OVERVIEW:

ZONE: C6-4A
CONSTRUCTION CLASS: IB
OCCUPANCY CLASS: R-2
USE: 48 RES. CLASS A UNITS
NUMBER OF STORIES: 19

COMPLIANCE:

ZR 33-121 MAX ALLOWABLE COMMERCIAL FLOOR AREA IS: 7,584.3 SQ.FT.
PROPOSED COMMERCIALS FLOOR AREA IS 339 SQ.FT.

ZR 23-23 MAX ALLOWABLE RESIDENTIAL FLOOR AREA IS 45,443.5 SQ.FT.
PROPOSED RESIDENTIAL FLOOR AREA IS 45,100.6 SQ.FT.

ZR 23-322 NO FRONT YARD IS REQUIRED

ZR 23-334 NO SIDE YARDS IS REQUIRED

ZR 23-342 20' REAR YARD IS REQUIRED FOR BLDG. PORTION BELOW 75'
30' REAR YARD IS REQUIRED FOR BLDG. PORTION ABOVE 75'

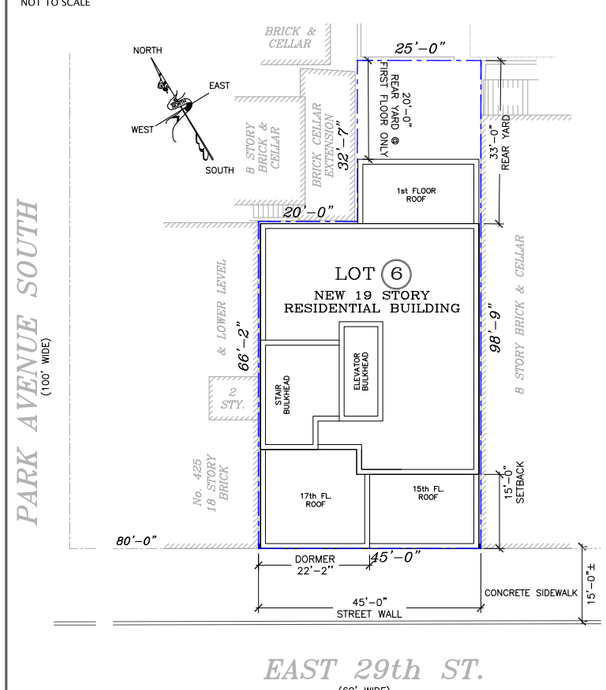
ZR 23-343 NO REAR YARD IS REQUIRED WITHIN 100' OF CORNER

ZR 23-362 MAX. LC BEYOND 100' OF CORNER IS 1,975.16 SQ.FT.
PROPOSED LC BEYOND 100' OF CORNER IS 1,933.33 SQ.FT.

ZR 23-363 MAX LC WITHIN 100' OF CORNER IS 1,323.2 SQ.FT.
PROPOSED LC WITHIN 100' OF CORNER IS 1,297.07 SQ.FT.

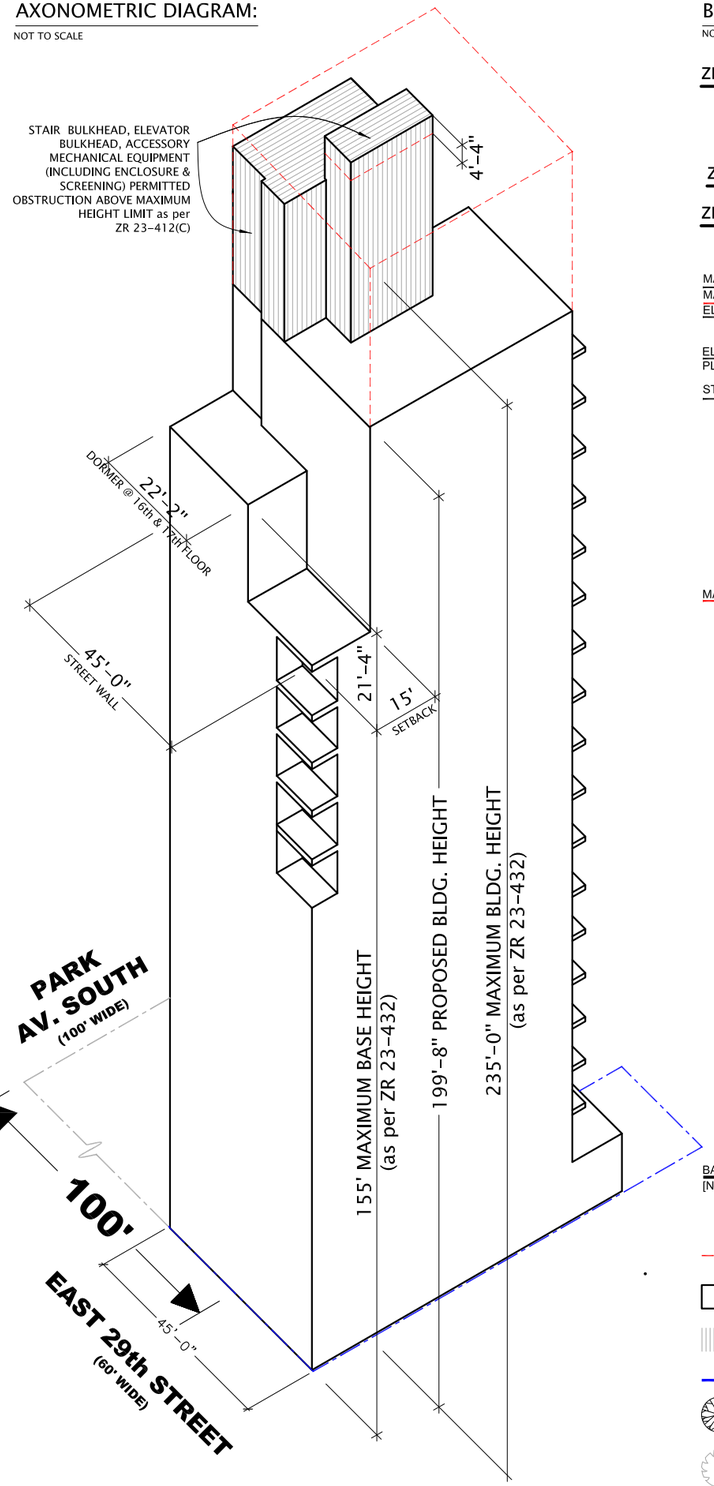
SITE PLAN DIAGRAM

NOT TO SCALE



AXONOMETRIC DIAGRAM:

NOT TO SCALE



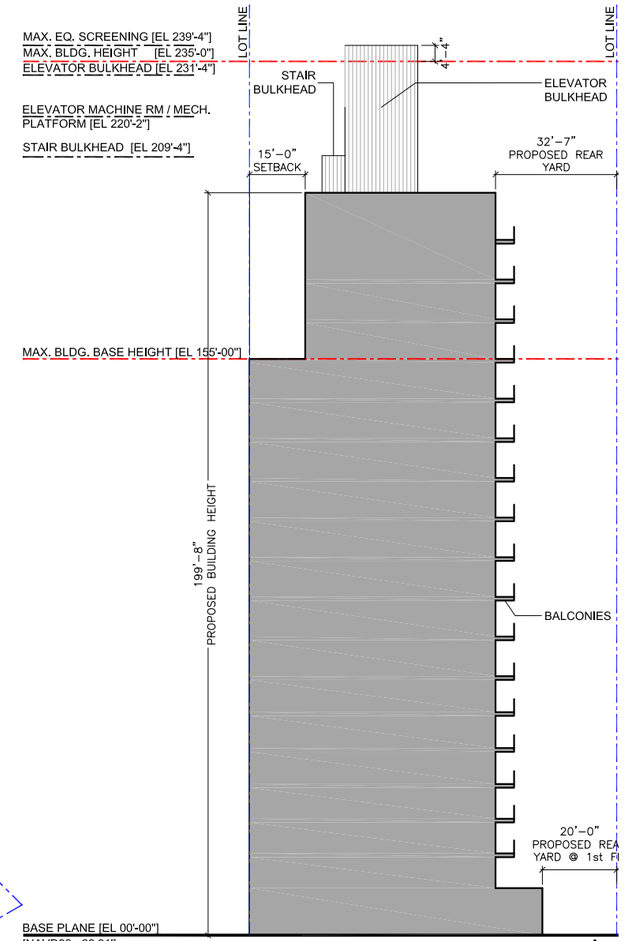
BUILDING SECTION DIAGRAM:

NOT TO SCALE

ZR 23-413 DORMERS AT THE MAX. BASE HEIGHT IS 60 % MAX OF THE STREET WALL
FOR EACH 1' ABOVE THE MAX. BASE HEIGHT DORMERS SHALL BE DECREASED BY 1%

ZR 23-432 MAX BLDG. BASE HEIGHT IS 155' /MAX BLDG. HEIGHT IS 235'

ZR 23-433 15' SETBACK IS REQUIRED



LEGEND:

- MAXIMUM BUILDING ENVELOP
- PROPOSED BUILDING
- PERMITTED OBSTRUCTIONS
- ZONING LOT LINE
- NEW STREET TREE
- EXISTING STREET TREE

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)	103
Street Name	EAST 29th STREET
Borough	MANHATTAN
Block	885
Lot	6
BIN	1018240

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)
MICHAEL MUROFF, R.A.

Signature Date
10/15/25

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

Internal Use Only

BIS Doc # M01196888-I1

PLAN EXAMINER SIGN AND DATE

07/09

NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.
Sheet 01 of 02

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

Last Name	MUROFF	First Name	MICHAEL	Middle Initial	
Business Name	MICHAEL MUROFF ARCHITECT			Business Telephone	(646) 230-7111
Business Address	333 HUDSON ST., SUITE 501			Business Fax	(646) 230-7277
City	NEW YORK	State NY	Zip 10013	Mobile Telephone	(646) 732-2793
E-Mail	NCRUIZ@MUROFFARCH.COM			License Number	015011

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 48 Parking area N/A sq. ft. N/A Parking Spaces: Total N/A Enclosed N/A

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.) Residential	Community Facility	Commercial	Manufacturing	FAR
SUB-CELLAR	1,131.0	2					
CELLAR	3,713.0	2					
1st FLOOR	3,185.7	6 & 2	1,302.2		339		0.34
2nd FLOOR	2,922.7	2	2,577.3				0.68
3rd FLOOR	2,922.7	2	2,560.1				0.68
4th FLOOR	2,922.7	2	2,560.1				0.68
5th FLOOR	2,922.7	2	2,560.1				0.68
6th FLOOR	2,922.7	2	2,560.1				0.68
7th FLOOR	2,922.7	2	2,579.5				0.68
8th FLOOR	2,922.7	2	2,579.5				0.68
9th FLOOR	2,922.7	2	2,579.5				0.68
10th FLOOR	2,922.7	2	2,579.5				0.68
11th FLOOR	2,865.4	2	2,539.8				0.67

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.) Residential	Community Facility	Commercial	Manufacturing	FAR
12th FLOOR	2,865.4	2	2,539.8				0.67
13th FLOOR	2,865.4	2	2,539.8				0.67
14th FLOOR	2,865.4	2	2,539.8				0.67
15th FLOOR	2,865.4	2	2,539.8				0.67
16th FLOOR	2,592.7	2	2,298.8				0.61
17th FLOOR	2,481.0	2	2,171.4				0.57
18th FLOOR	2,248.3	2	1,873.3				0.49
19th FLOOR	2,248.3	2	1,873.3				0.49
ROOF	585.2	2	85.9				0.02
Totals	58,817		45,100.6		339		11.98

Total Zoning Floor Area	45,439.6