

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) 37-63
Street Name 72nd Street

Borough QUEENS
Block 01283
Lot 72
BIN 4029787

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)

GUIDO HARTRAY

Signature _____ Date _____

02/01/2022



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

SITE PLAN DIAGRAM INFO

ZONING DISTRICT: C4-3

PARCEL:

Block 1283 / Lot 72 = Area 25,107 S.F.

Block 1283 / Lot 65 = Area 1,617 S.F.(AIR RIGHTS)

Block 1283 / Lot 61 = Area 6,000 S.F.(AIR RIGHTS)

TOTAL ZONING LOT AREA: **32,849 S.F.**

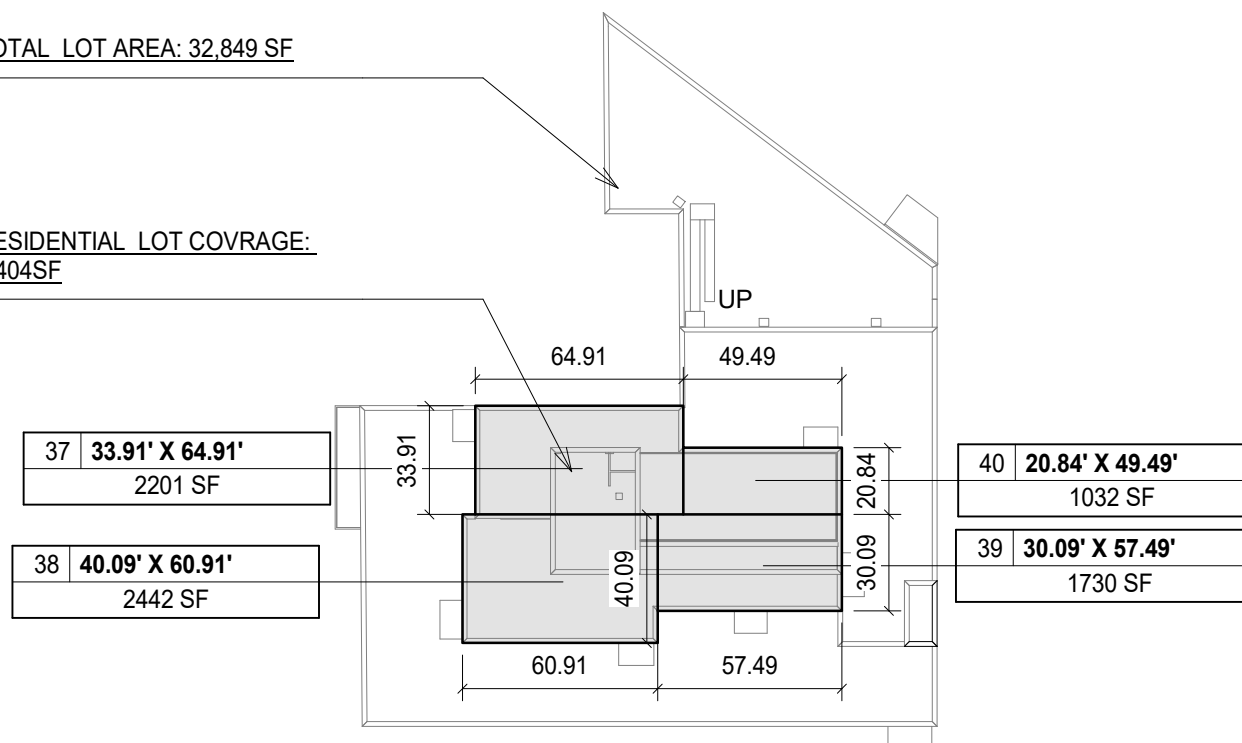
SCALE AS NOTED

REFER TO Z-100 FOR ZONING ANALYSIS

REFER TO Z-103 FOR LOT COVERAGE CALCULATIONS

TOTAL LOT AREA: 32,849 SF

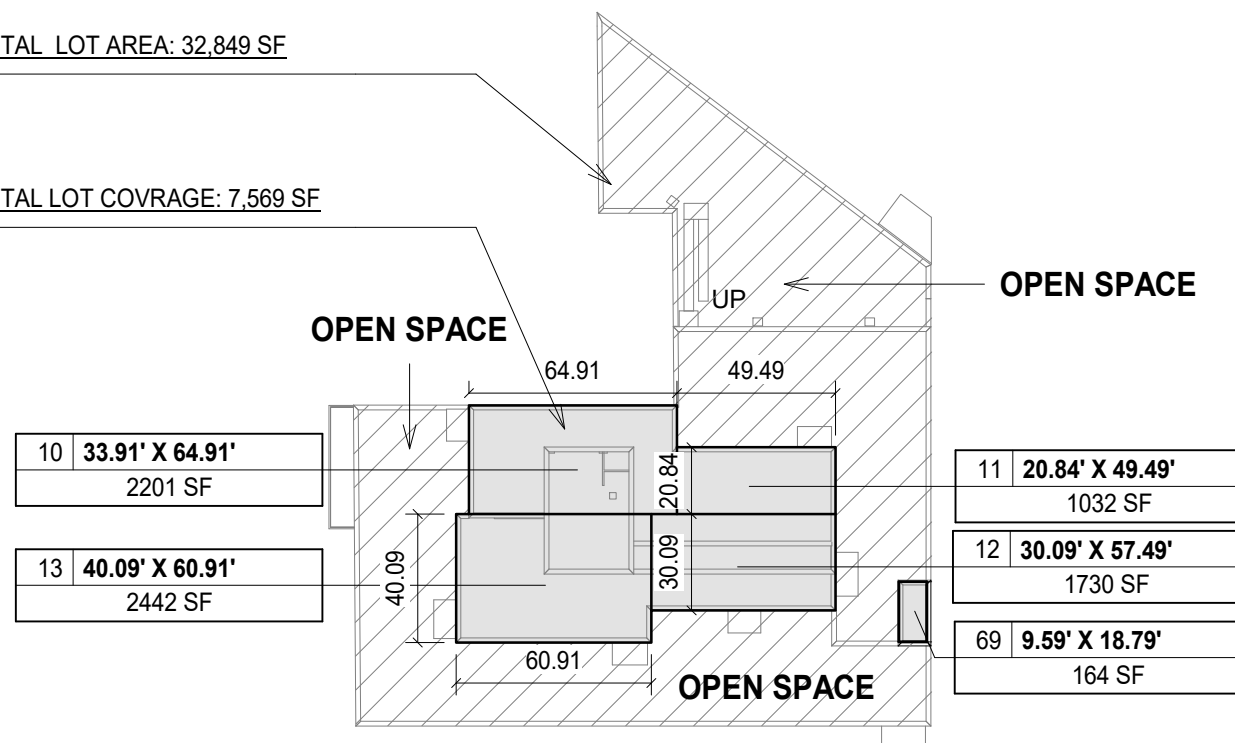
RESIDENTIAL LOT COVERAGE:
7,404SF



2 RESIDENTIAL LOT COVERAGE ZD
1" = 60'-0"

TOTAL LOT AREA: 32,849 SF

TOTAL LOT COVERAGE: 7,569 SF



1 TOTAL LOT COVERAGE ZD
1" = 60'-0"

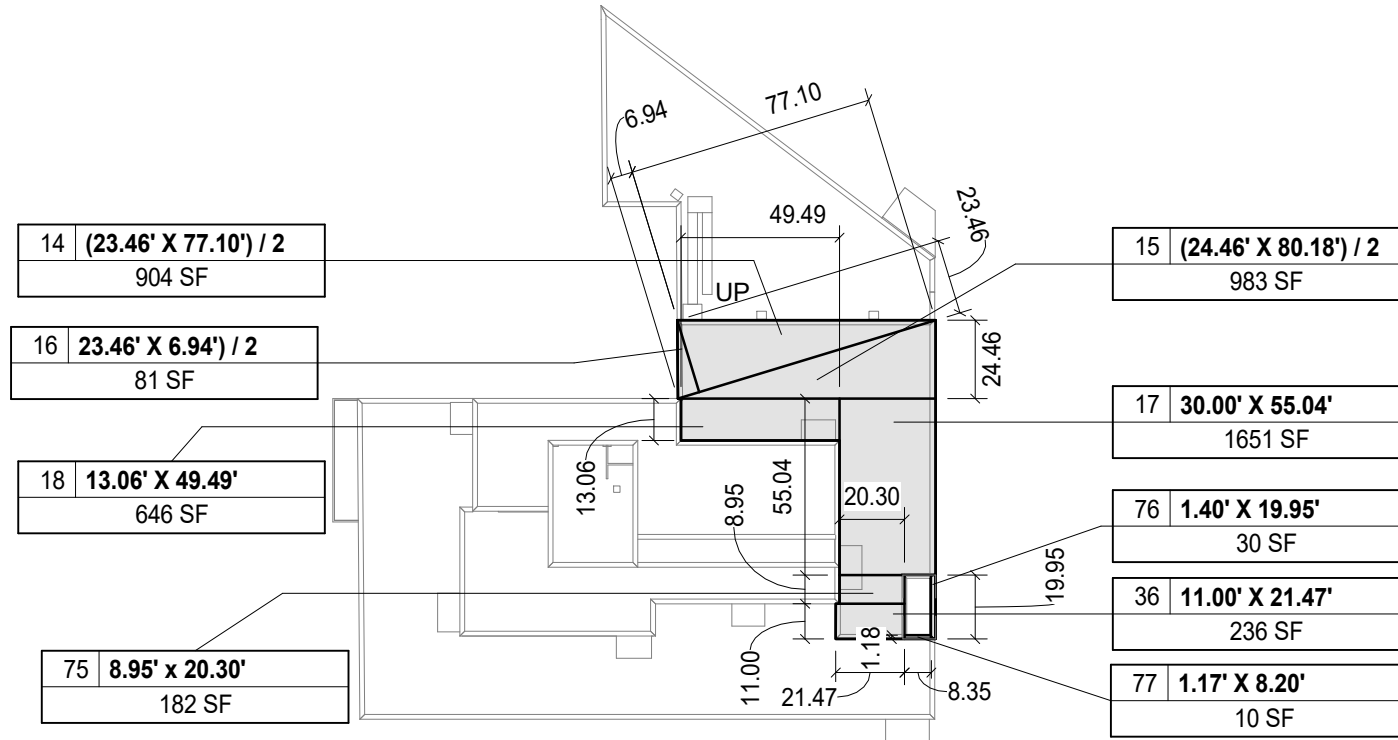
0' 10' 25' 50' 100'
SCALE: 1" = 60'



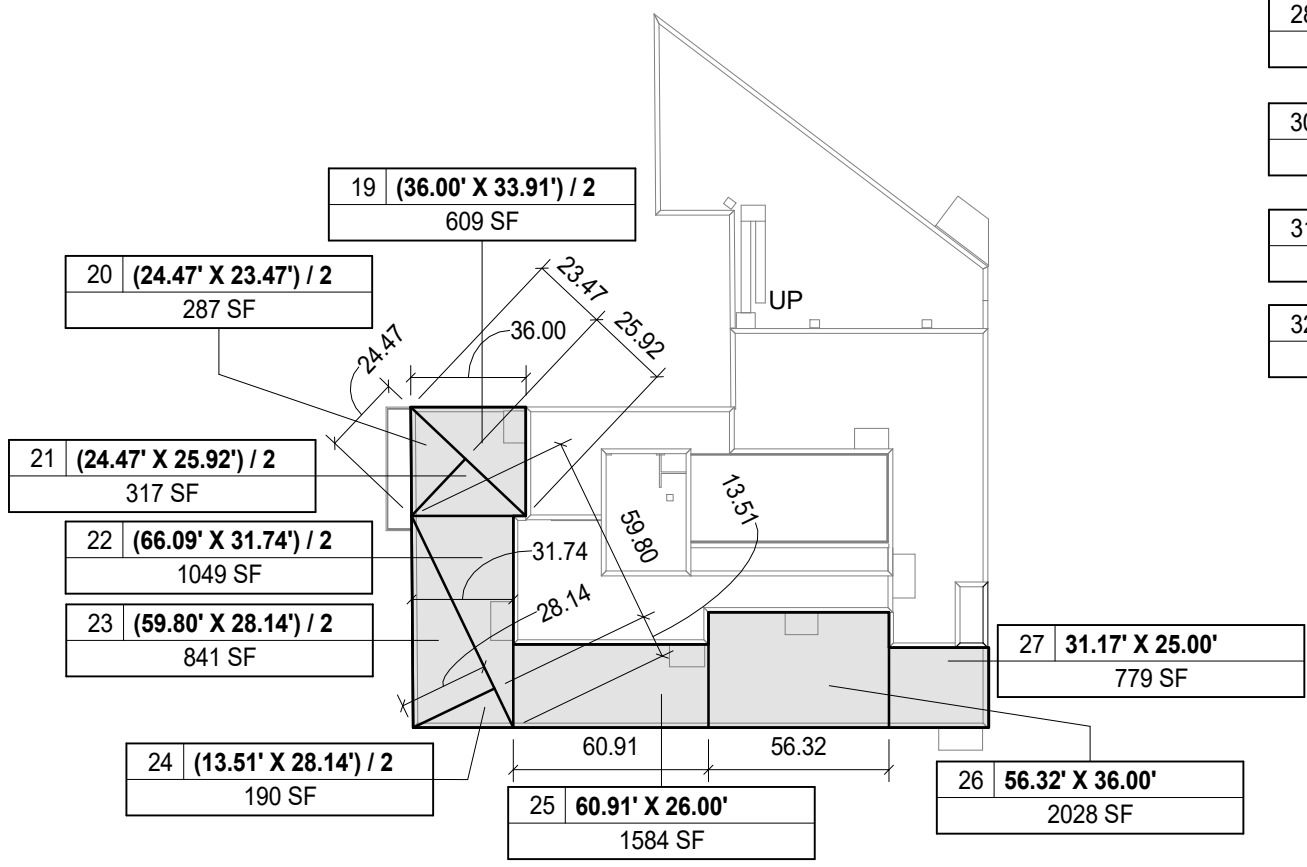
3RD FLOOR OPEN SPACE 5,266SF
 5TH FLOOR OPEN SPACE 7,684 SF
 6TH FLOOR OPEN SPACE 4,724 SF

TOTAL OPEN SPACE 17,674SF

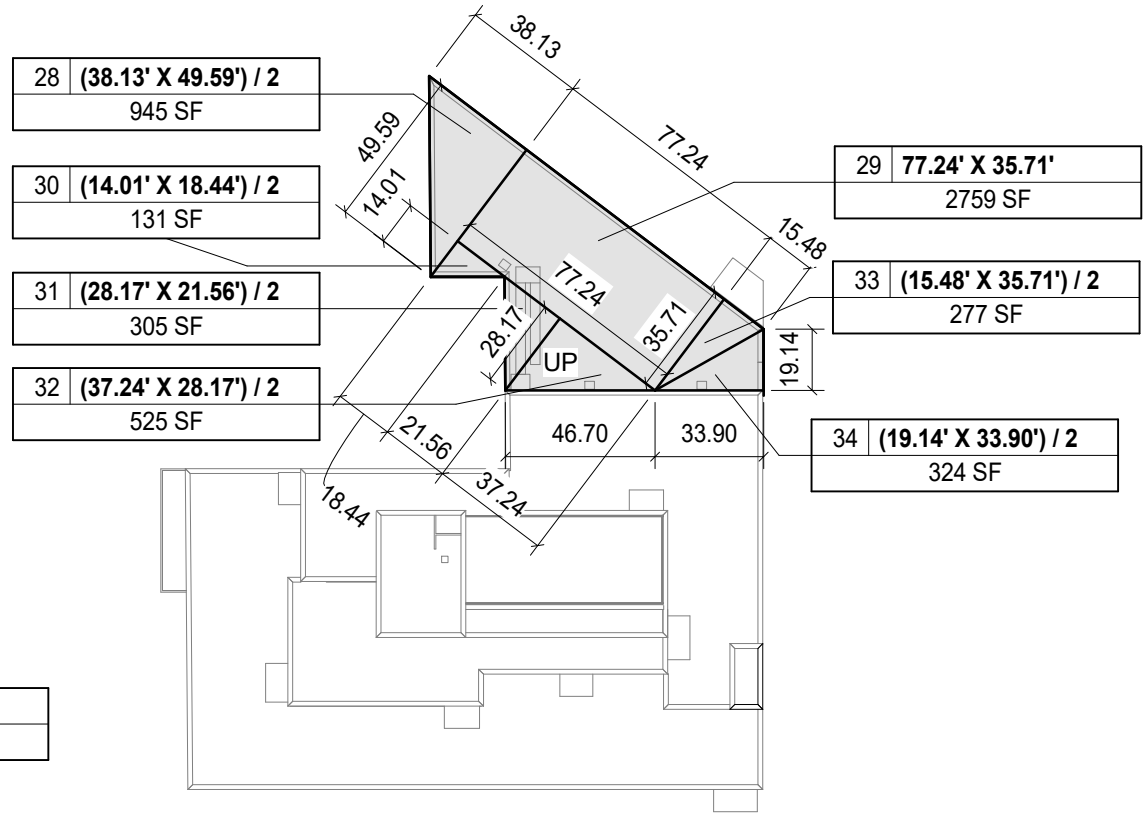
REFER TO Z-100 FOR ZONING ANALYSIS
 REFER TO Z-104 FOR OPEN SPACE CALCULATIONS



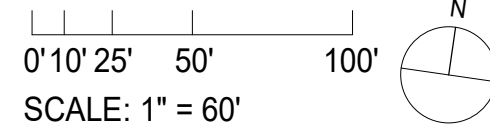
4 OPEN SPACE - LEVEL 06 ZD
 1" = 60'-0"



5 OPEN SPACE - LEVEL 05 ZD
 1" = 60'-0"



3 OPEN SPACE - LEVEL 03 ZD
 1" = 60'-0"



ZD1 Zoning Diagram
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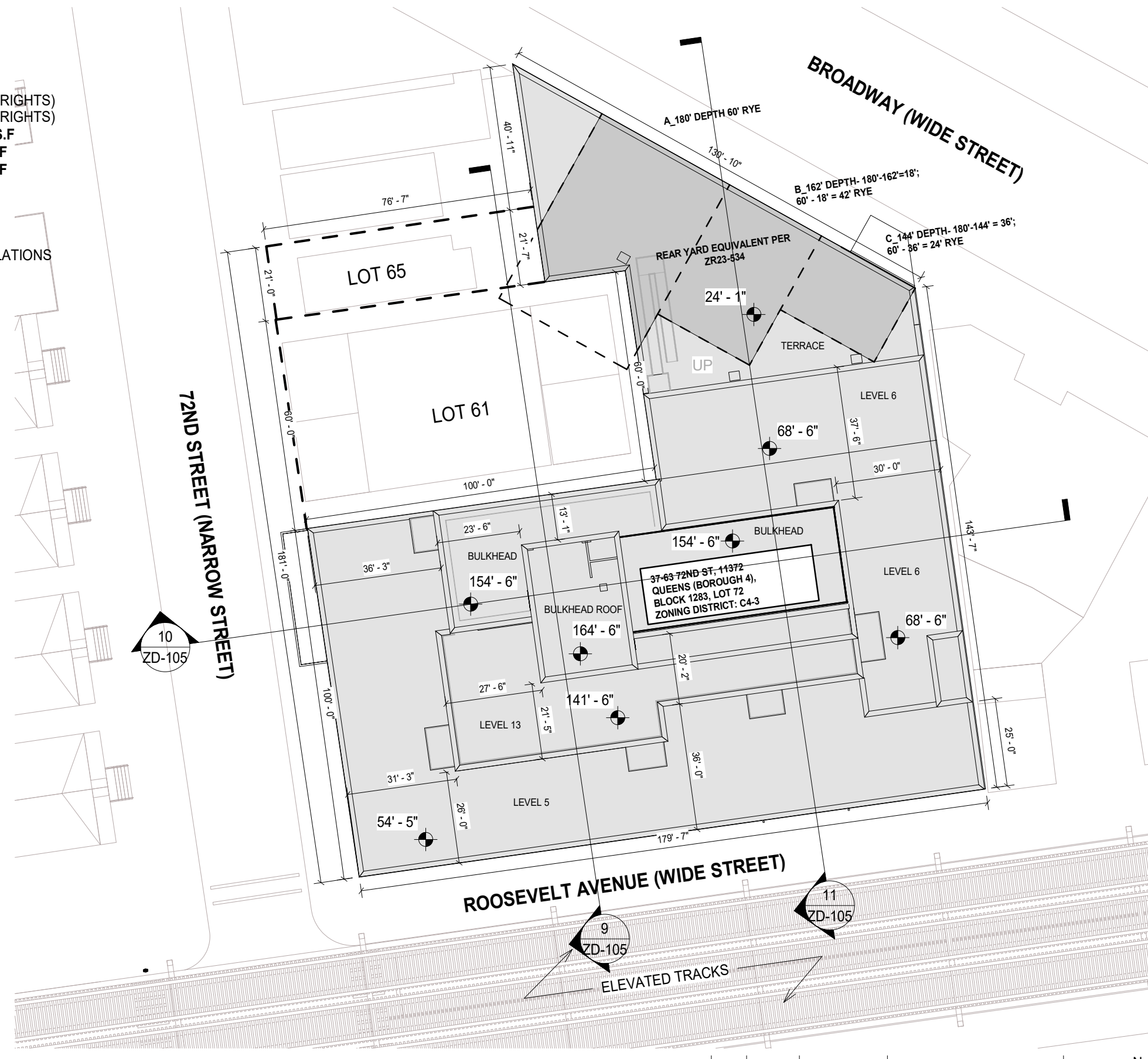
TOAL LOT COVERAGE: **7,569 S.F**

RESIDENTIAL LOT COVERAGE: **7,404 S.F**

SCALE AS NOTED

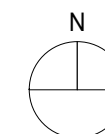
REFER TO Z-100 FOR ZONING ANALYSIS

REFER TO Z-103 FOR LOT COVERAGE CALCULATIONS



6 **SITE PLAN -ZD**
1/32" = 1'-0"

0' 10' 25' 50' 100'
SCALE: 1/32" = 1'-0"



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PLAN EXAMINER SIGN AND DATE

REQUIRED SET BACKS AS PER ZR 33-432/ZR 23-641

BROADWAY
WIDE STREET
MAX BASE HEIGHT 60FT
INITIAL SET BACK 15FT

ROOSEVELT AVENUE
WIDE STREET
MAX BASE HEIGHT 60FT
INITIAL SET BACK 15FT

72ND STREET
NARROW STREET
MAX BASE HEIGHT 60FT
INITIAL SET BACK 20FT

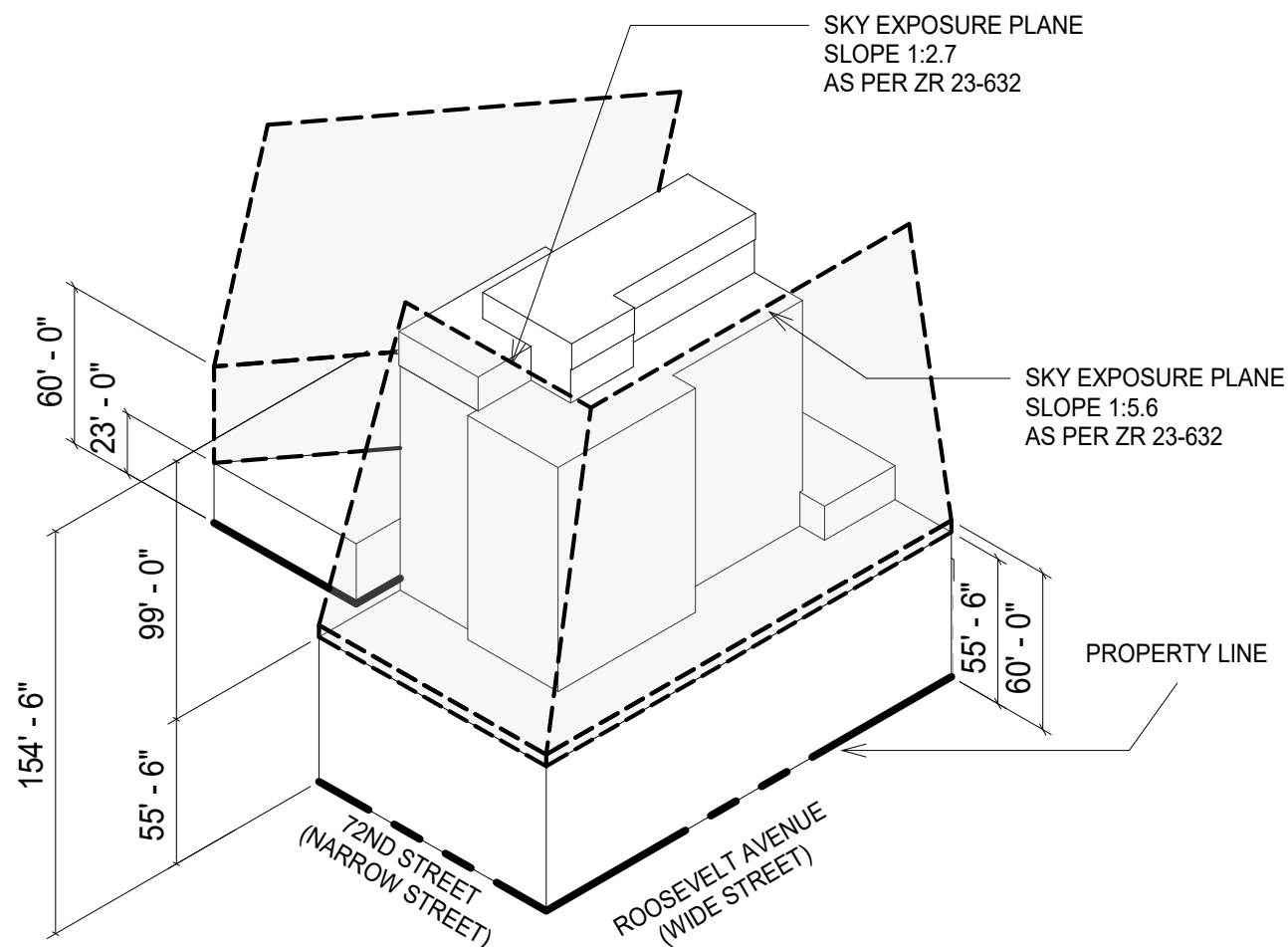
SKY EXPOSURE PLANE
WIDE STREET 5.6:1
NARROW STREET 2.7:1

SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS. RESTRICTION ON HIGHEST PROJECTION OF BUILDING STRUCTURE. COMPLIES AS PER ZR 61-21

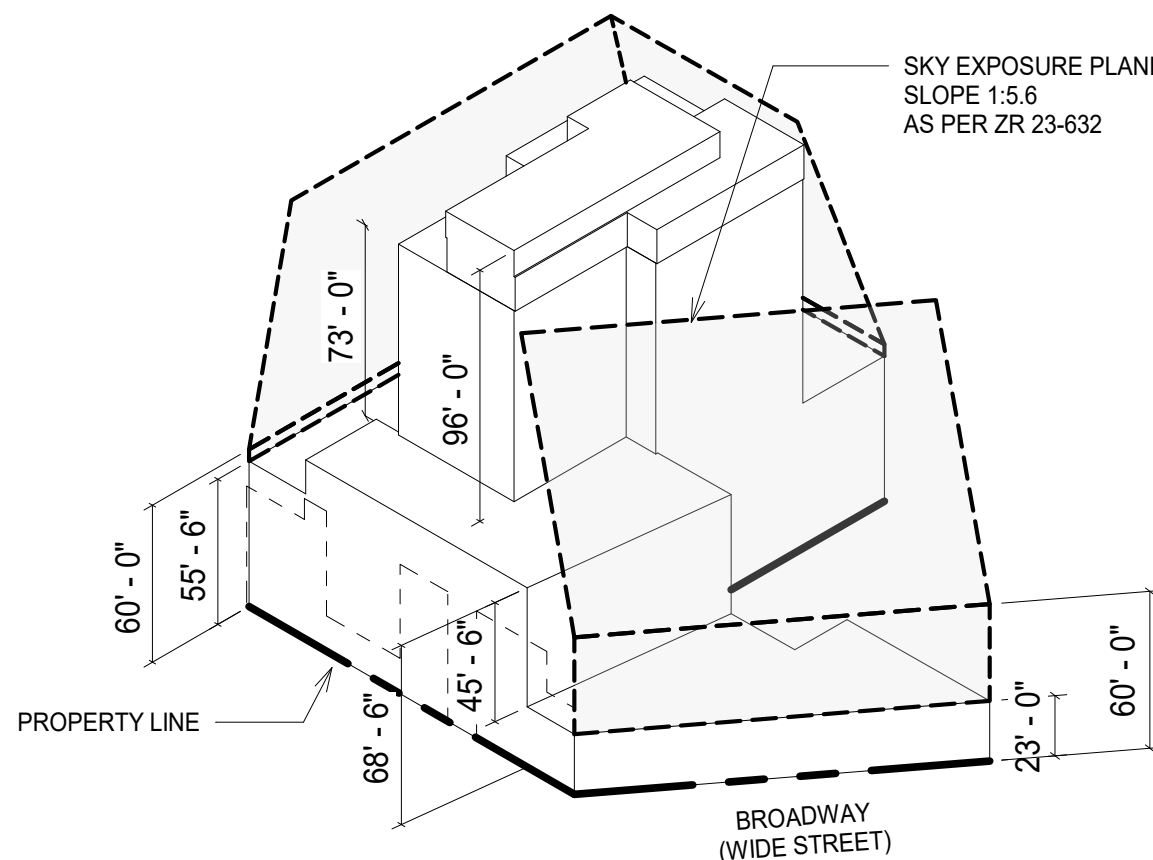
REQUIRED YARDS AS PER ZR 35-51/ZR 35-52/ZR 35-63'

FRONT: NOT REQUIRED
SIDE: NOT REQUIRED, 8'-0" IF PROVIDED
REAR: 30' COMPLIES
REAR YARD EQUIVALENT: SPECIAL PROVISIONS FOR SHALLOW THROUGH LOTS AS PER ZR 23-534

REFER TO Z-100 FOR ZONING ANALYSIS
REFER TO Z-101 FOR ZONING DIAGRAMS AND SECTIONS



8 ZONING AXON - SOUTHWEST ZD



7 ZONING AXON - NORTHEAST ZD

0' 10' 25' 50' 100'
SCALE: 1" = 60'

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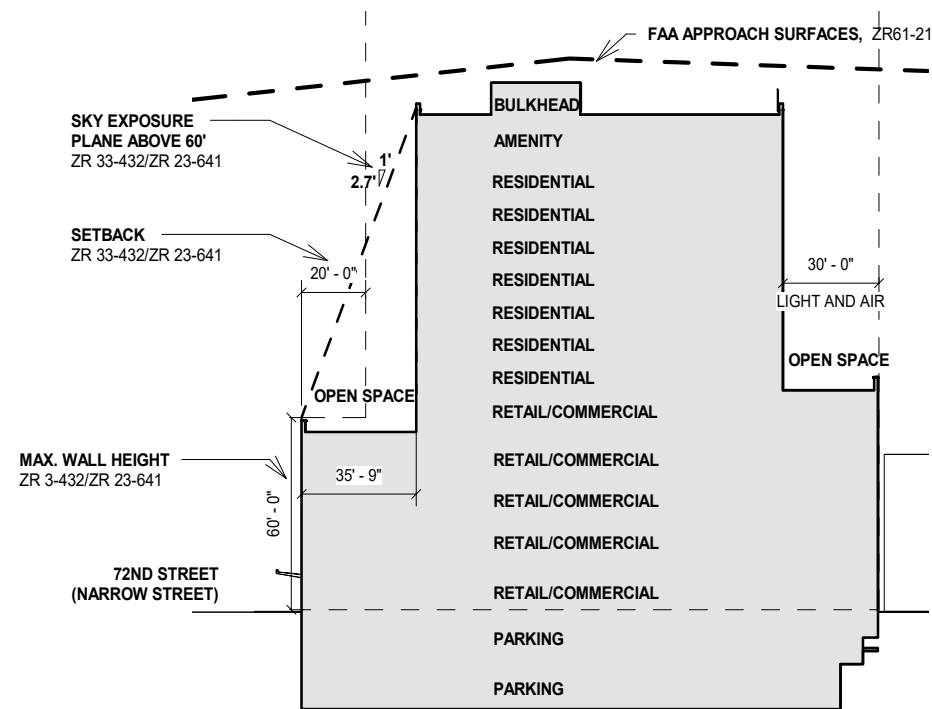


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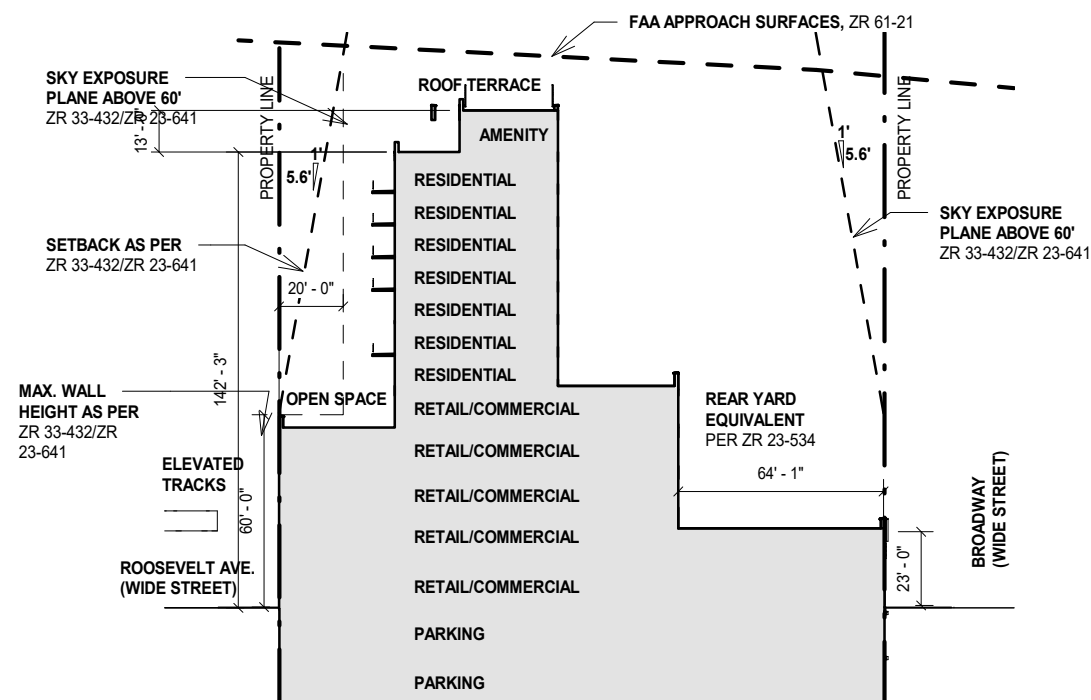
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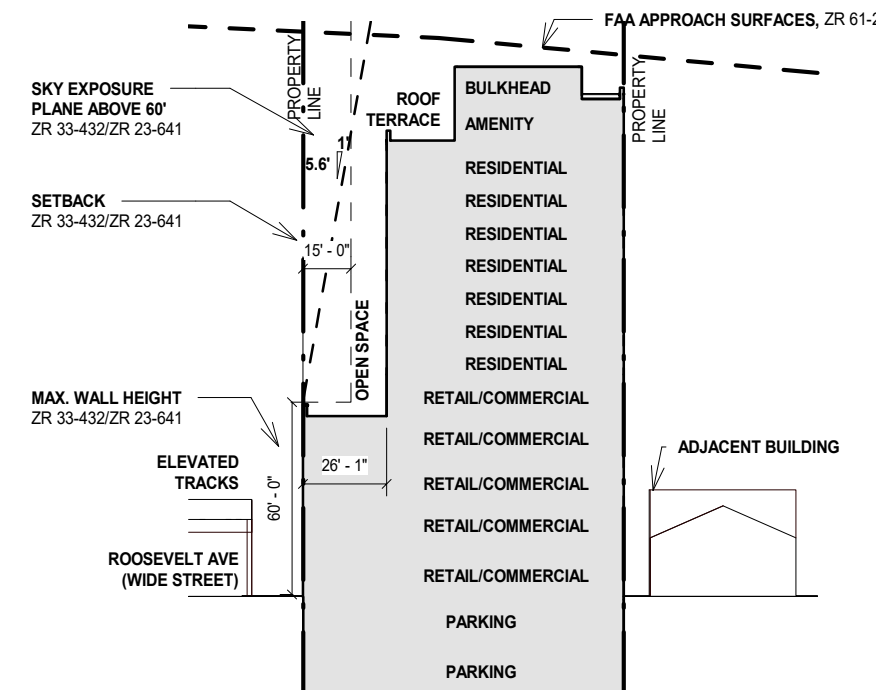
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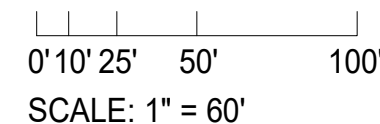
10 ZONING SECTION - EAST-WEST LOOKING NORTH ZD
1" = 60'-0"



11 ZONING SECTION - NORTH-SOUTH LOOKING WEST 2 ZD
1" = 60'-0"



9 ZONING SECTION - NORTH-SOUTH LOOKING WEST ZD
1" = 60'-0"





ZD1 Zoning Diagram

Must be typewritten.
Sheet ____ of ____

1 Applicant Information Required for all applications.

Last Name	HARTRAY	First Name	GUIDO	Middle Initial	
Business Name	MARVEL ARCHITECTS		Business Telephone	(917) 686-4967	
Business Address			Business Fax		
City	NEW YORK	State	NY	Zip	10013
E-Mail	GHARTRAY@MARVELDESIGNS.COM		Mobile Telephone		
			License Number	027847	

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 77 Parking area 34,227 sq. ft. Parking Spaces: Total 150 Enclosed 150

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.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
LOT 72							
1ST	4,093	2A	2,671				0.08
1ST	1,163	3A		1,090			0.03
1ST	19,735	6A			18,195		0.55
2ND	191	2A	182				0.01
2ND	363	3A		363			0.01
2ND	21,170	6A			20,729		0.63
3RD	983	2A	943				0.03
3RD	363	3A		363			0.01
3RD	18,584	6A			17,884		0.54
4TH	166	2A	157				0.01
4TH	19,762	3A		19,026			0.58
5TH	182	2A	173				0.01

ZD1

Sheet ____ of ____

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.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
5TH	12,067	6B			11,429		0.35
6TH	7,404	2A	6,943				0.21
7TH	7,404	2A	6,945				0.21
8TH	7,404	2A	6,945				0.21
9TH	7,404	2A	6,945				0.21
10TH	7,404	2A	6,945				0.21
11TH	7,404	2A	6,945				0.21
12TH	7,404	2A	6,945				0.21
13TH	4,344	2A	3,996				0.12
ROOF	1,099	2A	261				0.01
TOTAL	156,094		56,996	20,842	68,237		
LOT 61							
BASEMENT	3,784.7	3		3,617.06			
1ST	3,784.7	3		3,718.01			
2ND	2,333.94	3		1,468.3			
TOTAL	9,903.34	3		8,803.71			0.27
LOT 65							
BASEMENT	794.9	3		759.19			
1ST	794.9	3		783.62			
2ND	688.77	3		681.52			
TOTAL	2,278.57	3		2,224.33			0.07
Totals	168,275.91		56,996	31,870.04	68,237		4.78

Total Zoning Floor Area 157,103.04

