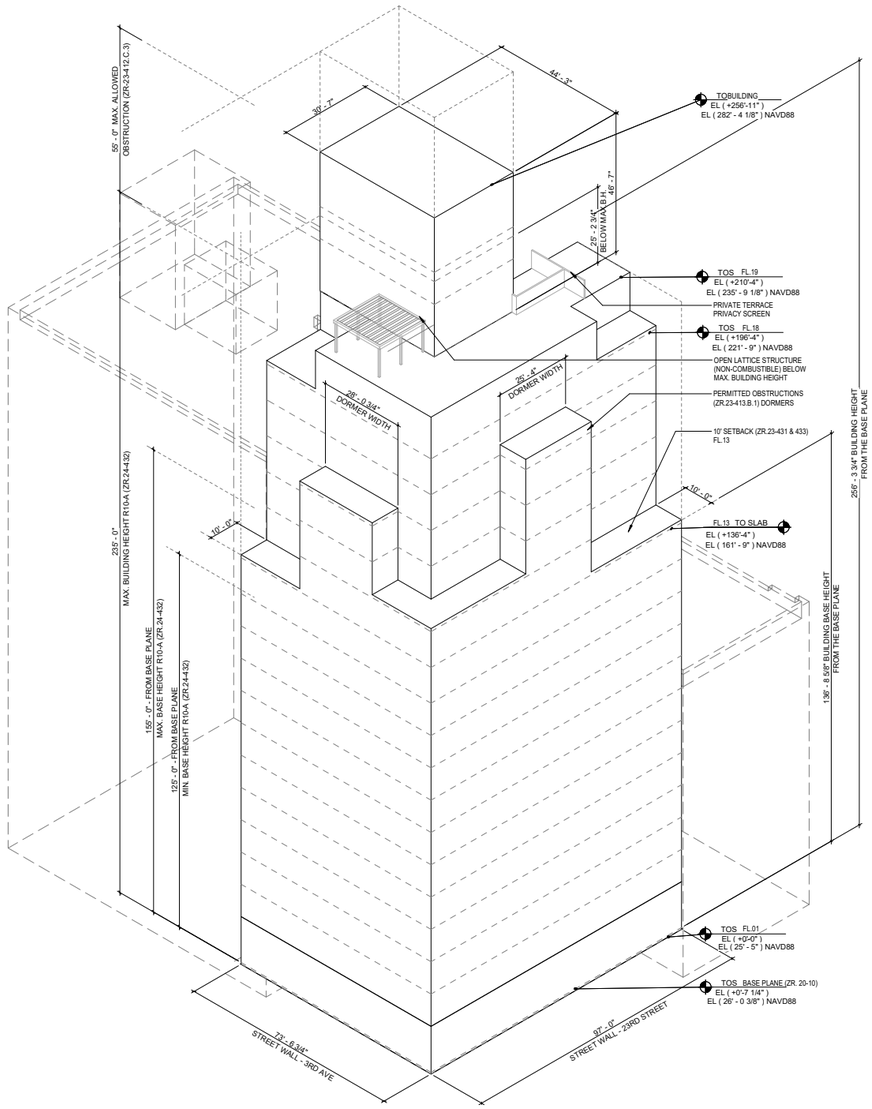
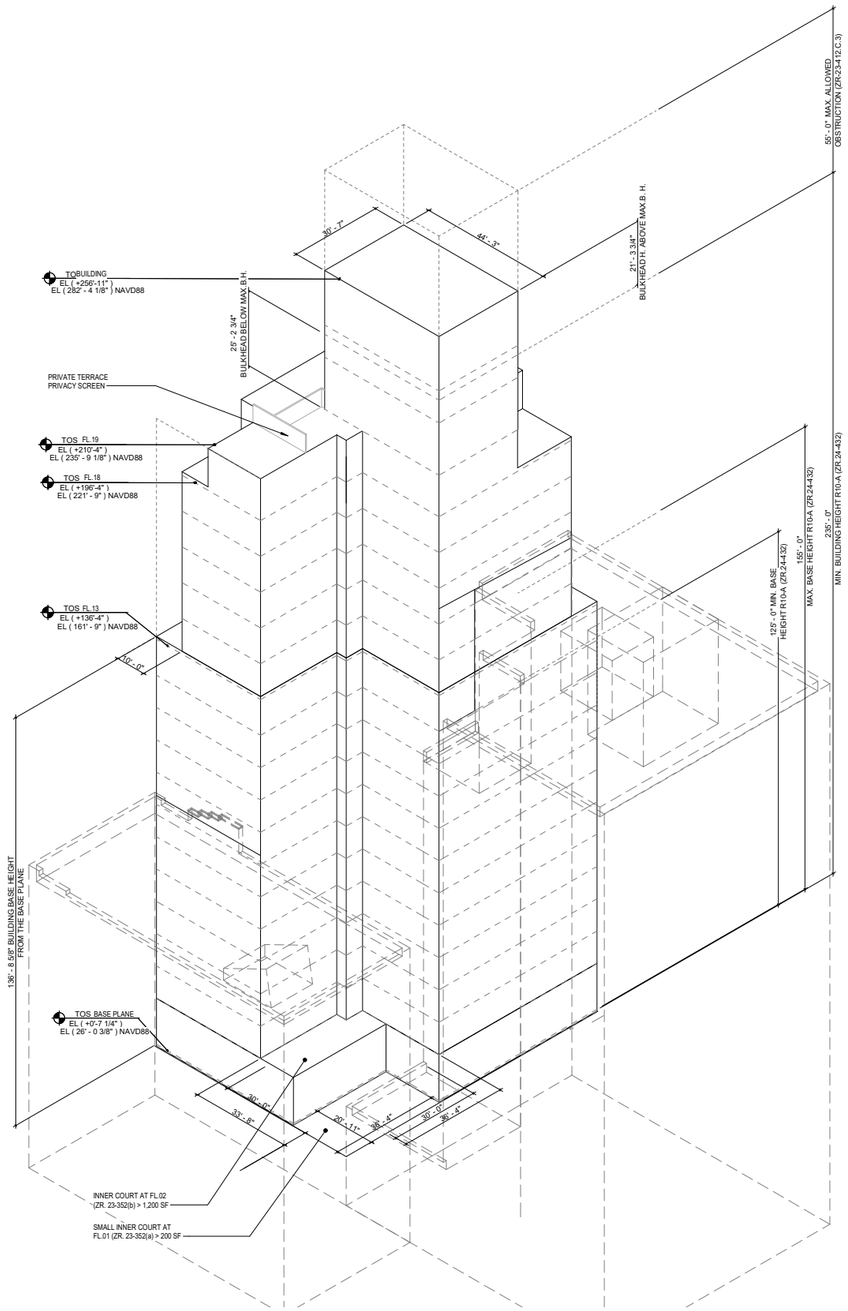


02 ZONING AXONOMETRIC - SW CORNER



01 ZONING AXONOMETRIC - NE CORNER

NYC Buildings

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)	201e
Street Name	23rd Street
Borough	Manhattan
Block	904
Lot	1
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) RICHARD A. COOK

Signature

Date 06-23-25

STATE OF NEW YORK ★ RICHARD A. COOK ★ LICENSE 018596-1 REGISTERED ARCHITECT

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

07/09

NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.
Sheet _____ of _____

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

Last Name COOK | First Name RICHARD | Middle Initial A.
Business Name COOKFOX ARCHITECTS | Business Telephone (212) 477-0287
Business Address 250W 57TH STREET, 17TH FLOOR | Business Fax
City NEW YORK | State NY | Zip 10107 | Mobile Telephone
E-Mail rcook@cookfox.com | License Number 018596-1

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 69 | Parking area 0 sq. ft. | Parking Spaces: Total 0 | Enclosed

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.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CELLAR	7135	R2	0		0		0
1	6407	R2,6	1919		3017		0.27
2	5967	R2	5109				0.71
3-12	5967	R2	5067				7.01
13	5395	R2	4628				0.64
14	4903	R2	4213				0.58
15	4728	R2	4047				0.56
16	4450	R2	3807				0.53
17	4374	R2	3735				0.52
18	3759	R2	3215				0.44
19	1353	R2	978				0.14
20	1353	R2	0				0
21	1353	R2	0				0

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	
Totals	110847		82326		3017		11.8

Total Zoning Floor Area	85343