

**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) 1477  
Street Name THIRD AVENUE

Borough MANHATTAN  
Block 1529  
Lot 4  
BIN 1048693

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)

JOSEPH P. SPECTOR ARCHITECT  
Signature \_\_\_\_\_ Date 02/04/25



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

Internal Use Only

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

PLAN EXAMINER SIGN AND DATE

**ZONING ANALYSIS**

ITEM	ALLOWED / REQUIRED	PROVIDED
MAXIMUM FLOOR AREA RATIO	THE MAXIMUM FLOOR AREA RATIO PERMITTED FOR RESIDENTIAL USE SHALL BE AS SET FOR THE IN ART. II, CHAPTER 3, F.A.R. = 10.0	THE PROPOSED FLOOR AREA RATIO = 9.93 (25,796.15 SF:2,596.73 SF=9.93)
MAX. RESIDENTIAL LOT COVERAGE	MAX. RESIDENTIAL LOT COVERAGE FOR LOTS LOCATED WITHIN 100' OF STREET CORNER = 100%	THE PROPOSED LOT COVERAGE = 78.030% (2,026.29 : 2,596.73 = 0.7803)
MAX. NUMBER OF DWELLING UNITS (D.U.)	FACTOR 680 - MAX. 38 D.U. ALLOWED (25,890.51 PROPOSED ZONING AREA : 680 = 38.07 D.U.)	10 DWELLING UNITS
MINIMUM LOT AREA	1,700 SF	2,596.73 SF
MINIMUM LOT WIDTH	18.0'	25.54'
MODIFICATION OF FRONT YARD REQUIREMENTS FOR RESIDENTIAL BUILDINGS	IN THE DISTRICTS INDICATED (C1) NO FRONT YARD SHALL BE REQUIRED FOR ANY RESIDENTIAL BUILDING	NO FRONT YARD PROPOSED
MODIFICATION OF SIDE YARD REQUIREMENTS	0'-0" OR 8'-0" MIN.	0'-0"
REAR YARD REGULATIONS	IN R10 DISTRICTS, WHENEVER A FRONT LOT LINE OF A ZONING LOT COINCIDES WITH ALL OR PART OF A STREET LINE MEASURING LESS THAN 230 FEET IN LENGTH BETWEEN TWO INTERSECTING STREETS, NO REAR YARD SHALL BE REQUIRED WITHIN 100 FEET OF SUCH FRONT LOT LINE.	20'-4"
MIN. BASE HEIGHT - MAX. BASE HEIGHT, AND MAX. BUILDING HT.	MIN BASE 125'-0"; MAX BASE HT -155'-0"; MAXIMUM BUILDING HEIGHT - 210'-0"	130'-1" - PROPOSED BASE HEIGHT; 151'-9" - PROPOSED BUILDING HEIGHT
SETBACK REQUIREMENTS	FOR ALL QUALITY HOUSING BUILDINGS AT A HEIGHT NOT LOWER THAN THE MIN. BASE HEIGHT OR NOT HIGHER THAN THE MAX. BASE HEIGHT A SETBACK WITH AT LEAST 10' SHALL BE PROVIDED ON A WIDE STREET	THE PROPOSED BASE HEIGHT IS 130'-1" WHICH IS LESS THAN 155'-0" MAX. BASE HEIGHT IN R10 DISTRICTS, THUS THE SETBACK IS NOT REQUIRED



