

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

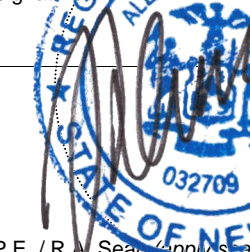
House No(s)	350 W
Street Name	44th St.
Borough	Manhattan
Block	1034
Lot	56
BIN	1080873

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)

ALEXANDER ZHITNIK

Signature



Date

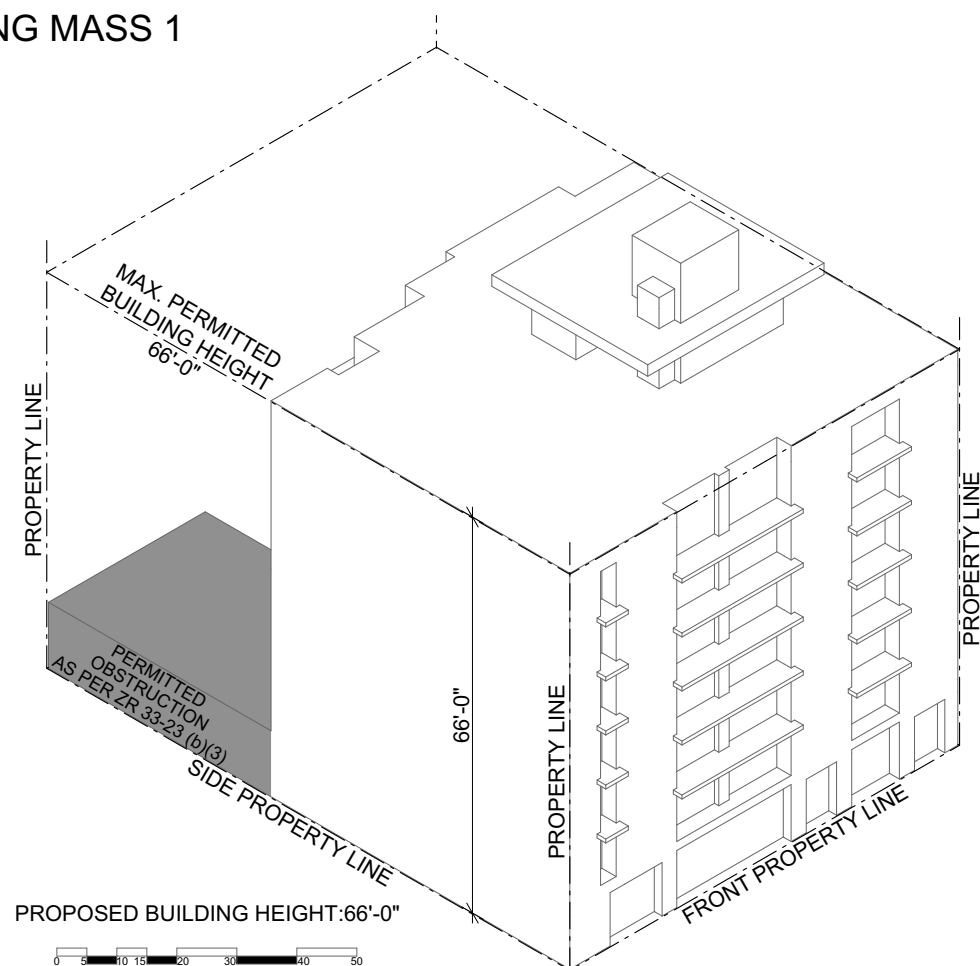
P.E. / R.A. Seal and signature (sign and date over seal)

Internal Use Only

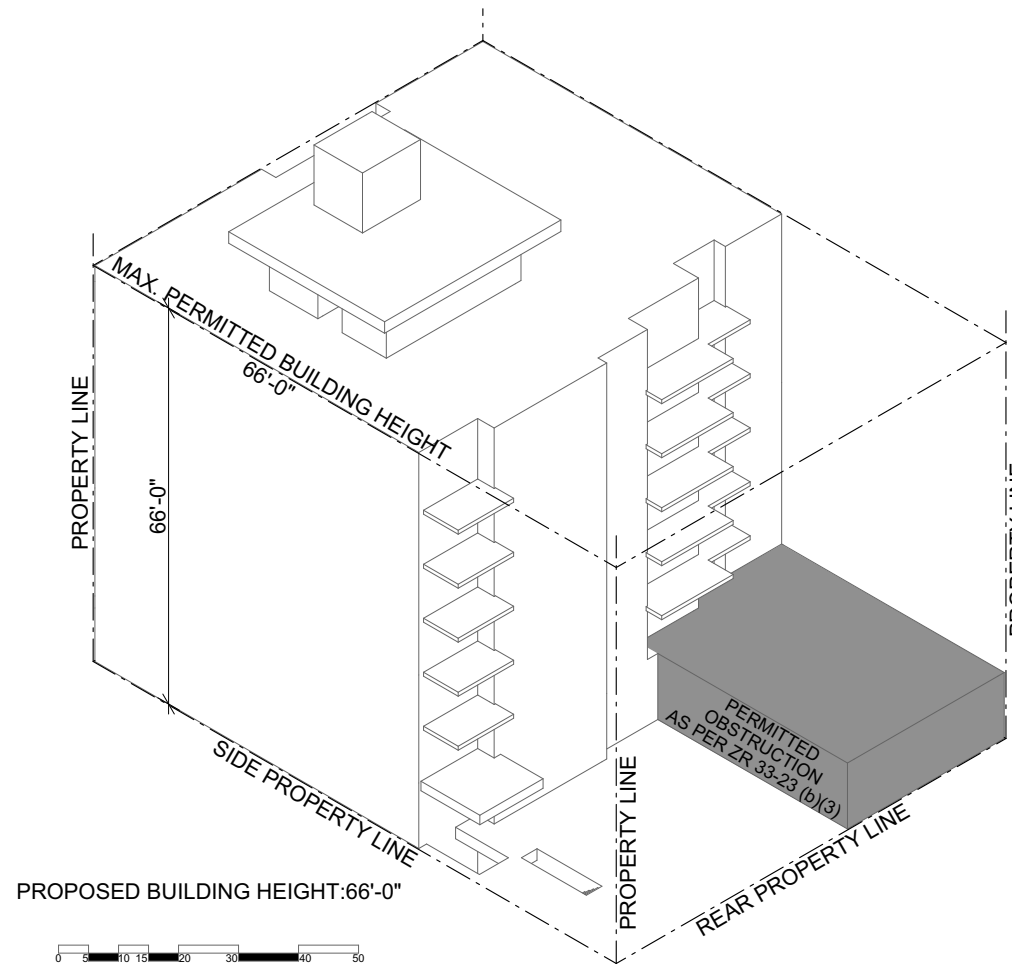
BIS Doc # M00722025-11

PLAN EXAMINER SIGN AND DATE

ZONING MASS 1



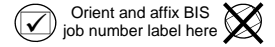
ZONING MASS 2



SPECIAL CLINTON DISTRICT	REQUIRED	PROPOSED	COMPLIANCE
96-101 FLOOR AREA REGULATIONS			
RESIDENTIAL F.A.R. =	4.20	3.72	COMPLIES
RESIDENTIAL MAX F.A. (sq.ft) LOT AREA x F.A.R (7,531.00 x 4.20)=	31,630.20	27,988.80	COMPLIES
COMMERCIAL F.A.R. =	4.20	0.47	COMPLIES
COMMERCIAL MAX AS OF RIGHT F.A. (sq.ft.) LOT AREA x F.A.R (7,531.50 x 4.20)=	31,630.20	3,517.30	COMPLIES
TOTAL ALLOWED BUILDING F.A. (sq.ft.) =	31,630.20	31,506.10	COMPLIES- PROPOSED RES. F.A. + COM. F.A.
96-102 LOT COVERAGE REGULATIONS			
RESIDENTIAL MAX COVERAGE (%) =	60%	59.8%	COMPLIES- HIGHEST BUILDING COVERAGE AREA IS 3rd-7th FL. SEE Z-002 FOR COVERAGE DIAGRAM
LOT AREA x 60% =	4,518.60	4,506.70	
MIN. USABLE OPEN AREA FOR RESIDENTS =	20%	23.4%	COMPLIES- SEE Z-002, COVERAGE DIAGRAM, OPEN SPACE PROVIDED AT THE MAIN ROOF
LOT AREA x 20% =	1,506.20	1,765.10	
96-103 YARD REGULATIONS			
REAR YARD =	30ft	34'-10"	COMPLIES- SEE Z-001 SITE PLAN
SIDE YARD =	N/A	N/A	
FRONT YARD =	N/A	N/A	
96-104 HEIGHT AND SETBACK REGULATIONS			
STREET WALL:	SHALL BE LOCATED ON THE STREET LINE	PROPOSED STREET WALL IS ON STREET LINE/PROPERTY LINE	COMPLIES- SEE Z-001 SITE PLAN
PERMITTED RECESSES:	3ft MAX FOR BUILDING ENTRANCE AT GROUND FLOOR	PROPOSED GROUND ENTRANCE IS 1'-6" FROM STREET LINE/PROPERTY LINE	COMPLIES- SEE Z-002, 1st FL. AREA DIAGRAM
	30% OF STREET WALL MAY BE RECESSED, SHALL BE ABOVE 12ft AND NOT WITHIN 30ft OF TWO STREET LINE INTERSECTIONS	N/A, NO RECESS WITHIN 30ft OF TWO STREET LINE	
BUILDING HEIGHT:	7 STORIES OR 66ft WHICHEVER IS LESS	PROPOSED BUILDING HEIGHT IS 66ft ABOVE BASE PLANE AND IS 7 STORIES	COMPLIES- SEE Z-001 ZONING MASS
96-105(a) DWELLING UNIT REGULATIONS			
MIN. AREA PER DWELLING UNIT (sq.ft.) =	168	498.9	COMPLIES- MIN. AREA PROPOSED AT 1BR APT TYPE 3, SEE 2nd-7th FLOOR PLANS
MAX NUMBER OF DWELLING UNIT LOT AREA ÷ 168 (7,531.00 ÷ 168) =	45	28	COMPLIES
MIN. 20% TWO-BEDROOM UNITS ON LOT # OF D.U.s x 20% (28 x 20%) =	5.6	13	COMPLIES
96-51 MANDATORY TREE PLANTING			
COMPLY WITH ZR26-41 & ZR33-03(a) 1 STREET TREE PER 25ft OF STREET FRONTAGE STREET FRONTAGE ÷ 3 (75ft ÷ 3) =	3	3	3 TREES TO BE PLANTED AT AN ALTERNATE LOCATION AND PAYMENT TO BE PAID TO PARK FOR PLANTING
25-811 ENCLOSED BICYCLE PARKING SPACES			
USE GROUP 2 - 1 PER DWELLING UNITS # OF D.U.s x 50% (28 x 50%) =	14 SPACES REQUIRED	15 SPACE PROVIDED	COMPLIES- PROVIDED AT CELLAR
QUALITY HOUSING PROGRAM ANALYSIS	OPTIONAL QUALITY HOUSING BULK REGULATIONS NOT APPLICABLE TO THIS SPECIAL DISTRICT		



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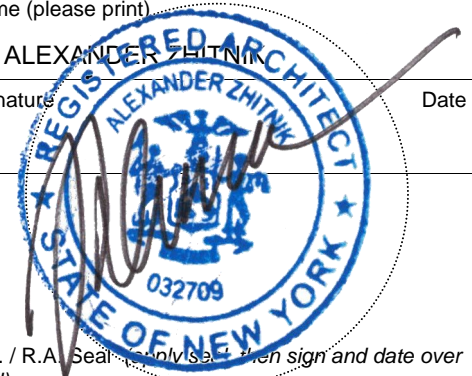
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Name (please print)

ALEXANDER ZHITNIK

Signature _____ Date _____



P.E. / R.A. Seal (only seal when sign and date over seal)

Internal Use Only

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PLAN EXAMINER SIGN AND DATE

