

Block: 1863, Lot: 26
Zoning District: R8A

Lot Coverage ZR23-153
 Permitted: 70%
 Proposed: 70% - Complies

Base and building height ZR23-664(b) Table 1
 Building height: 140' Max
 Proposed: 122'-2 1/2" - Complies
 Base Height: 60' Min, 105' Max
 Proposed: 101'-10 1/2" - Complies
 Number of stories: 14 Max
 Proposed: 12 - Complies

Required Setbacks ZR23-664 (c)
 Required: 15' at Narrow street
 Proposed: 15' - Complies

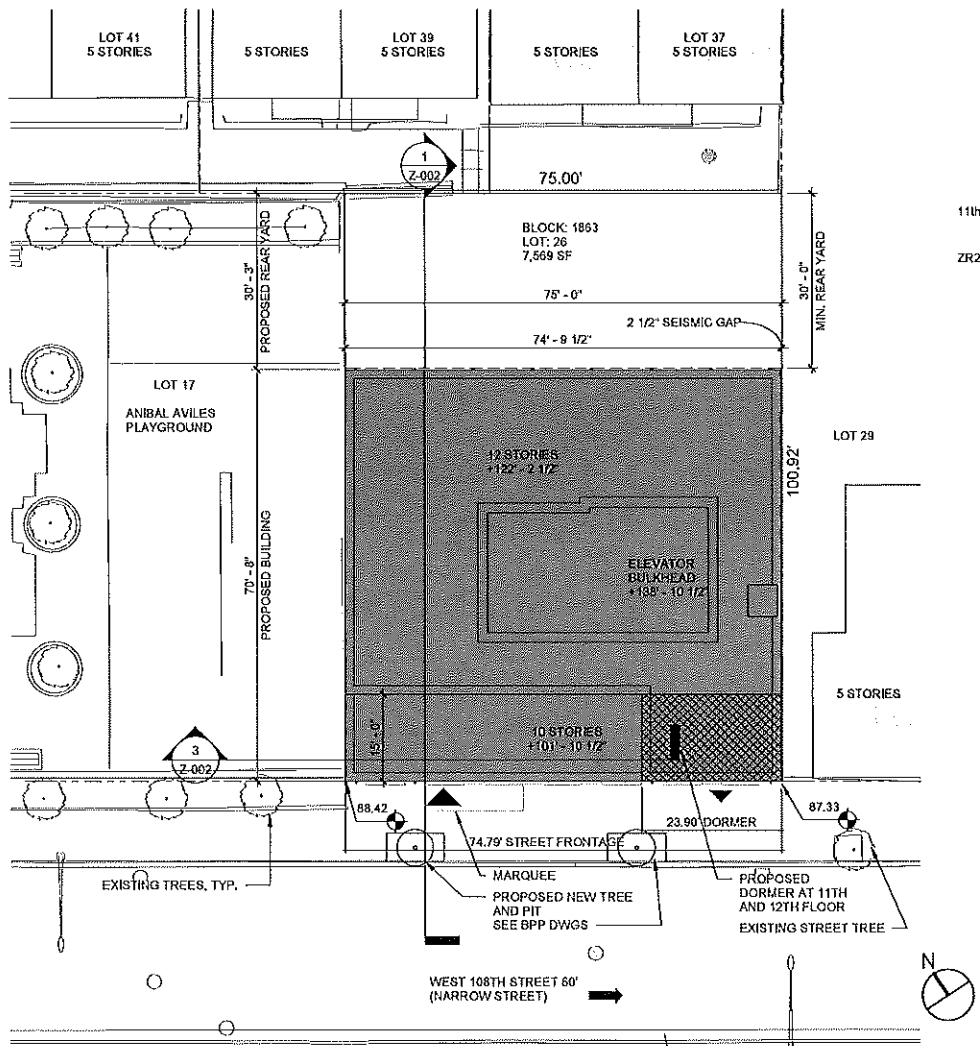
No front yard or side yards required ZR 23-46, ZR23-462(c)
 None provided - Complies

Rear Yard ZR23-47
 Required: 30' Minimum
 Provided: 30'-3" - Complies

Street Wall Location ZR23-661 (c) (2)
 Required: 70% within 15' of street line
 Provided: 100% within 15' of street line

Permitted Obstructions
 Dormer per ZR23-623 (c) (1)
 Sun control devices per ZR23-621 (a)
 Walls not exceeding 6' per ZR23-442 (a)

Street Tree Planting ZR 26-41
 Required: 3
 Existing: 0
 Proposed street trees: 2
 Proposed street trees to be paid into the Tree Fund: 1
 Total Street Trees: 3 = Complies



2 Zoning Plan Diagram
 1/32" = 1'-0"

BASE PLANE CALCULATION

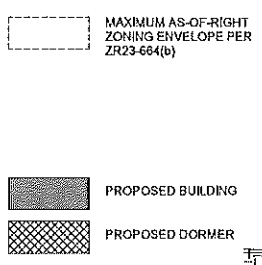
CALCULATION	BASE PLANE
$(88.42' + 87.33') / 2 = 87.88'$	EL. 87.88'

MAX LOT COVERAGE PER ZR23-153 = 70%
 7,569 SF X .70 = 5,298 SF MAX LOT COVERAGE
 PROPOSED LOT COVERAGE = 5,285 SF - COMPLIES

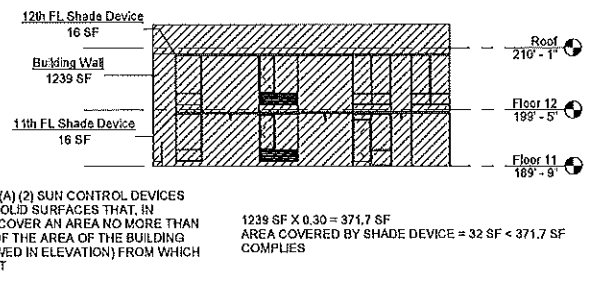
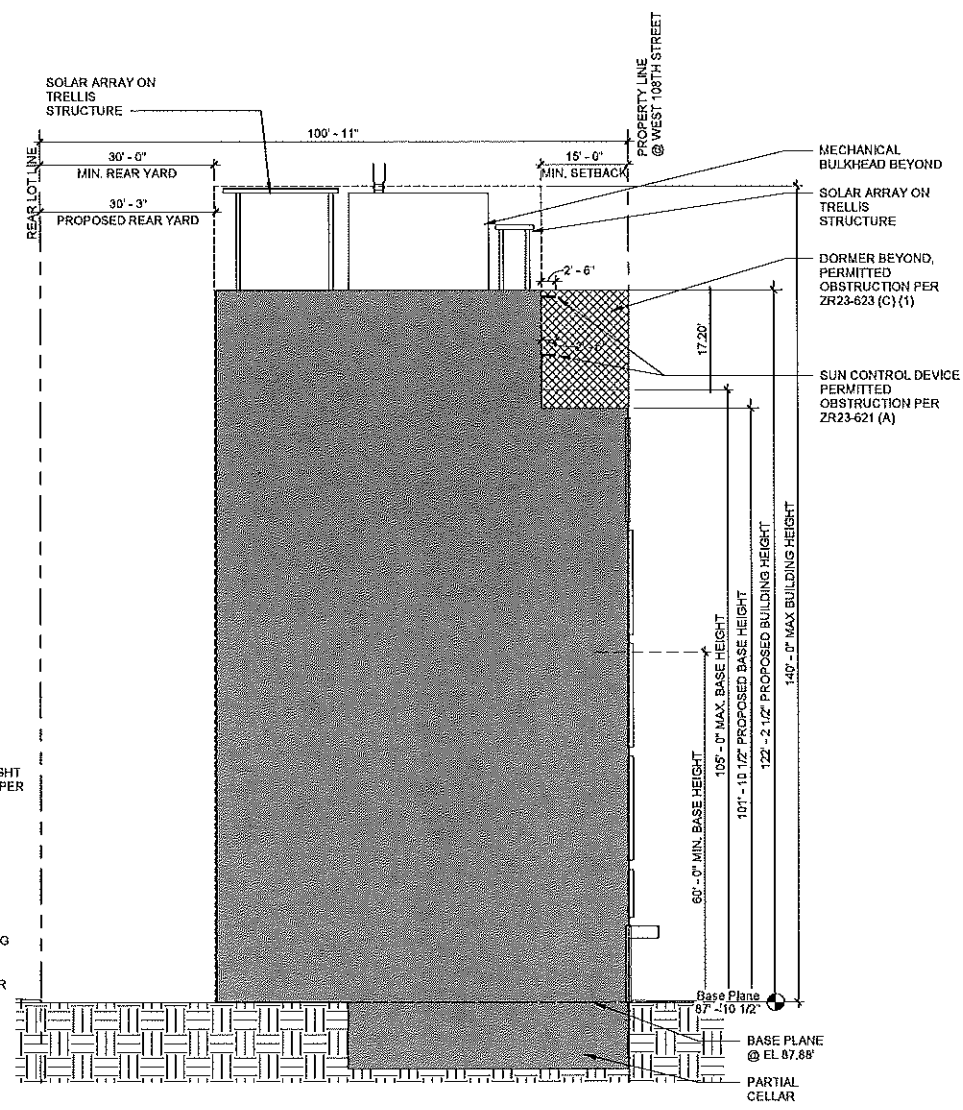
DORMER CALCULATION

CALCULATION	PROVIDED
11th Floor Dormer 60% - 17.20% = 42.8% 42.8% x 74.78' = 32.01' MAX	23.90'

ZR23-623 (c) (1) Dormers shall be allowed as a permitted obstruction, provided that on any street frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the width of the street wall of the highest story entirely below the maximum base height. For each foot above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the street wall width of the highest story entirely below the maximum base height.



1 Zoning Section
 1/32" = 1'-0"



3 Elevation - Sun Control Device Elevation Calculation
 1/32" = 1'-0"



ZD1 Zoning Diagram
 Must be typewritten.

Orientation and affix BIS job number label here
DOB APP #: M01098013

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

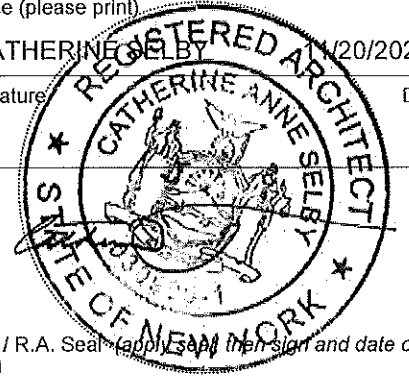
Location Information

House No(s) 105
 Street Name WEST 108TH STREET

Borough MANHATTAN
 Block 01863
 Lot 0026
 BIN 1056004

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) CATHERINE ANNE SELBY
 Signature _____ Date 11/20/2024

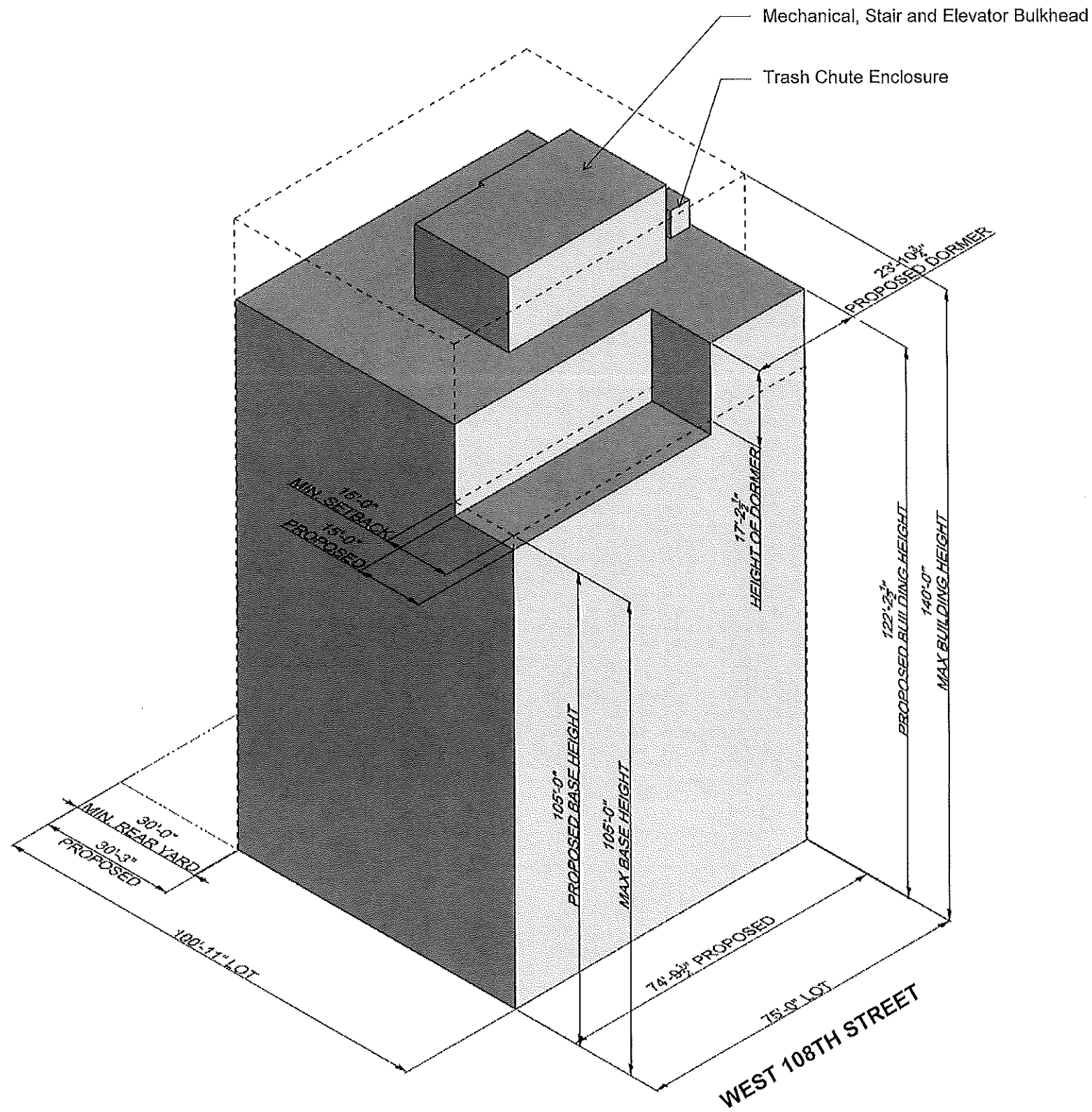


P.E. / R.A. Seal (apply seal then sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



Axonometric Diagram
Drawing not to Scale



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

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Name (please print) _____
CATHERINE ANNE SELBY REGISTERED ARCHITECT 12/20/2024
Signature _____ Date _____



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