  
Signature: *[Signature]* Date: 06-06-24

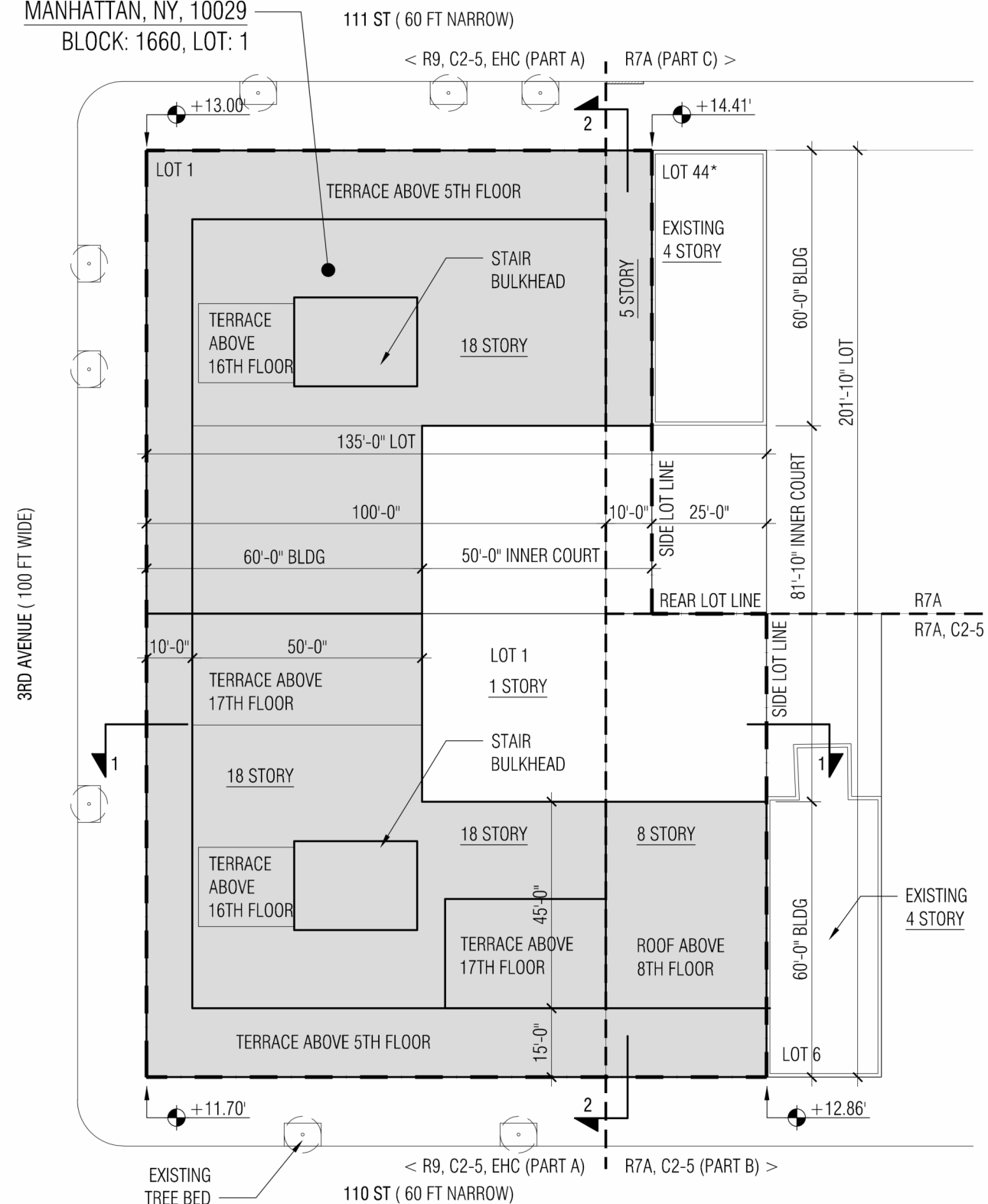
P.E. / R.A. Seal (add seal to this sign and date over seal)  
**REGISTERED ARCHITECT**  
GERALD VALGORA  
031076  
STATE OF NEW YORK

**Internal Use Only**

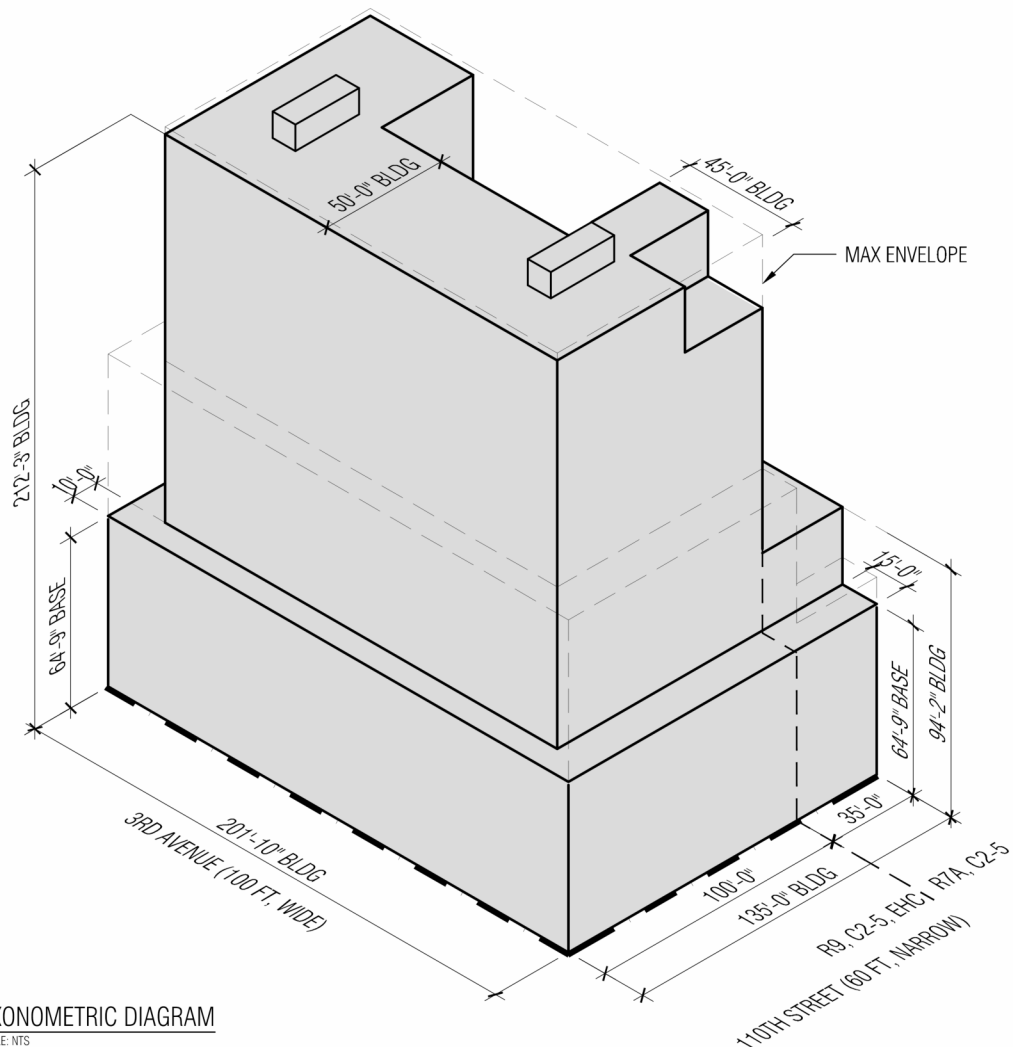
BIS Doc # \_\_\_\_\_

PLAN EXAMINER SIGN AND DATE

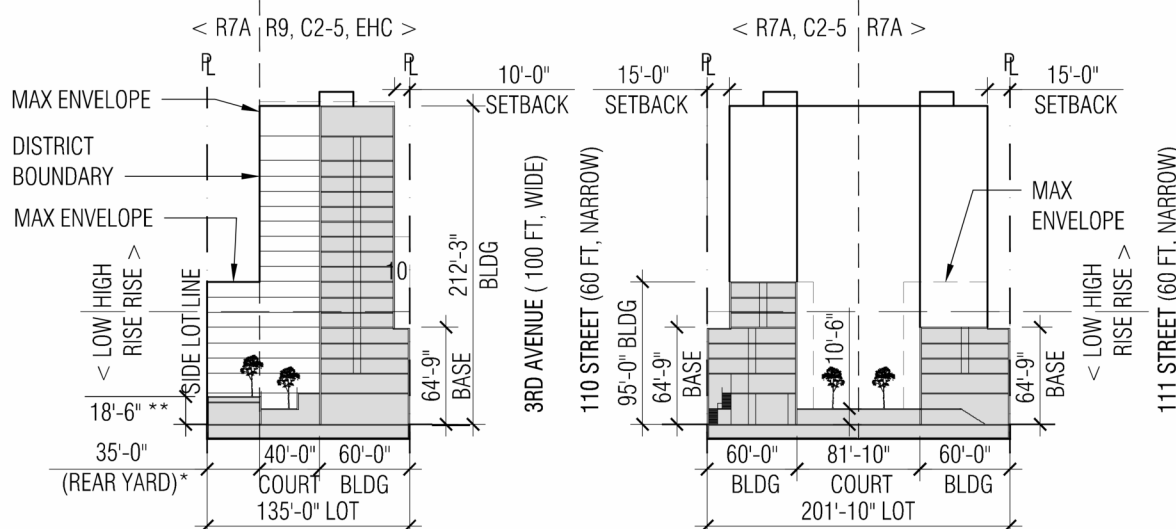
2005 THIRD AVENUE  
MANHATTAN, NY, 10029  
BLOCK: 1660, LOT: 1



1 SITE PLAN DIAGRAM  
SCALE: 1/32" = 1'-0"



2 AXONOMETRIC DIAGRAM  
SCALE: NTS



\* PERMITTED OBSTRUCTION WITHIN A REAR YARD PER ZR 23-44 (REQUIRED BIKE ROOM)  
\*\* PERMITTED 3'-6" HIGH DECK PER ZR 23-62(e)

3 SECTION DIAGRAM - R9, C2-5, EHC (PART A)  
SCALE: 1/128" = 1'-0"

4 SECTION DIAGRAM - PART B(R7A, C2-5), PART C(R7, C2-5)  
SCALE: 1/128" = 1'-0"

**ZD1 Zoning Diagram**  
*Must be typewritten.*

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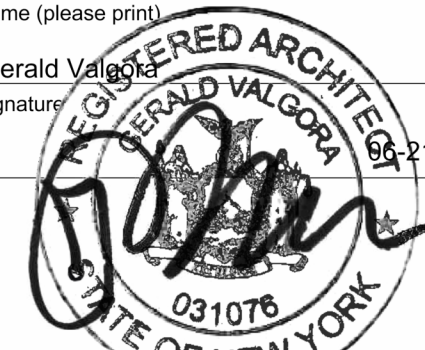
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Name (please print)  
Gerald Valgora  
Signature \_\_\_\_\_ Date 06-21-23



P.E. / R.A. Seal (apply seal over signature and date over seal)

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BIS Doc # \_\_\_\_\_

PLAN EXAMINER SIGN AND DATE

**PART A (R9, C2-5, EHC)**

|   | SITE INFORMATION  | REQUIRED   |
|---|---|--|
| Map 6b  | ZONE<br>Transit Zone, FRESH Zone, Coastal Zone, Mandatory Inclusionary Housing Area, E-Designation, Special East Harlem Corridors District  | R9 / C2-5 / EHC  |
| Block 1660<br>Lots: 1                                   | Site Area   | 20,183 SF  |
|   | <b>YARDS</b>  |  |
| ZR 23-45<br>ZR 23-464(b)<br>ZR 23-47<br>ZR 23-471(a),   | Front Yard<br>Side Yard<br>Residential Rear Yard<br>Corner Lot  | 0 FT<br>0 FT<br>does not apply<br>No Yard Req. Within 100' of a Corner                       |
|   | <b>COURTS</b>   |  |
| ZR 23-851(b)  | Inner Court minimum area<br>Inner Court minimum dimension   | 1200 SF<br>30'   |
|   | <b>HEIGHT &amp; SETBACK</b>   |  |
| ZR 23-664 (TABLE 1)<br>ZR 138-23 (a)(2)<br>ZR 23-662(c) | Minimum Base Height<br>Maximum Base Height w/ Qualifying Ground Floor (2nd fl min 13' above curb)<br>Maximum Building Height w/ Qualifying Ground Floor (2nd fl min 13' above curb)<br>Maximum Number of Stories<br>Minimum Setback above Maximum Base Height | 60 FT<br>125 FT<br>215 FT<br>21<br>10 FT @ 3rd Ave<br>15 FT @ 111th Str<br>15 FT @ 110th Str |

**PART B (R7A, C2-5)**

|                                      | SITE INFORMATION   | REQUIRED  |
|--------------------------------------|--|---|
| Map 6b                               | ZONE<br>Transit Zone, FRESH Zone, Coastal Zone,  | R7A / C2-5  |
| Block 1660<br>Lots: 1                | Site Area  | 3,532 SF  |
|                                      | <b>YARDS</b>   |   |
| ZR 23-45<br>ZR 23-464(b)<br>ZR 23-47 | Front Yard<br>Side Yard<br>Residential Rear Yard Depth.  | 0 FT<br>0 FT<br>30FT                              |
|                                      | <b>COURTS</b>  |   |
| ZR 23-851(b)                         | Inner Court minimum area<br>Inner Court minimum dimension  | 1200 SF<br>30'                                    |
|                                      | <b>HEIGHT &amp; SETBACK</b>  |   |
| ZR 23-664<br>ZR 23-662(c)            | Minimum Base Height<br>Maximum Base Height (2nd fl min 13' above curb)<br>Maximum Building Height w/ Qualifying Ground Floor (2nd fl min 13' above curb)<br>Maximum Number of Stories<br>Minimum Setback above Maximum Base Height | 40 FT<br>75 FT<br>95 FT<br>9<br>15 FT @ 110th Str |

**PART C (R7A)**

|                                      | SITE INFORMATION   | REQUIRED  |
|--------------------------------------|--|---|
| Map 6b                               | ZONE<br>Transit Zone, FRESH Zone, Coastal Zone,  | R7A   |
| Block 1660<br>Lots: 1                | Site Area  | 1,009 SF  |
|                                      | <b>YARDS</b>   |   |
| ZR 23-45<br>ZR 23-464(b)<br>ZR 23-47 | Front Yard<br>Side Yard<br>Residential Rear Yard   | 0 FT<br>0 FT<br>30 FT                             |
|                                      | <b>COURTS</b>  |   |
| ZR 23-851(b)                         | Inner Court minimum area<br>Inner Court minimum dimension  | 1200 SF<br>30'                                    |
|                                      | <b>HEIGHT &amp; SETBACK</b>  |   |
| ZR 23-664<br>ZR 23-662(c)            | Minimum Base Height<br>Maximum Base Height (2nd fl min 13' above curb)<br>Maximum Building Height w/ Qualifying Ground Floor (2nd fl min 13' above curb)<br>Maximum Number of Stories<br>Minimum Setback above Maximum Base Height | 40 FT<br>75 FT<br>95 FT<br>9<br>15 FT @ 111th Str |

