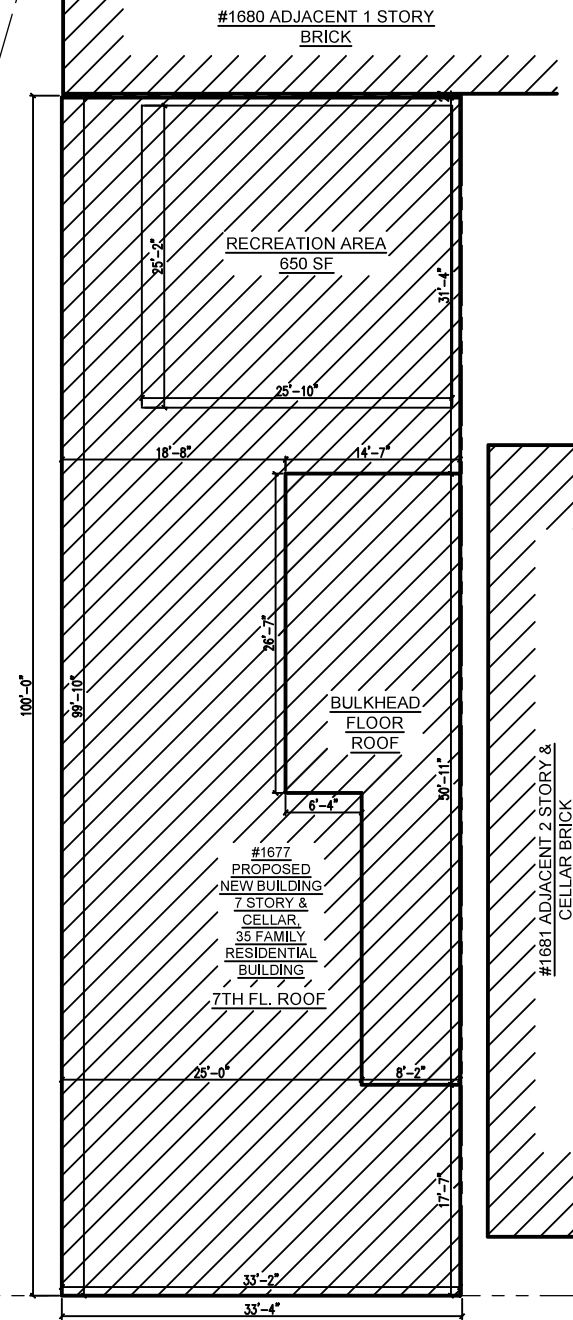
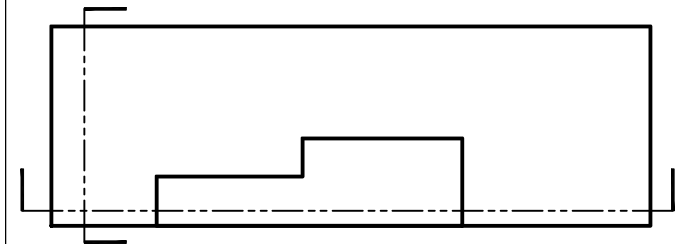


**SITE PLAN DIAGRAM**  
SCALE: 1/16" = 1'-0"

CROSS BRONX EXPRESSWAY



**SECTION DIAGRAM**  
SCALE: 1/32" = 1'-0"

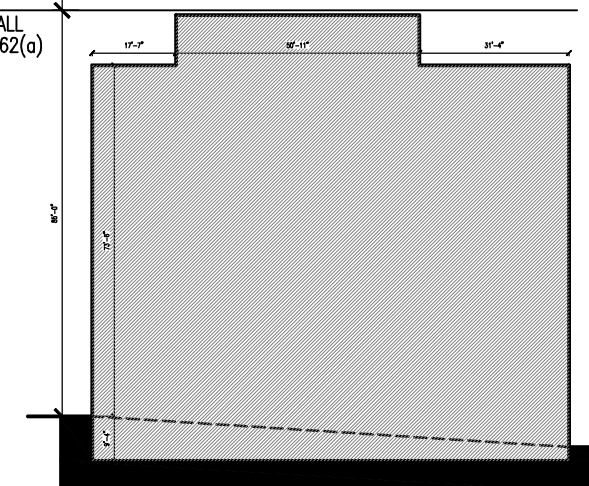
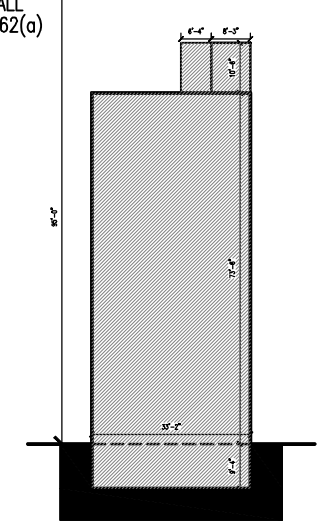


WIDE STREET  
130'-0" BUILDING  
AS PER ZR 23-662 (a)

95'-0" STREET WALL  
AS PER ZR 23-662(a)

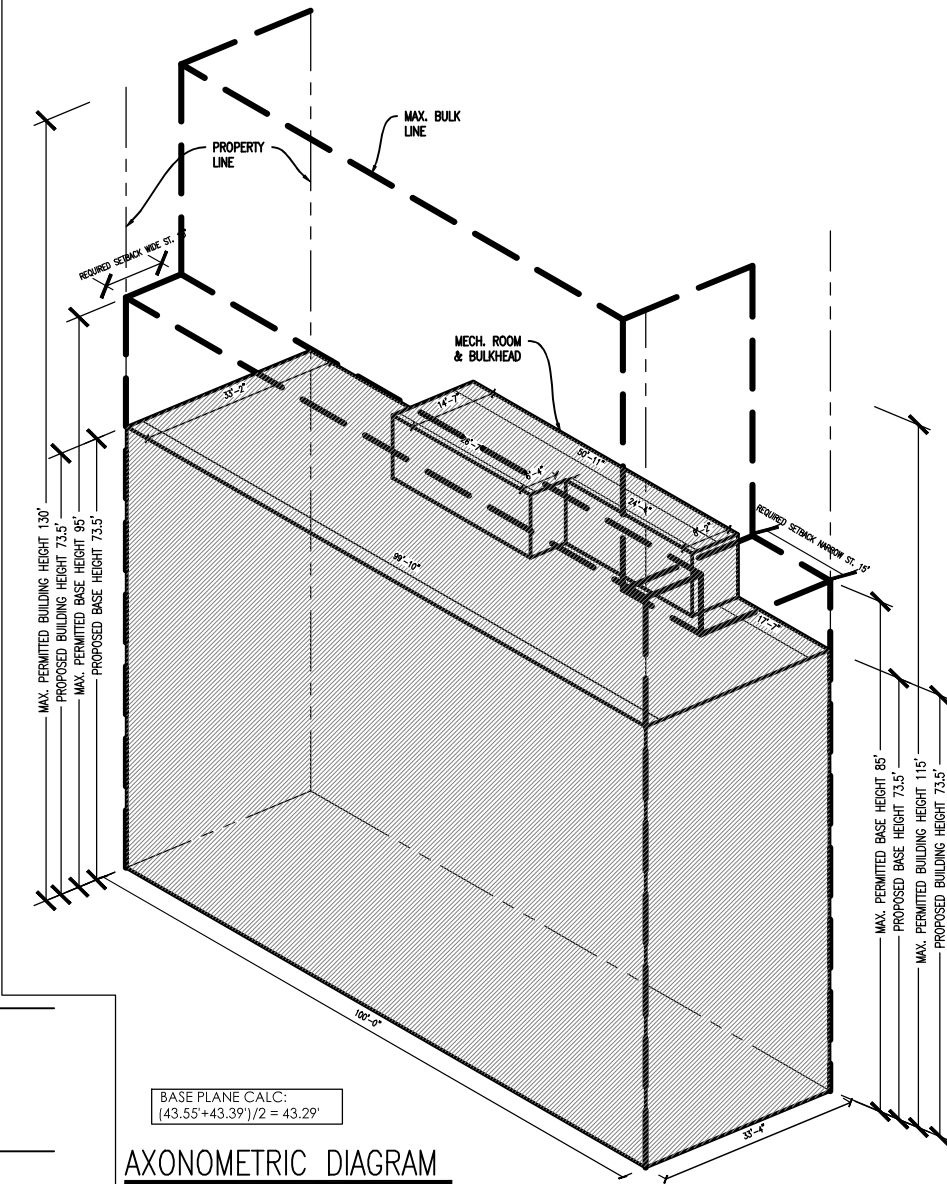
NARROW STREET  
115'-0" BUILDING  
AS PER ZR 23-662 (a)

85'-0" STREET WALL  
AS PER ZR 23-662(a)



**LEGEND**  
R8 ZONING

- PROPOSED BUILDING
- ZONING LOT LINE
- MAX. BLDG. ENVELOPE



BASE PLANE CALC:  
 $(43.55 + 43.39) / 2 = 43.29'$

**AXONOMETRIC DIAGRAM**  
SCALE: 1/32" = 1'-0"

**REQUIRED SETBACKS**  
FRONT: NONE AS PER ZR 23-662(c)(1)  
PROPOSED: NONE OKAY  
REQUIRED REAR YARD  
REAR: NONE AS PER ZR 23-541  
PROPOSED: NONE OKAY  
SIDE: NONE AS PER ZR 23-462  
PROPOSED: NONE OKAY

**CORNER LOT.**

**LOT AREA:**  
3333 S.F.

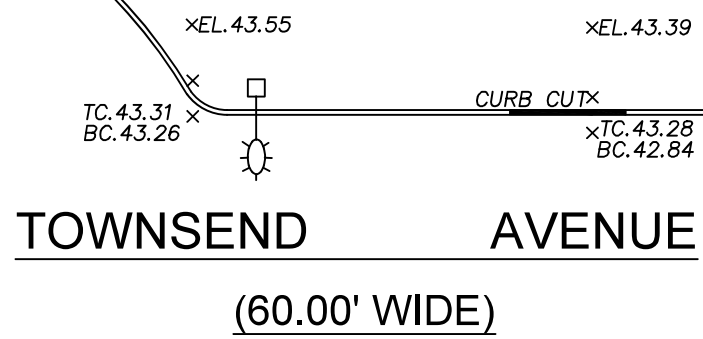
**LOT COVERAGE: 100%**  
AS PER ZR 23-153

**BASE HEIGHT NARROW STREET AS PER ZR 23-662(a)**  
MIN. BASE HEIGHT: 60'-0"  
MAX. BASE HEIGHT: 85'-0"  
PROPOSED BASE HEIGHT: 73.5'

**BUILDING HEIGHT NARROW STREET AS PER ZR 23-662(a)**  
MAX. BUILDING HEIGHT: 115'-0"  
PROPOSED BUILDING HEIGHT: 73.5'

**BASE HEIGHT WIDE STREET AS PER ZR 23-662(a)**  
MIN. BASE HEIGHT: 60'-0"  
MAX. BASE HEIGHT: 95'-0"  
PROPOSED BASE HEIGHT: 73.5'

**BUILDING HEIGHT NARROW STREET AS PER ZR 23-662(a)**  
MAX. BUILDING HEIGHT: 130'-0"  
PROPOSED BUILDING HEIGHT: 73.5'  
**BASE PLANE: 43.29'**  
AS PER ZR 12-10



**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)	1677
Street Name	TOWNSEND AVE.
Borough	BRONX NY.
Block	2848
Lot (s)	12
BIN	

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.

Name (please print) BOAZ M. GOLANI  
Signature \_\_\_\_\_ Date 3/17/21



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

Internal Use Only

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

PLAN EXAMINER SIGN AND DATE

