

**ZD1 Zoning Diagram**  
Must be typewritten.

M01099089-11

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) 478  
Street Name WEST 130 STREET

Borough MANHATTAN  
Block 1969  
Lot 7  
BIN 1089706

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) ARIEL AUFGANG  
Signature *ARIEL AUFGANG* 4/22/25  
Date

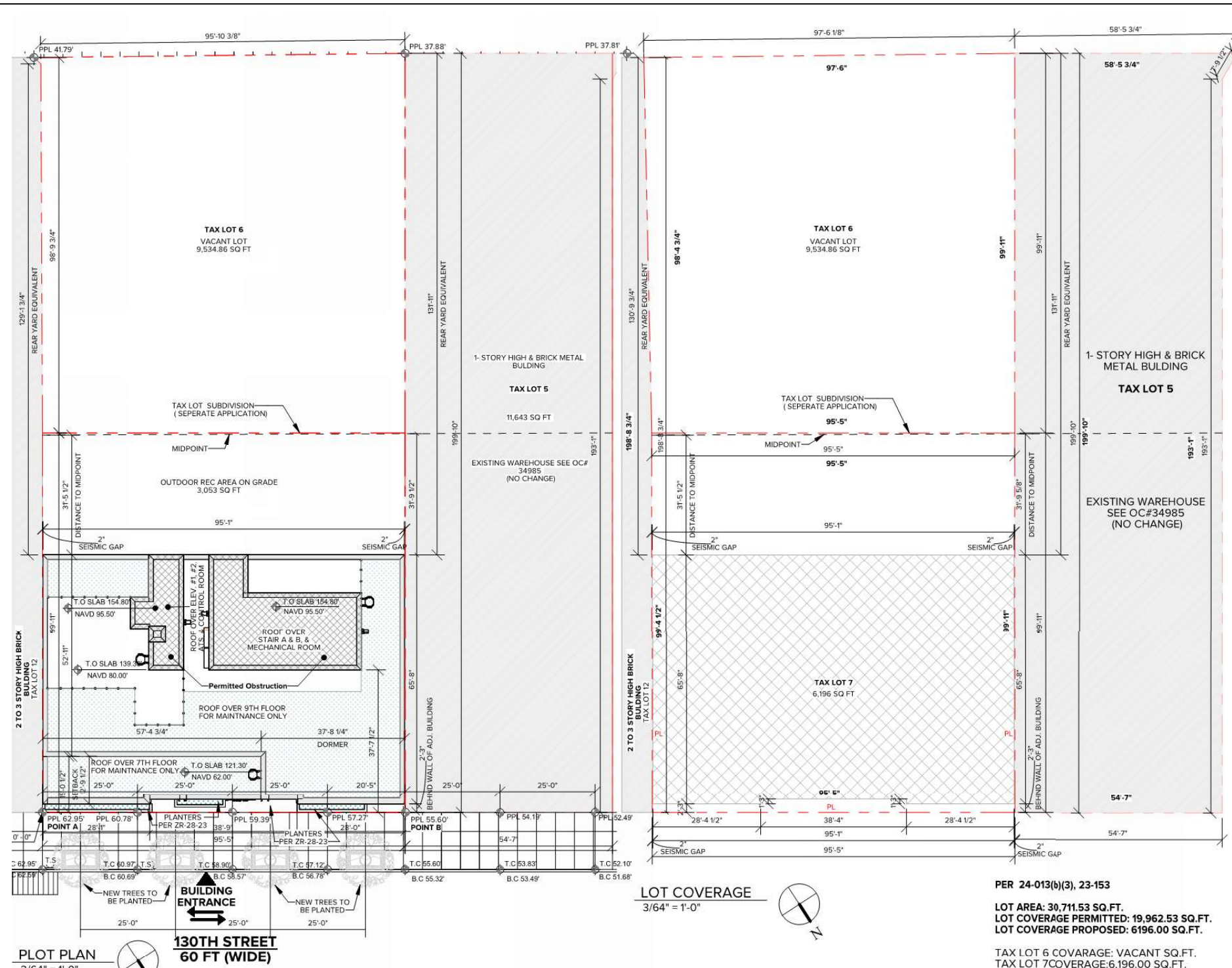


P.E. / R.A. Seal (apply seal, then sign and date over seal)

**Internal Use Only**

BIS Doc #

PLAN EXAMINER SIGN AND DATE



SITE DATA		LIST OF REQUIRED ACTIONS	
Block:	1969	1. AIR RIGHTS TAKEN FROM TAX LOT 5	
Development site (Tax Lot):	7	NOTE: THIS IS MERGED ZONING LOT COMPRISES OF TAX LOT 5, 6 & 7	
Street Address:	478 West 130 Street		
Zoning District:	RTA		
Community District:	9, Manhattan		
Zoning Section Map:	6e		
Zoning Lot (5, 6, & 7) Area:	29,989.28		

**AVERAGE GRADE / BASE PLANE CALCULATION**

EL: POINT A	EL: POINT B	=		AVG. EL:
62.95	55.60	=	118.55 / 2	59.30

**STREET TREE CHECKLIST**

BUILDING	STREET FRONTAGE (ST.FT.)	STREET TREES REQUIRED (ST.FR./25 FT./TREE)	EXISTING TREES TO REMAIN AND PROTECT	PROPOSED NEW TREES TO PLANT ON SITE	TREES TO BE FUNDED	NUMBERS OF TREES		
						ON SITE	OFF SITE	TOTAL PROVIDE
478 WEST 130TH STREET	95'-0"	12 TREES	1 TREES	7 TREES	4 TREES	0 TREES	7 TREES	12 TREES
487 WEST 129TH STREET	99'-0"	12 TREES	1 TREES	7 TREES	4 TREES	0 TREES	7 TREES	12 TREES
LOT 5 ON 129TH STREET	54'-7"	12 TREES	1 TREES	7 TREES	4 TREES	0 TREES	7 TREES	12 TREES

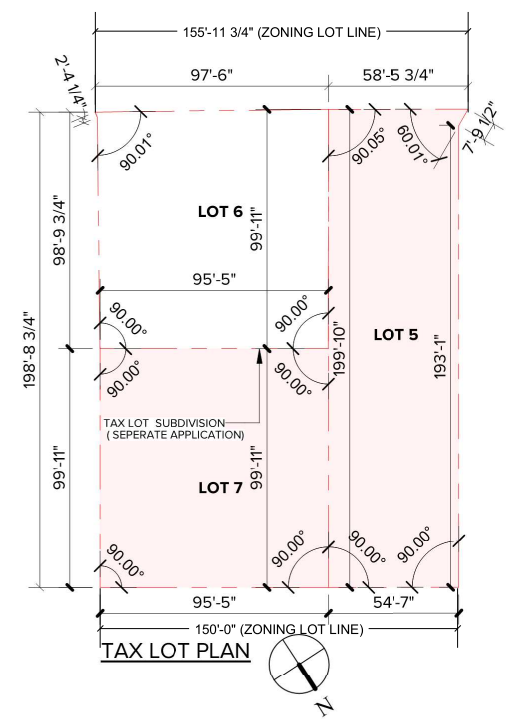
NOTE: IN ACCORDANCE WITH APPLICABILITY REQUIREMENTS OF UNDERLYING DISTRICT REGULATIONS, ONE STREET TREE, PRE-EXISTING OR NEWLY PLANTED, SHALL BE PROVIDED FOR EVERY 25 FEET OF STREET FRONTAGE OF THE ZONING LOT.

NOTE: THESE SPECIFICATIONS CONFLICT WITH CIVIL ENGINEERS DRAWINGS. FOLLOW SPECS ON CIVIL ENGINEERS DRAWINGS.

\* PROPOSED TREE SPECIES: SILVER LINDBERGH OR APPROVED EQUAL AS SPECIFIED BY THE LANDSCAPE ARCHITECT AND IN COMPLIANCE WITH THE NYC DEPARTMENT OF PARKS AND RECREATION'S "STREET TREE COMPATIBILITY LIST"

STREET TREES NOTE: FINAL LOCATION AND NUMBER OF TREES UPON SUBMISSION OF BPP + STREET TREE DRAWINGS TO D.O.B.

ZR - Section	Title	Description	Permitted / Req.	Ex to Remain (Lot 5)	Proposed (Lot 7)	Total	Compliance / Notes
22-10	USES	USE GROUP I, II, III		**IX(A) @ Tax lot 5	**IX(A) @ Tax lot 7 Vacant @ Tax lot 6	**IX(A) & **IX(A)	NOT FOR PROFIT INSTITUTION WITH SLEEPING ACCOMMODATION 2277.41 / 4796 - 5.0488 - 2.25% OCCUPANTS (LOAD 21 - 50); THEREFORE, COMPLY WITH ZR 22-132. *EXISTING NON CONFORMING COMMERCIAL USE FLOOR AREAS ARE REMAINS
23-01	QUALITY HOUSING PROGRAM	RTA					OK
23-32	MIN LOT AREA MIN LOT WIDTH		1700 SQFT 18'-0"		29,989.28 150'-00"		OK OK
N/A	FAR	RTA COMMERCIAL COMMUNITY FACILITY @ Tax lot 7 / vacant on tax lot 6	N/A 4.00	0.36	0.00 1.57	1.94	OK OK
N/A	FLOOR AREA	COMMERCIAL 29,989.28 COMM. FACILITY	N/A =	N/A	10,908.50	10,908.50	OK - *EXISTING NON CONFORMING COMMERCIAL USE FLOOR AREAS ARE REMAINS
24-11, 23-153			29,989.28 X 4.00 =	119,957.12	47,196.00	47,196.00	OK
24-012(b)(3), 23-153	TOTAL DEVELOPMENT		29,989.28 X 4.00 =	119,957.12	10,908.50	47,196.00	OK
24-012(b)(3), 23-153	LOT COVERAGE	THROUGH LOT 65%	=	65.00	20.17	20.17	OK
			=	19,962.53	6,196.00	6,196.00	OK
24-34, 23-46	YARD REGULATION	FRONT YARD	NONE		NONE		OK
24-35, 23-46		SIDE YARD	NONE		NONE		OK
24-36, 23-533		REQUIRED REAR YARD EQUIV. FOR QUALITY HOUSING BUILDINGS	60'-0"		31'-9 1/2'		OK



**ZD1 Zoning Diagram**

*Must be typewritten.*

**M01099089-11**

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.

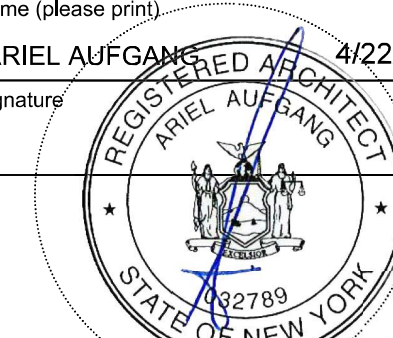
Yes  No

**Location Information**

House No(s) 478  
Street Name WEST 130 STREET  
Borough MANHATTAN  
Block 1969  
Lot 7  
BIN 1089706

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) ARIEL AUFGANG 4/22/25  
Signature \_\_\_\_\_ Date \_\_\_\_\_

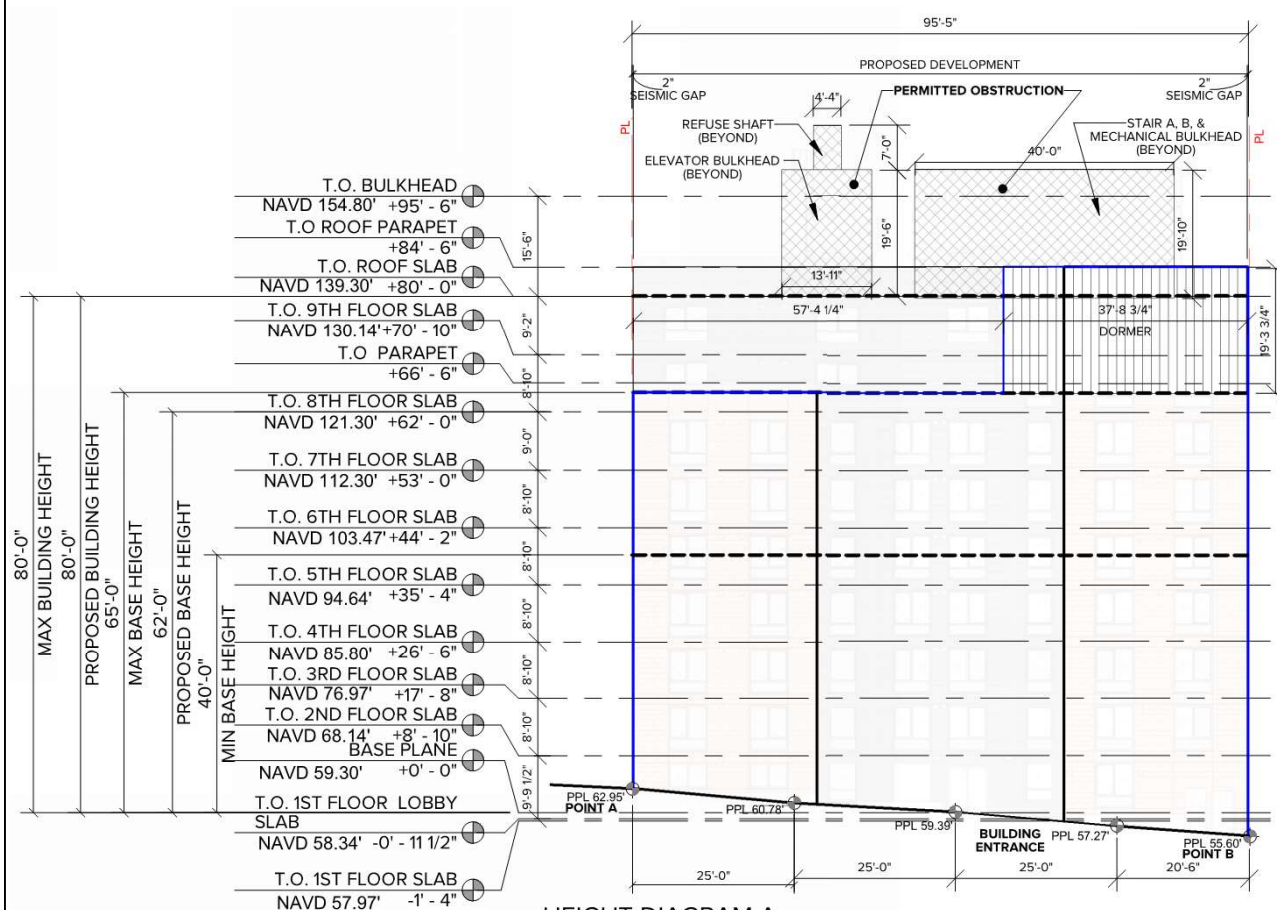


P.E. / R.A. Seal (apply seal then sign and date over seal)

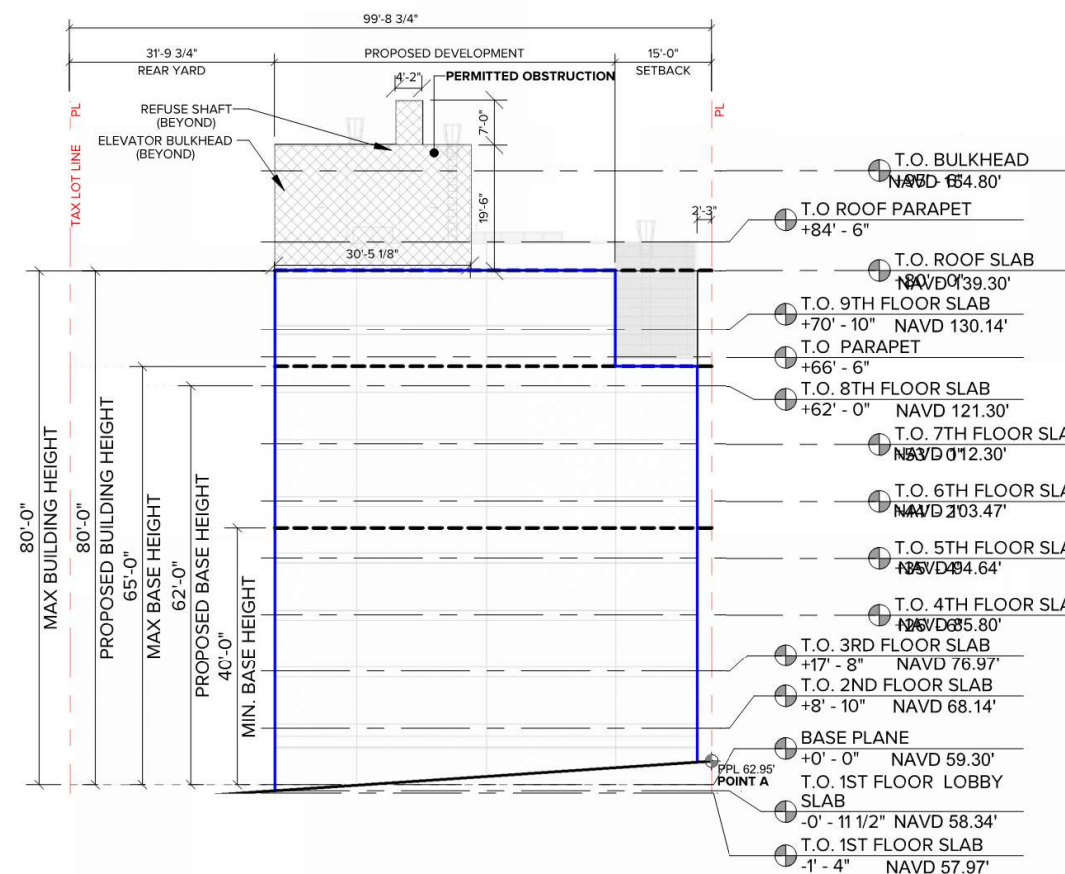
**Internal Use Only**

BIS Doc # \_\_\_\_\_

PLAN EXAMINER SIGN AND DATE



**HEIGHT DIAGRAM A**  
3/64" = 1'-0"



**HEIGHT DIAGRAM B**  
3/64" = 1'-0"

**PERMITTED COMMUNITY FACILITY PER ZR 22-132**

SOCIAL SERVICE SUITE 1 @ CELLAR: 736.19 SF  
SOCIAL SERVICE SUITE 2 @ CELLAR: 1,070.30 SF  
PROGRAM ROOM @ FIRST FLOOR: 439 SF  
TOTAL= 2,245.49 SQ FT

2,273.41 SQ FT / 47,196 SQ FT = 0.048%  
0.048% < 25%, OK

**SOCIAL SERVICE SUITE OCCUPANTS**

SOCIAL SERVICE SUITE 1 @ CELLAR= 7 OCCUPANTS  
SOCIAL SERVICE SUITE 2 @ CELLAR = 10 OCCUPANTS  
PROGRAM ROOM @ 1ST FLOOR= 4 OCCUPANTS  
TOTAL OCCUPANTS= 21 OCCUPANTS  
21 OCCUPANTS < 50 OCCUPANTS  
COMMUNITY FACILITY COMPLIES WITH ZR 22-132

**DORMER CALC PER ZR 23-623 (C)**

60% OF AGG. STREET WALL WIDTH @ MAX. BASE HT. 95'-5" X 60% = 57.52'  
DORMER HEIGHT ABOVE MAX BASE HT: 19'-3 3/4" (19.31')  
MAX. ALLOWED ON TOP OF DORMER WITH 95'-5" X (60% - 19.31') = 38.82'  
PROPOSED DORMER WIDTH: 37'-8 3/4" < 38.82'

**BIKE STORAGE CALCULATION**

PER ZR 36-711  
COMMUNITY FACILITY (A-3) 1 PER 10,000 SQ.FT  
47,112 SQ.FT / 10,000= 5 BIKE SPACES

ACCESSIBLE BIKE REQUIREMENTS  
10% BIKE SHALL BE ACCESSIBLE  
5 BIKE SPACES X 10% = 1 BIKE

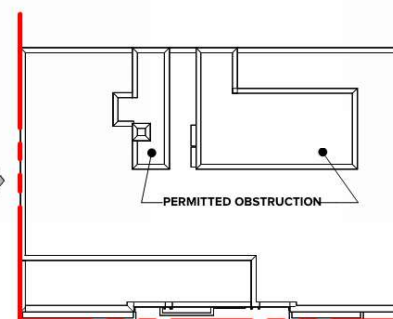
TOTAL: 5 BIKE SPACES REQUIRED  
TOTAL: 36 BIKE SPACES PROVIDED  
TOTAL: 4 ACCESSIBLE SPACES PROVIDED

**ROOF MECHANICAL CALC ZR 23-622 (C) (2)**

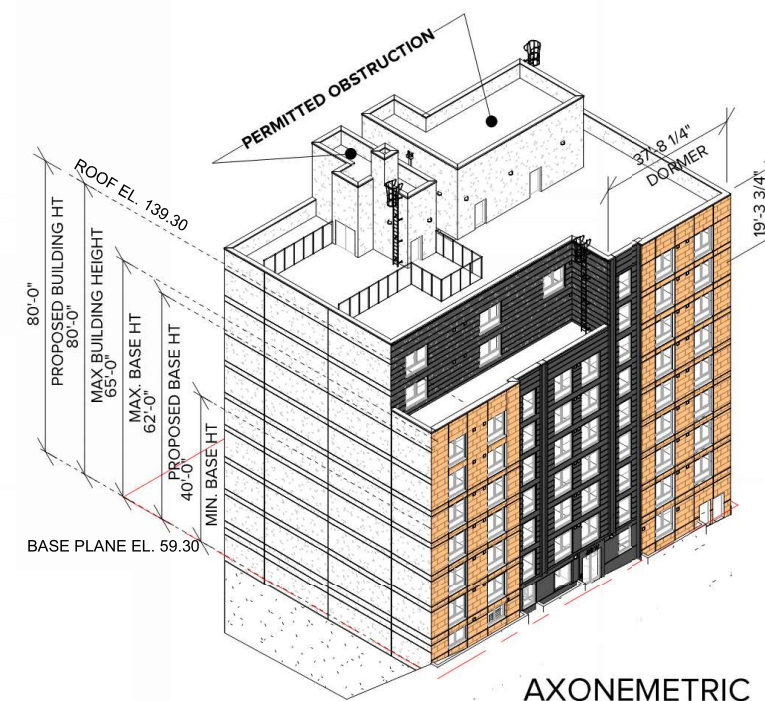
MECHANICAL AREA SHALL NOT BE MORE THAN 50% OF LOT AREA  
6,196 X 50% = 3,098 SF MAXIMUM  
MECHANICAL AREA = 1,223 SF PROVIDED  
1,223 SF < 3,098 SF = OK

**BULKHEAD CALC PER ZR 23-622 (C) (3)**

BULKHEAD AREA SHALL NOT BE MORE THAN 20% OF LOT AREA  
6,196 X 20% = 1,239 SF MAXIMUM  
BULKHEAD AREA = 1,233.47 SF PROVIDED  
1,233 SF < 1,239.2 SF = OK



**KEY PLAN**  
1/32" = 1'-0"



**AXONOMETRIC**

