

ZONING CALCULATIONS & REGULATIONS (SEE Z-003, Z-004 FOR ZONING DIAGRAMS)

ADDRESS: 975 WASHINGTON AVENUE, BRONX, 10456
BLOCK: 2385
LOT: 38
ZONING DISTRICT: C4-4
ZONING MAP: 6C
ZONING USE GROUP: 5A (HOTEL, TRANSIENT)
OCCUPANCY GROUP: R-1 (HOTEL, TRANSIENT)
CONSTRUCTION CLASS: I-B
NUMBER OF STORIES: 7 STORIES WITH CELLAR
BUILDING HEIGHT: 74'-10"
THIS LOT AREA = 8,848 SF

ZR 33-122 MAXIMUM FAR FOR C4-4 COMMERCIAL BUILDING = 3.40
TOTAL PERMITTED AREA = $8,848 \times 3.40 = 30,083.2$ S.F.
TOTAL PROPOSED AREA = 30,008.09 S.F. < 30,083.2 S.F. ...O.K.
TOTAL PROPOSED FAR = $3.39 < 3.40$...O.K.

ZR 33-03 STREET TREE PLANTING

ZR SECTION	REQUIRED	PROPOSED	REMARKS	OK
ZR 33-03 STREET TREE PLANTING	8	3 EXT'G TREE TO REMAIN 5 TREE PAY INTO TREE FUND	REQUIRED 1 STREET TREE, PRE-EXISTING OR NEWLY PLANTED FOR EVERY 25 FT. OF STREET FOOTAGE OF THE ZONING LOT = $(100' + 88.48') = 188.48'$, $188.48'/25' = 8$	✓

ZR 33-20 YARD REGULATIONS

ZR SECTION	REQUIRED	PROPOSED	REMARKS	OK
ZR 33-25(a) SIDE YARDS	8'	22'-5"	NO SIDE YARDS ARE REQUIRED, IF PROVIDED, AT LEAST 8' WIDE AT EVERY POINT	✓
ZR 33-261 REAR YARDS	N/A	N/A	REAR YARD ONLY REQUIRED BEYOND 100' OF INTERSECTION	✓
ZR 33-442 ALTERNATIVE FRONT SETBACK	15' (NARROW STREET)	15'	WASHINGTON AVENUE (70' NARROW ST.) E 164TH STREET (50' NARROW ST.) REFER TO SKY EXPOSURE PLANE ON RIGHT	✓

ZR 36-21 PARKING REGULATIONS

ZR SECTION	REQUIRED	PROPOSED	REMARKS	OK
ZR 36-21 PARKING FOR (HOTEL)	9	0	1 PER 12 GUEST ROOMS REQUIRED, TOTAL GUEST ROOM = 106, $106/12 = 9$ SPACES REQUIRED.	✓
ZR 36-21 PARKING FOR (HOTEL)	2	0	DINING AREA - 20 SEATS, $20/12 = 2$ SPACES REQUIRED.	✓
			REQUIRED PARKING = $9 + 2 = 11$	✓
ZR 36-232 PARKING CAN BE WAIVED	11 < 40	0	IN C4-4, REQUIRED PARKING LESS THAN 40 CAN BE WAIVED. REQUIRED PARKING = 11 < 40, PARKING CAN BE WAIVED.	✓

ZR 36-60 LOADING BERTH REGULATIONS

ZR SECTION	REQUIRED	PROPOSED	REMARKS	OK
ZR 36-62 LOADING BERTH (HOTEL)	0	0	FIRST 100,000 SF, NONE REQUIRED PROPOSED HOTEL AREA = 30,008.09 SF < 100,000 SF, NO LOADING BERTH REQUIRED.	✓

ZR 36-711 BICYCLE PARKING REGULATIONS

ZR SECTION	REQUIRED	PROPOSED	REMARKS	OK
ZR 36-711 BICYCLE PARKING (HOTEL)	3	3	1 PER 10,000 SF REQ'D PROPOSED HOTEL AREA = 30,008.09 SF/10,000 SF, 3 BICYCLE PARKING SPACE REQ'D.	✓

FLOOR AREA CALCULATION

FLOOR	GUESTROOM	GROSS AREA	DEDUCTION AREA	FLOOR AREA
CELLAR	4	3,695.49 S.F.		
1ST FL.	12	4,333.57 S.F.	112.04 S.F.	4,221.53 S.F.
2ND FL.	15	4,333.57 S.F.	85.97 S.F.	4,247.60 S.F.
3RD FL.	15	4,333.57 S.F.	85.97 S.F.	4,247.60 S.F.
4TH FL.	15	4,333.57 S.F.	85.97 S.F.	4,247.60 S.F.
5TH FL.	15	4,333.57 S.F.	85.97 S.F.	4,247.60 S.F.
6TH FL.	15	4,333.57 S.F.	85.97 S.F.	4,247.60 S.F.
7TH FL.	15	4,333.57 S.F.	85.97 S.F.	4,247.60 S.F.
LOWER ROOF		692.16 S.F.	391.20 S.F.	300.96 S.F.
UPPER ROOF		756 S.F.		
TOTAL	106	35,478.64 S.F.		30,008.09 S.F.

ROOM TYPE SCHEDULE				
FLOOR	KING	D/D	ADA	TOTAL
CELLAR	4	0	0	4
1ST FL.	8	3	1	12
2ND FL.	11	3	1	15
3RD FL.	11	3	1	15
4TH FL.	11	3	1	15
5TH FL.	11	3	1	15
6TH FL.	11	3	1	15
7TH FL.	11	3	1	15
TOTAL	78	21	7	106
	73%	20%	7%	100%

ANSI-A 117.1 TABLE 224.2
101 TO 150 ROOMS, 7 ADA ROOMS REQUIRED.
PROPOSED ROOM = 106, 7 ADA ROOMS REQUIRED.
7 ADA ROOM PROVIDED

ANSI-A 117.1 TABLE 224.4
101 TO 150 ROOM, 12 HEARING IMPAIRED ROOM REQUIRED.
PROPOSED ROOM = 106, 12 HEARING IMPAIRED ROOMS REQUIRED.
12 HEARING IMPAIRED ROOM PROVIDED



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) 975
Street Name WASHINGTON AVENUE
Borough BRONX
Block 2385
Lot 38
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 or documents with the Department.

Name (please print)

Michael Kang 01-18-24
Signature Date

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

Internal Use Only

BIS Doc #

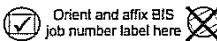
PLAN EXAMINER SIGN AND DATE

SECTION A-A

SECTION B-B



ZD1 Zoning Diagram
Must be typewritten.



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)	975
Street Name	WASHINGTON AVENUE
Borough	BRONX
Block	2385
Lot	38
BIN	

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Name (please print) Michael Kang Date 01-18-24



Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

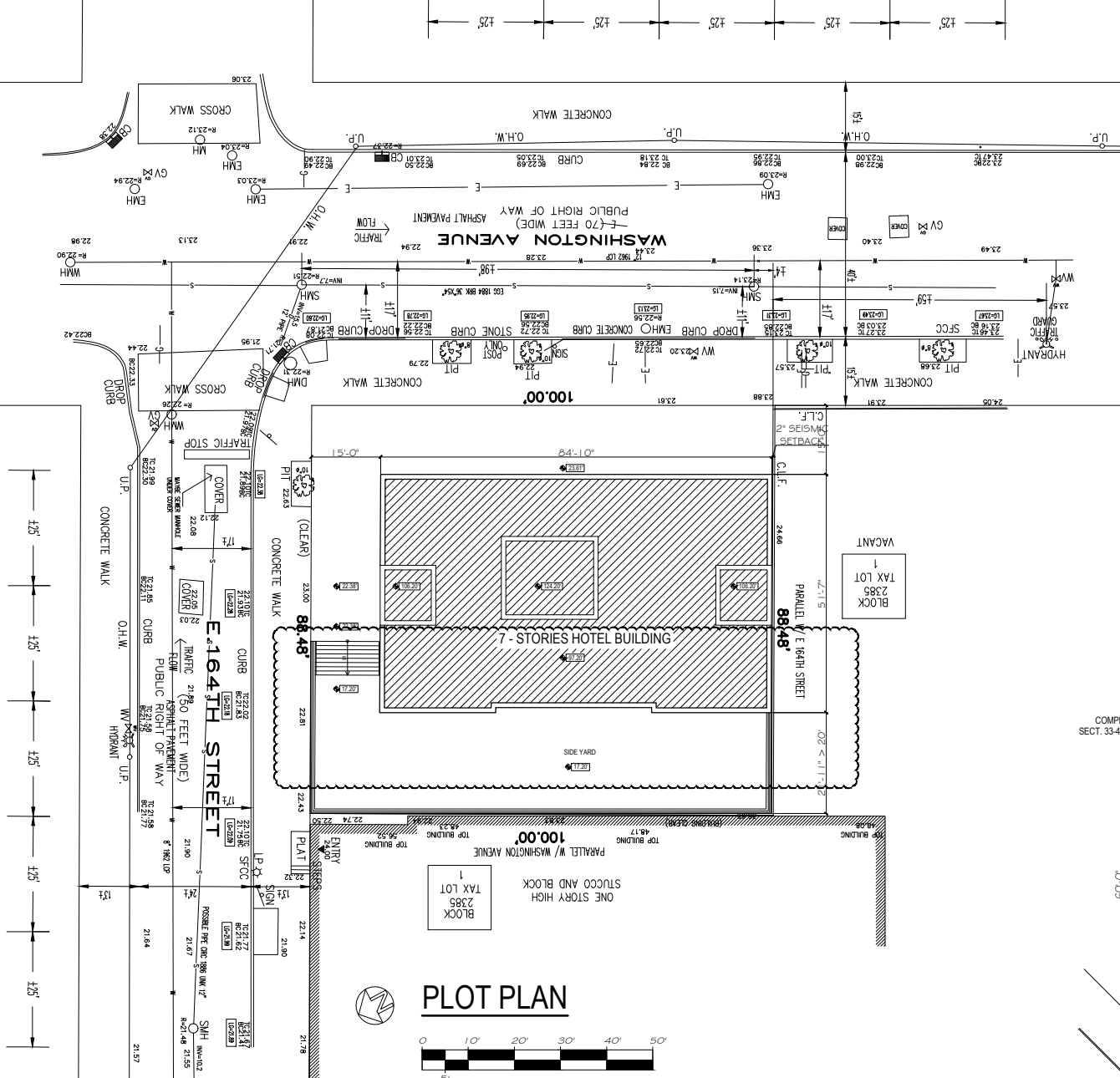
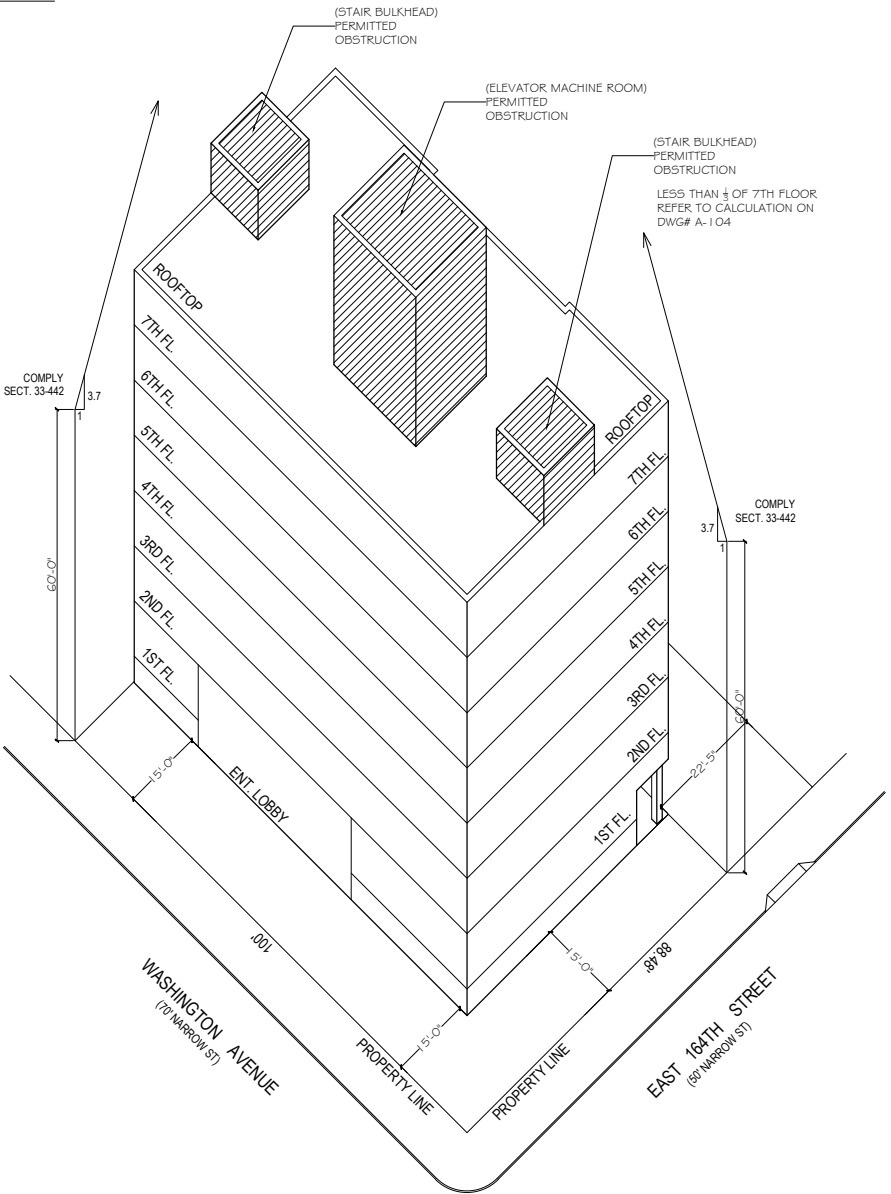
AXONOMETRIC DIAGRAM
NOT TO SCALE

FRONT SETBACK ZR 33-442
15' (NARROW STREET)

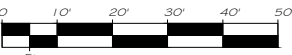
SIDE YARD ZR 33-25(A)
IF SIDE YARD PROVIDED, AT LEAST 8' WIDE
PROPOSED = 21'-11" > 8' O.K.

REAR YARD ZR 33-26.1
NO REAR YARD REQUIRED WITHIN 100'
OF INTERSECTION

BUILDING HEIGHT
AS PER ZR 33-442



PLOT PLAN



LEGEND

ZONE = C4-4



PROPOSED BUILDING

ZONING LOT LINE



PERMITTED OBSTRUCTION

MAXIMUM BUILDING ENVELOPE



PROPOSED TREE



EXISTING TREE



ZD1 Zoning Diagram

Must be typewritten.
Sheet 3 of 3

1	Applicant Information <i>Required for all applications.</i>
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Last Name Kang		First Name Michael Kang		Middle Initial	
Business Name Michael Kang Architect, PLLC.			Business Telephone 718-353-2929		
Business Address 37-01 Main street, Suite# 3A			Business Fax 718-661-1619		
City Flushing		State NY	Zip 11354		Mobile Telephone
E-Mail michaelkangra@yahoo.com			License Number 024849		

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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Dwelling Units 106 ROOMS Parking area sq. ft. Parking Spaces: Total 0 Enclosed 0

3 BSA and/or CPC Approval for Subject Application *Required as applicable.*

Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
☐ 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 <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Cellar	3,695.49	5	0	0	n/a	0	n/a
1st	4,333.57	5	0	0	4,221.53	0	0.477
2nd	4,333.57	5	0	0	4,247.60	0	0.480
3rd	4,333.57	5	0	0	4,247.60	0	0.480
4th	4,333.57	5	0	0	4,247.60	0	0.480
5th	4,333.57	5	0	0	4,247.60	0	0.480
6th	4,333.57	5	0	0	4,247.60	0	0.480
7th	4,333.57	5	0	0	4,247.60	0	0.480
lower roof	692.16	5	0	0	300.96	0	0.033
upper roof	756	5	0	0	0	0	0

ZD1

Sheet 3 of 3

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

Total Zoning Floor Area	30,008.09 sq.ft
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