

ZONING REQUIREMENTS:

1- ZONING DISTRICT C1-9 / R-10:

MAP: 8D
BLOCK: 918
LOT: 4

2- LOT AREA: ZR 81-211

LOT 4 2590.4 SF
LOT 60 1,838.6 SF
LOT 7 (AIR RIGHTS) 7,585.1 SF
LOT 10 (AIR RIGHTS) 2,716.0 SF
LOT 51 (AIR RIGHTS) 5,778.8 SF
LOT 61 (AIR RIGHTS) 1,902.8 SF
22,411.7 SF

3-ZONING FLOOR AREA

- ZR 33-122
ZR 23-152
ZR 23-154(a)
- A. 1) MAX FLOOR AREA RATIO PERMITTED:
RESIDENTIAL = 10.0
COMMERCIAL = 2.0
2) BONUS FAR
MAX BONUS FOR INCLUSIONARY HOUSING 2 FAR
3) INCLUSIONARY HOUSING BONUS
A. ON SITE CONSTRUCTION 9,503 SF
LOT AREA (22,411 SF) *
2 FAR BONUS / 3.5 (IH RATIO) = 9,503 SF
4) MAXIMUM FAR = 12

- B. MAX FLOOR AREA PERMITTED:
22,411 (LOT AREA) SF X 12 FAR =
268,940 SF - 35,217 (LOT 7 FA) -
23,235 SF (LOT 51 FA) - 6219 SF (LOT 61 FA)
-23,481 SF (LOT 10 FA)
= 180,777.7 SF

4-STREET TREES

ONE PER 25' OF ZONING FRONTAGE
TOTAL ZONING FRONTAGE = 224.92'
TOTAL STREET TREES REQUIRED = 224.92'/25 = 9 TREES
TOTAL TREES TO REMAIN ON SITE = 5 TREES
TOTAL TREES TO BE PROVIDED OFF SITE = 4 TREES
*OFF SITE TREES TO BE PLANTED IN ACCORDANCE
WITH THE DEPARTMENT OF PARKS & RECREATION REGULATION.

5-YARDS

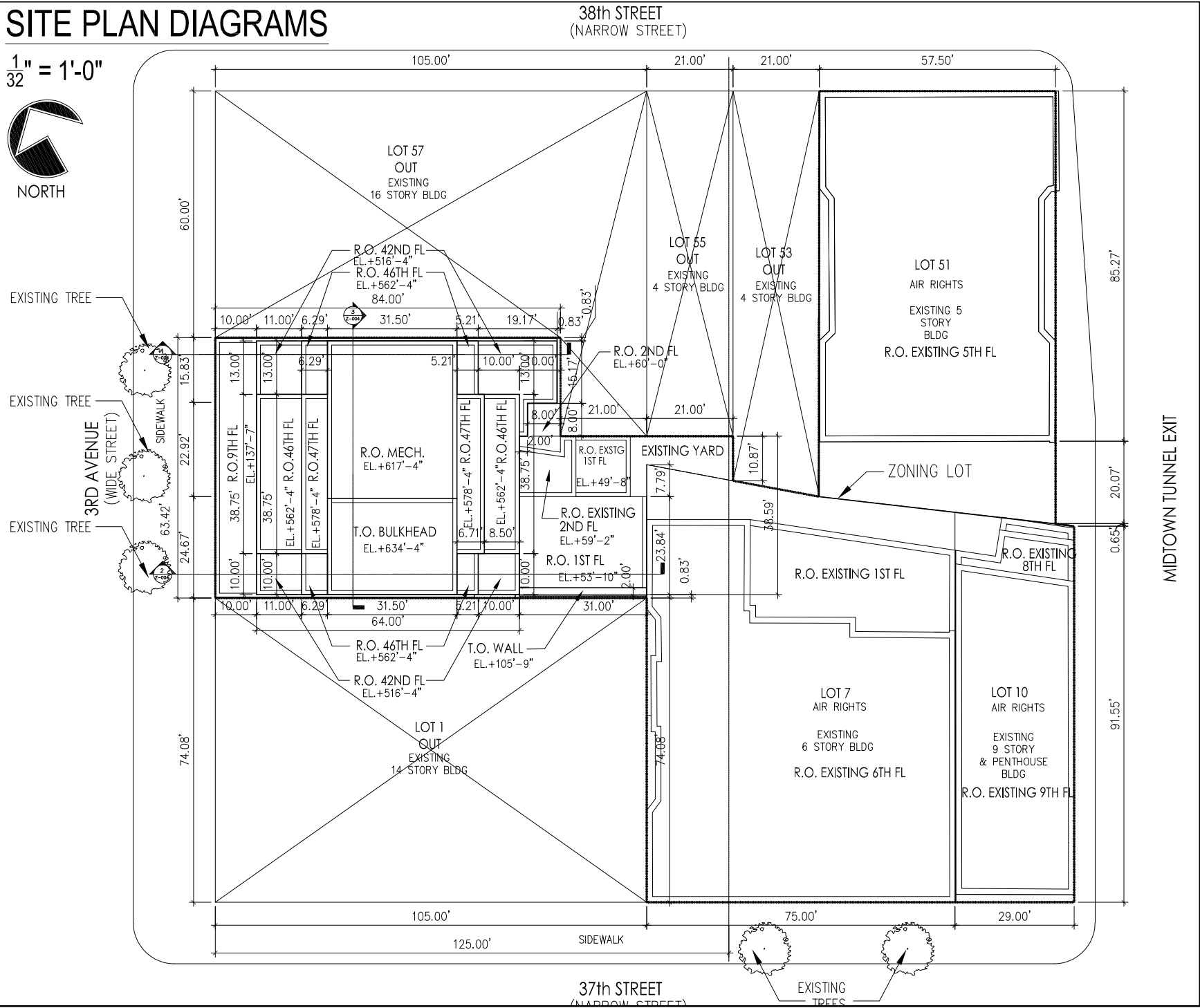
ZR 23-541
ZR 23-542
RESIDENTIAL REAR YARDS
NO REAR YARD REQUIRED WITHIN 100.0' FROM CORNER
NO REAR YARD REQUIRED ALONG SHORT DIM. OF BLOCK

6-ACCESSORY PARKING

REGULATIONS
A-NONE REQUIRED
B-NONE PROVIDED

SITE PLAN DIAGRAMS

1" = 1'-0"

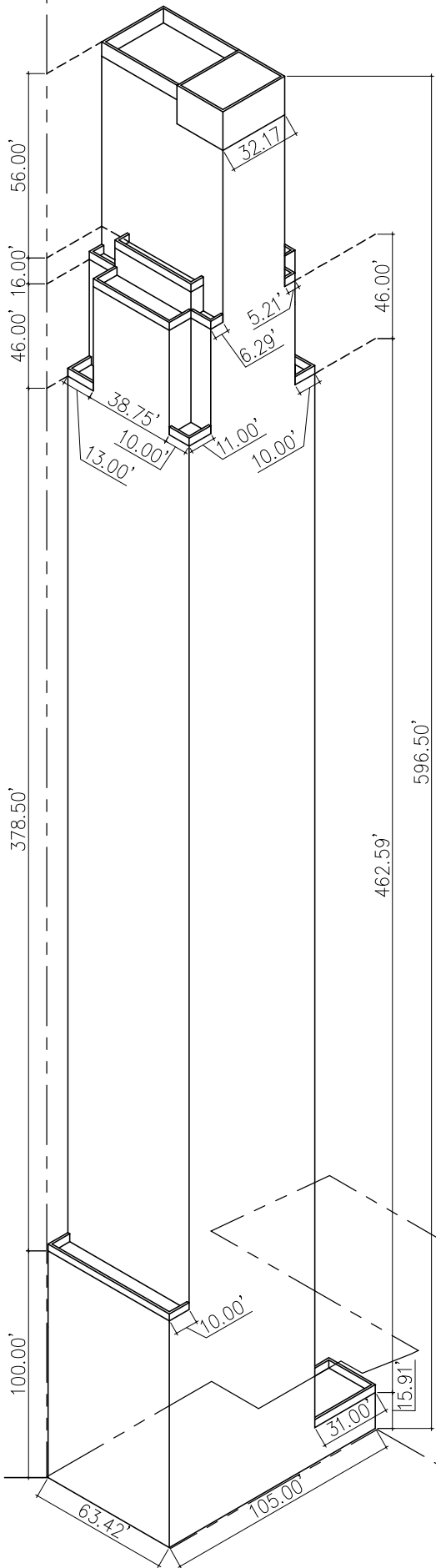


AXONOMETRIC DIAGRAM

NOT TO SCALE

LEGEND:

ZONING LOT LINE



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) 567
Street Name 3rd Avenue

Borough Manhattan
Block 918
Lot 4
BIN 1020334

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 viola-
tion 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 04-02-2025

Signature

Date

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

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Sheet 02 of 03

1 Applicant Information Required for all applications.

Last Name	Russo	First Name	Luigi	Middle Initial	
Business Name	SLCE Architects LLP			Business Telephone	(212) 979-8400
Business Address	1359 Broadway, 14th Floor			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	326	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)

☐ Variance	Cal. No. _____	Authorizing Zoning Section	72-21
☐ Special Permit	Cal. No. _____	Authorizing Zoning Section	_____
☐ General City Law Waiver	Cal. No. _____	General City Law Section	_____
☐ Other	Cal. No. _____		

City Planning Commission (CPC)

☐ Special Permit	ULURP No. _____	Authorizing Zoning Section	_____
☐ Authorization	App. No. _____	Authorizing Zoning Section	_____
☐ Certification	App. No. _____	Authorizing Zoning Section	_____
☐ Other	App. No. _____		

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

567 3rd Ave
NB #M00749928

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Cellar	4,321	II					0.00
1st	4,375	II	3,544				0.16
2nd	2,993	II	2,962				0.13
3rd	3,503	II	3,472				0.15
4th	3,503	II	3,472				0.15
5th	3,830	II	3,799				0.17
6th	6,151	II	3,702				0.17
7th	4,822	II	4,790				0.21
8th	4,822	II	4,790				0.21
9th	4,822	II	4,790				0.21
10th	4,191	II	4,159				0.19
11th	4,191	II	3,981				0.18
12th	4,156	II	3,946				0.18

ZD1

Sheet 02 of 03

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	
13th	4,156	II	3,946				0.18
14th	4,156	II	3,946				0.18
15th	4,107	II	3,897				0.17
16th	4,107	II	3,897				0.17
17th	4,107	II	3,897				0.17
18th	4,107	II	3,897				0.17
19th	4,107	II	3,897				0.17
20th	4,107	II	3,897				0.17
21st	4,107	II	3,897				0.17
22nd	4,107	II	3,897				0.17
23rd	4,107	II	2,473				0.17
24th	3,654	II	3,525				0.17
25th	4,107	II	3,922				0.17
26th	4,107	II	3,922				0.17
27th	4,107	II	3,922				0.17
28th	4,107	II	3,922				0.17
29th	4,107	II	3,922				0.17
30th	4,107	II	3,922				0.17
31st	4,107	II	3,922				0.17
32nd	4,107	II	3,922				0.17
33rd	4,107	II	3,922				0.17
34th	4,107	II	3,922				0.17
35th	4,107	II	3,922				0.17
36th	4,107	II	3,922				0.17
37th	4,107	II	3,922				0.17
38th	4,107	II	3,922				0.17
39th	4,107	II	3,922				0.17
40th	4,107	II	3,922				0.17
41st	4,107	II	3,922				0.17
Totals	-----		-----	-----	-----	-----	-----

Total Zoning Floor Area	-----
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ZD1 Zoning Diagram

Must be typewritten.
Sheet 03 of 03

1	Applicant Information <i>Required for all applications.</i>
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Last Name	Russo	First Name	Luigi	Middle Initial	
Business Name	SLCE Architects LLP			Business Telephone	(212) 979-8400
Business Address	1359 Broadway, 14th Floor			Business Fax	
City	New York	State	NY	Zip	10018
				Mobile Telephone	
E-Mail	lrusso@slcearch.com			License Number	020741

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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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☐ Authorization	App. No. _____	Authorizing Zoning Section _____
☐ Certification	App. No. _____	Authorizing Zoning Section _____
☐ Other	App. No. _____	

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
42nd	4,107	II	3,922				0.17
43rd	3,469	II	3,317				0.15
44th	3,469	II	3,317				0.15
45th	3,469	II	3,317				0.15
46th	3,469	II	3,317				0.15
47th	2,449	II	2,394				0.11
48th	1,945	II	1,896				0.08
49th	1,945	II					0.00
50th	1,945	II					0.00
Roof	1,945	II					0.00
Subtotal	202,643	-----	180,628	0	0	0	8.06

ZD1

Sheet 03 of 03

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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EXISTING BUILDINGS	Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)			FAR	
				Residential	Community Facility	Commercial		Manufacturing
	Lot 7	Existing	II	35,217				1.57
	Lot 10	Existing	II	23,481				1.05
	Lot 51	Existing	II	23,245				1.04
	Lot 61	Existing	II, VI	4,856		1,363		0.28

Total Zoning Floor Area	268,790
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