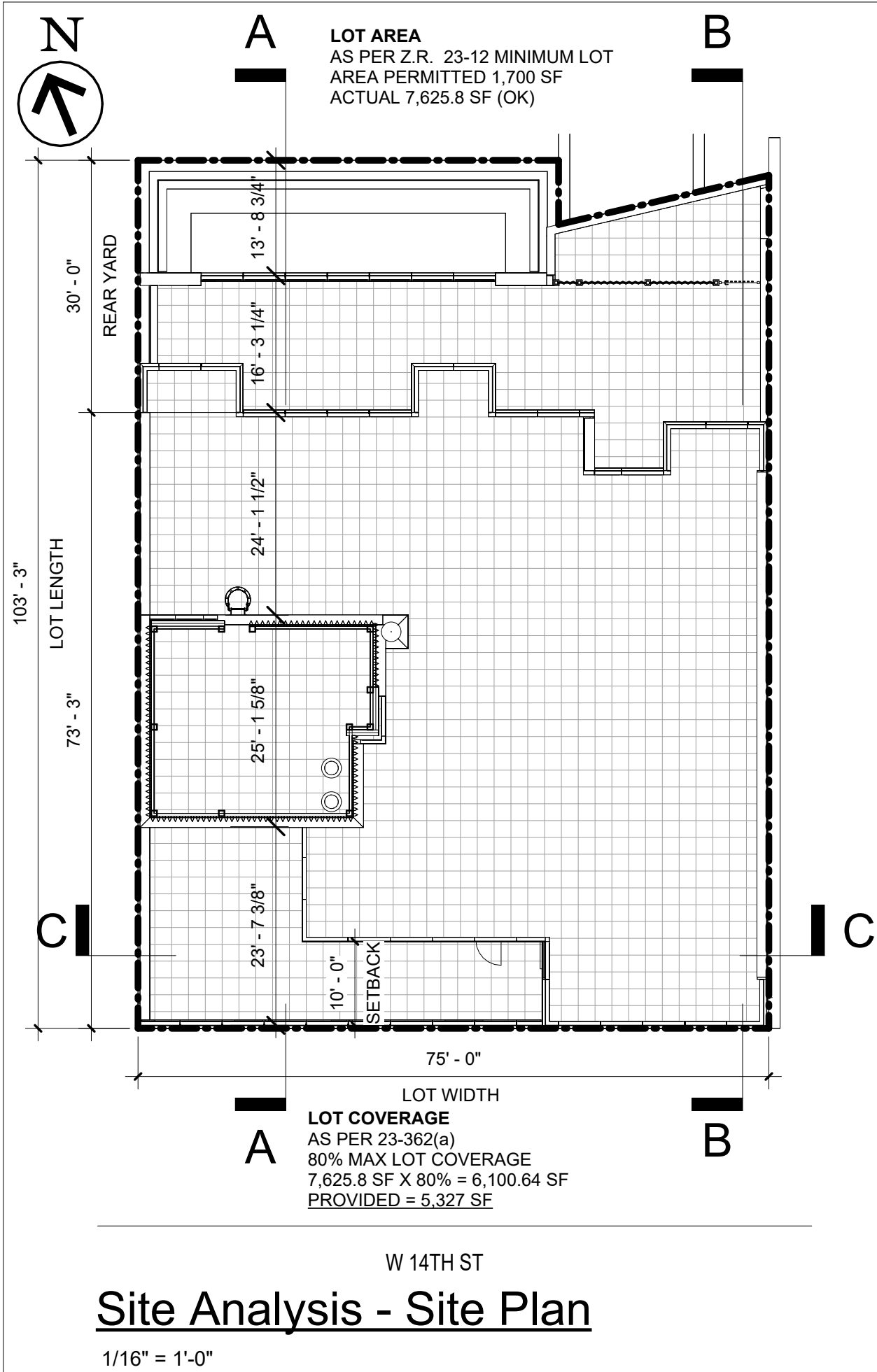




LEGEND
C6-2M
RESIDENTIAL DISTRICT EQUIVALENT R8

PROPOSED BLDG

PROPERTY LINE

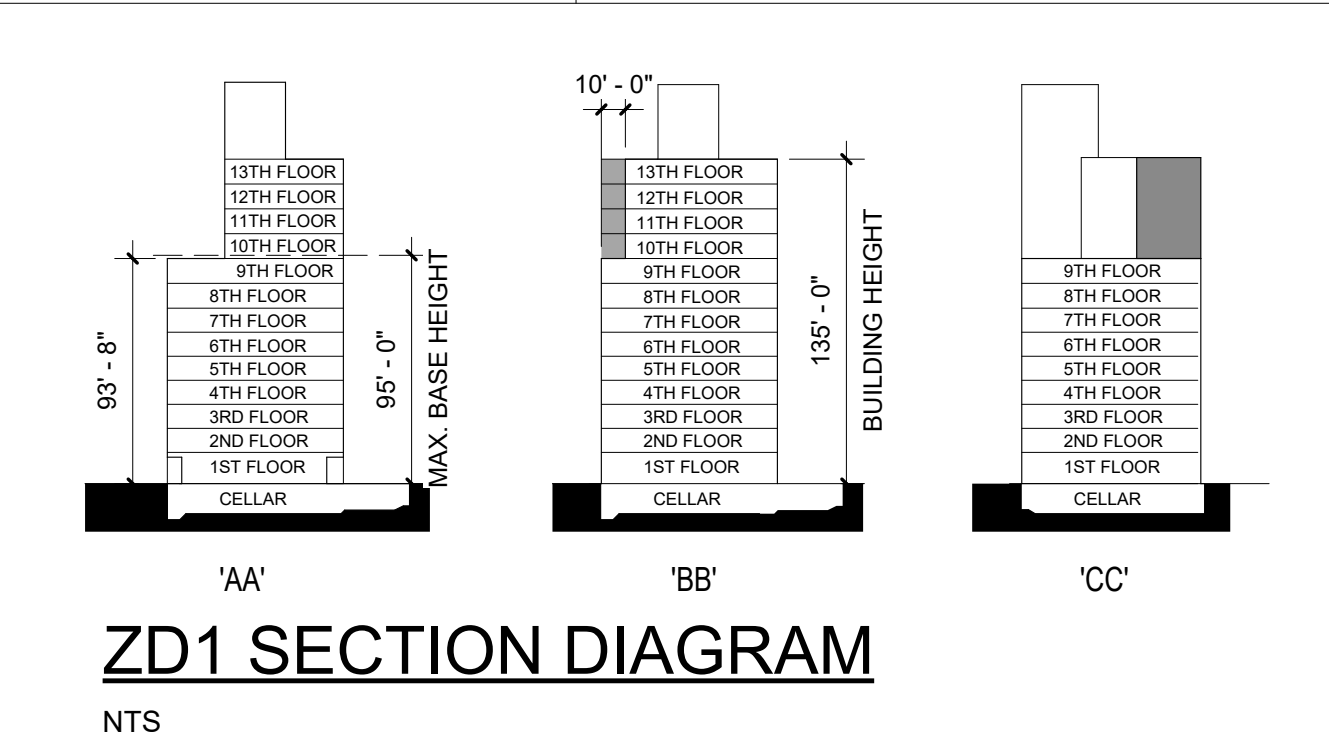
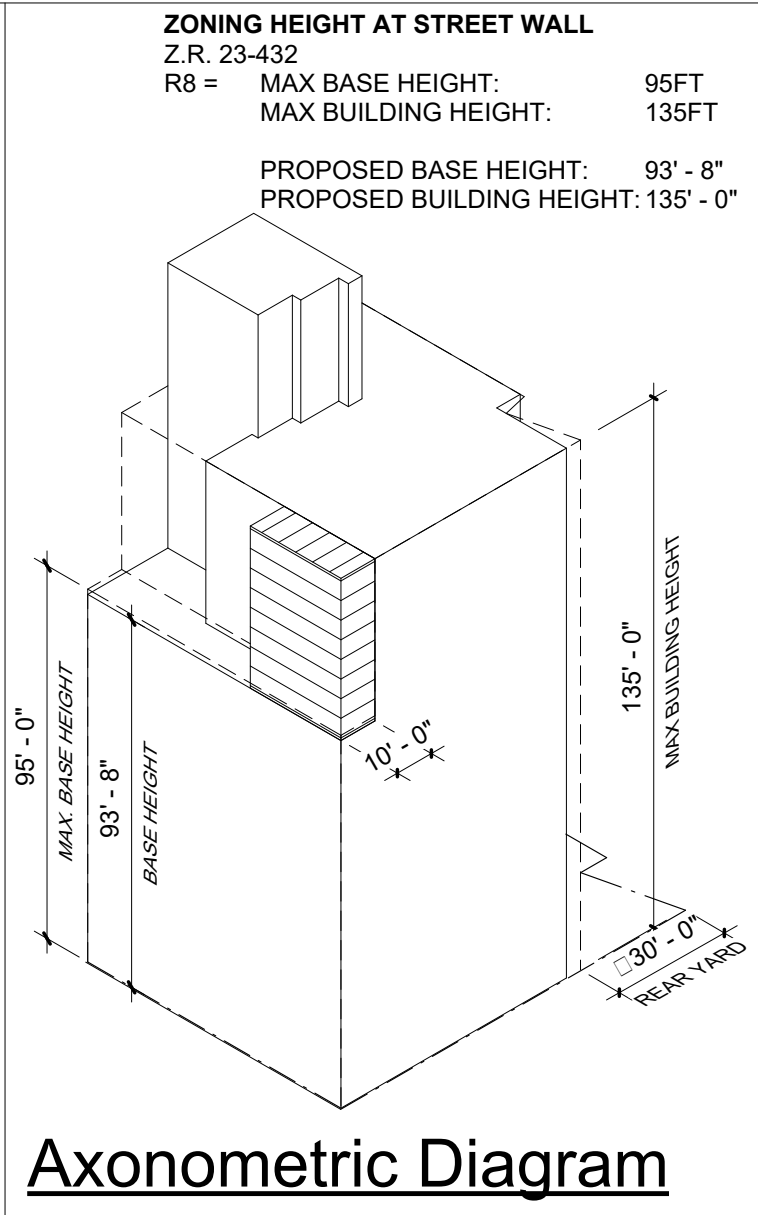
HEIGHT & SETBACK LINES

PERMITTED OBSTRUCTIONS

FRONT YARD
AS PER Z.R. 23-332
NO FRONT YARD REQUIRED

SIDE YARDS
AS PER Z.R. 23-334
NO SIDE YARD REQUIRED

REAR YARD
AS PER Z.R. 23-342(a)
30FT REAR YARD REQUIRED
30' - 0" PROVIDED



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) _____
Street Name _____
Borough _____
Block _____
Lot _____
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 made a false statement or 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) _____
Wilson W. Chao

Signature _____ Date 10/6/2025 6:28:53 PM

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 01 of 01

1	Applicant Information <i>Required for all applications.</i>
---	---

Last Name CHAO		First Name WILSON		Middle Initial W	
Business Name NEXUS ARCHITECT DPC			Business Telephone 718.874.9188		
Business Address 136-33 37 AVE #8B			Business Fax 646.868.0721		
City FLUSHING		State NY	Zip 11354	Mobile Telephone	
E-Mail WILSON.C@NEXUS-NYC.COM			License Number 032231		

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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Dwelling Units	55	Parking area	0	sq. ft.	Parking Spaces: Total	0	Enclosed	0
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
☐ 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 <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	
CELLAR	6834	II					
01	5216	II, VI	1160		1728		.38
02	4189	II	3752				.49
03	5143	II	4645				.61
04	5143	II	4645				.61
05	5143	II	4645				.61
06	5143	II	4645				.61
07	5143	II	4645				.61
08	5143	II	4645				.61
09	5143	II	4645				.61
10	4329	II	3888				.51
11	4329	II	3888				.51
12	4329	II	3888				.51

ZD1

Sheet 01 of 01

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

Total Zoning Floor Area	54707
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