

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) 1476
 Street Name JESUP AVE
 Borough BRONX
 Block 2872
 Lot (s) 302
 BIN 2008709

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 of documents with the Department.

NIKOLAI KATZ RA

Name (please print)

Signature _____ Date _____

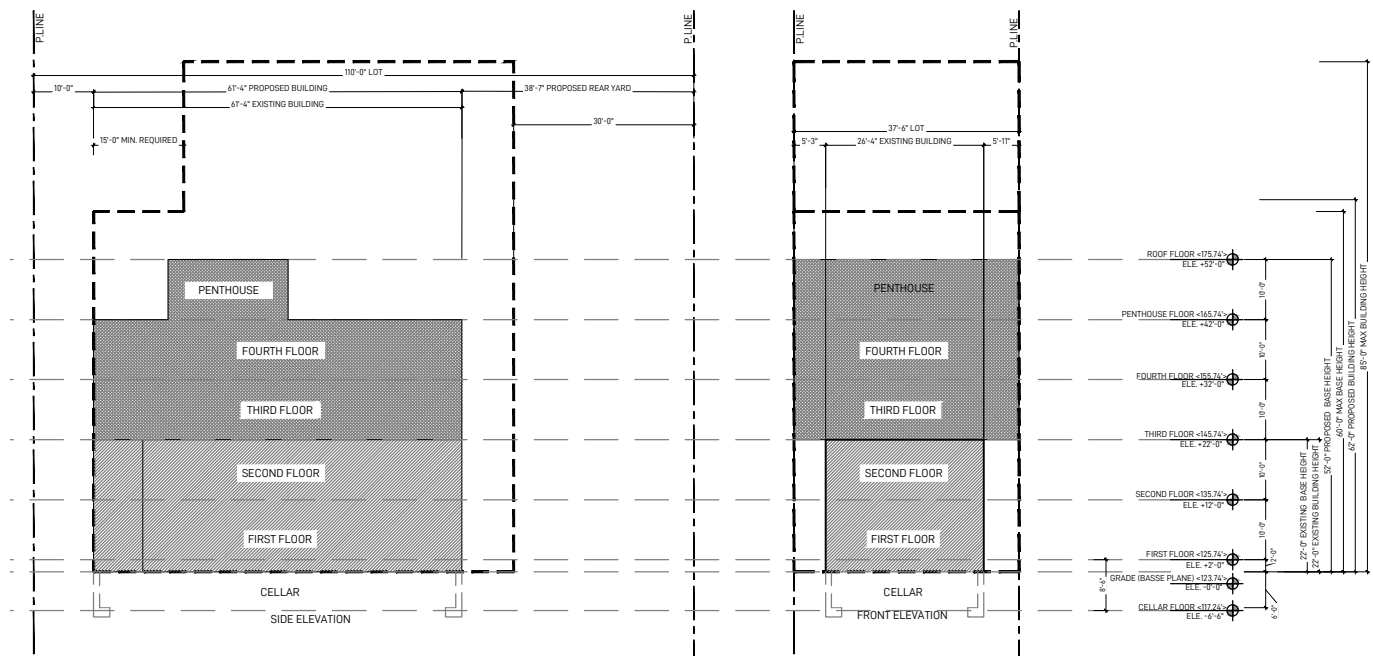
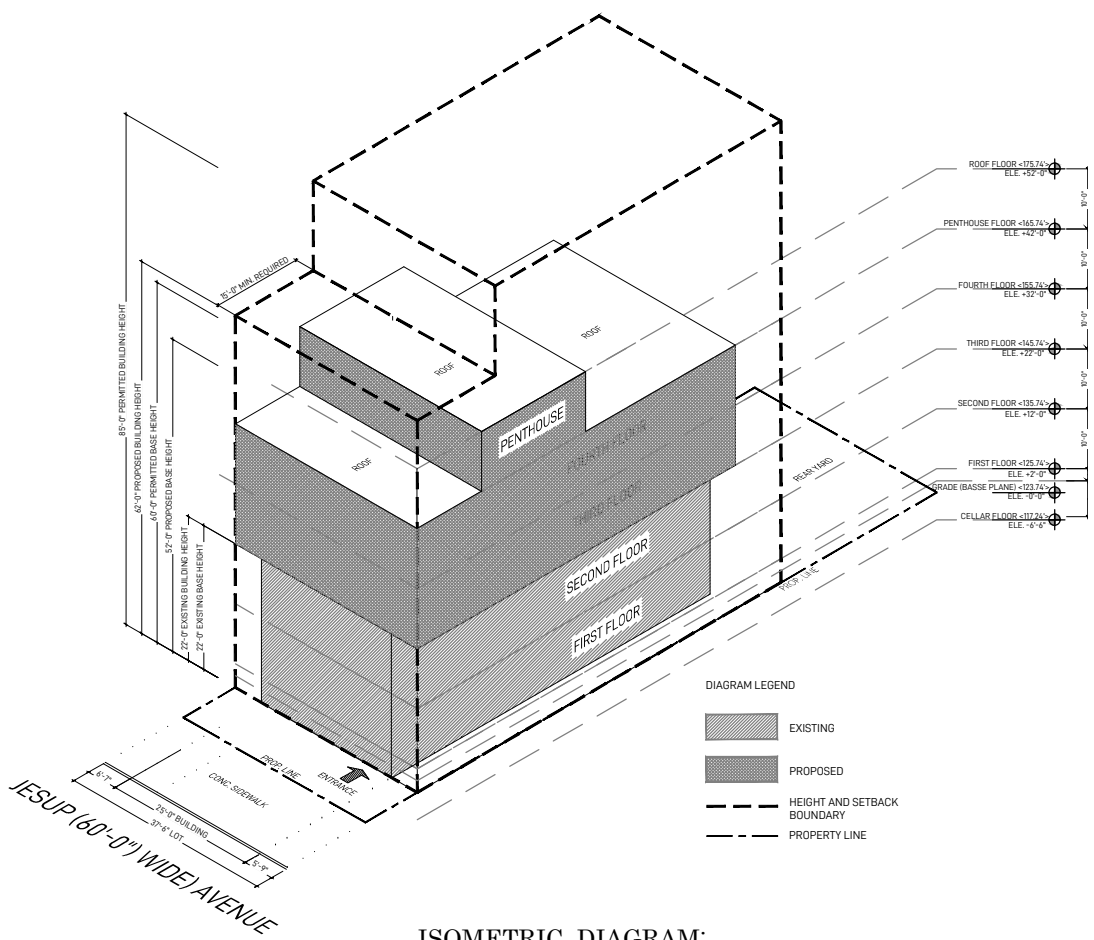


P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

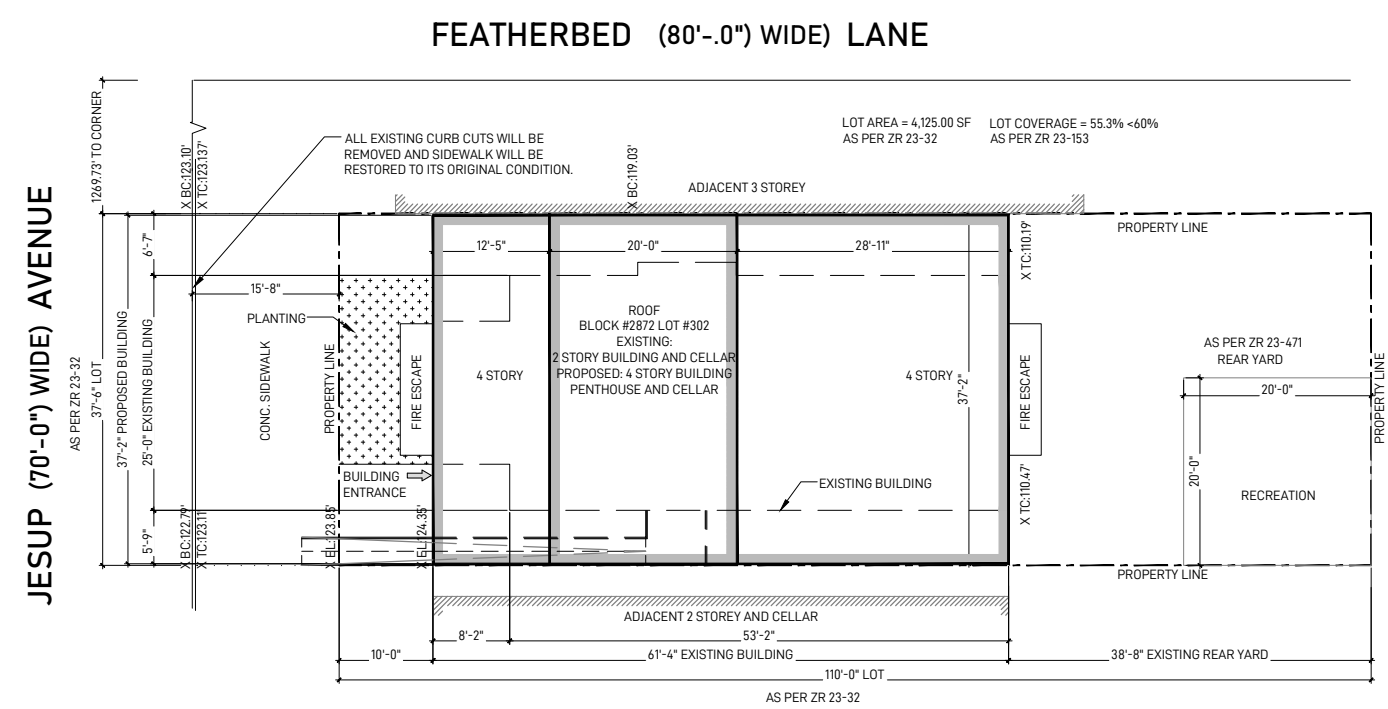
BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



FLOOR AREA TABLE				
FLOOR	EXISTING	PROPOSED ADDITION	TOTAL GROSS	TOTAL ZONING FLOOR AREA
CELLAR	1482.75 SQ. FT.		1482.75 SQ. FT.	1482.75 SQ. FT.
FIRST	1482.75 SQ. FT.		1482.75 SQ. FT.	1482.75 SQ. FT.
SECOND	1482.75 SQ. FT.		1482.75 SQ. FT.	1482.75 SQ. FT.
THIRD		2289.78 SQ. FT.	2289.78 SQ. FT.	2289.78 SQ. FT.
FOURTH		2289.78 SQ. FT.	2289.78 SQ. FT.	2289.78 SQ. FT.
PENTHOUSE		746.67 SQ. FT.	746.67 SQ. FT.	746.67 SQ. FT.
TOTAL	4448.25 SQ. FT.	5326.22 SQ. FT.	9774.47 SQ. FT.	9774.47 SQ. FT.

ZONING ANALYSIS:				
ITEM	PERMITTED / REQUIRED	EXISTING	PROPOSED	
ZR 22-12	USE PERMITTED	2	USE GROUP 2,	NO CHANGE
ZR 23-153	MAX FLOOR AREA RATIO R7-1	3.44 (QUALITY HOUSING) 4,125.00 X 3.44 = 14,190.00	4,379.08 SF.(SEE TABLE ABOVE)	9,774.47 SF. (SEE TABLE ABOVE) = 2.37
ZR 23-153	LOT COVERAGE	65% 4,125.00 SF. x .65 = 2,681.25	EXISTING BUILDING LOT COVERAGE 1482.75 = 35.4% (SEE SHEET Z-003)	PROPOSED LOT COVERAGE 2289.78 SF = 55.5% (SEE SHEET Z003)
ZR 23-22	DENSITY	14,190.00 (FAR) / 680 (FACTOR) = 20.87 - 21 D.U.	EXISTING 3 UNITS	PROPOSED 20 UNITS
ZR 23-32	MINIMUM LOT AREA	1,700 SF.	4,125.00 SF.	NO CHANGE
ZR 23-32	MINIMUM LOT WIDTH	18.00	37'-6"	NO CHANGE
ZR 23-132	BALCONIES	BALCONIES ARE PERMITTED AT THE FLOOR LEVEL OF THIRD STORY AND UP, NOT EXCEEDING 50% OF THE WIDTH OF BLDG WALL, NOT PROJECTING GREATER THEN 7 FEET OF BLDG WALL	N/A	NO CHANGE
YARDS				
ZR 23-45	FRONT YARD	0'-0"	10'-0"	NO CHANGE
ZR 23-462	SIDE YARD	SIDE YARD NOT REQUIRED, HOWEVER IF AN OPEN AREA IS PROVIDED IT SHALL BE 8'-0"	5'-9" - 6'-7"	NO CHANGE
ZR 23-471	REAR YARD	30'-0"	38'-8"	NO CHANGE
HEIGHT AND SETBACK				
ZR 23-661 (B)(2)	STREET WALL LOCATION	NO CLOSER NOR FURTHER TO THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING,	ALIGNED WITH ADJ. BUILDING STREET WALL, SEE SURVEY 10'-0" FROM LOT LINE	NO CHANGE
ZR 23-662 (a)	MINIMUM BASE HEIGHT	30'-0"	22'-0"	52'-0"
	MAXIMUM BASE HEIGHT	60'-0"	22'-0"	52'-0"
	MAXIMUM BUILDING HEIGHT	85'-0"	22'-0"	62'-0"
PARKING REQUIREMENTS				
ZR 25-23	PARKING SPACES	30% OF NEW DWELLING UNITS 18 * 3 = 5.4	NONE	NONE PROPOSED WAIVED PER 25-261
ZR 25-261	PARKING WAIVER	UP TO 5 SPACES IN R7-1 ZONE		4.5 SPACES WAIVED
ZR 25-811	BICYCLE PARKING	1 PER 2 NEW DWELLING UNITS 18 / 2 = 9	NONE	9 PROPOSED (SEE SHEET A-100)
ZR 23-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE - 37'-06" / 25' - 1.5	NONE	2 TREES TO BE PAID INTO TREE FUND



SITE PLAN:
NTS

