

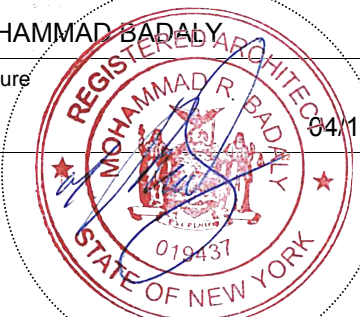
Orient and affix BIS job number label here

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) 2180
Street Name WALTON AVE
Borough BRONX
Block 3181
Lot 8
BIN

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Name (please print) MOHAMMAD BADALY
Signature  Date 04/11/2022

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

SCALE: 1" = 30'-0"

ZONE: R8

LOT AREA: 7,125 SF > 1,700 SF MIN. AS PER 23-32

LOT COVERAGE: 65.7 % < 70% MAX AS PER 23-153


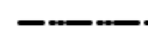


FAR: 5.37 < 6.02 MAX AS PER 23-153

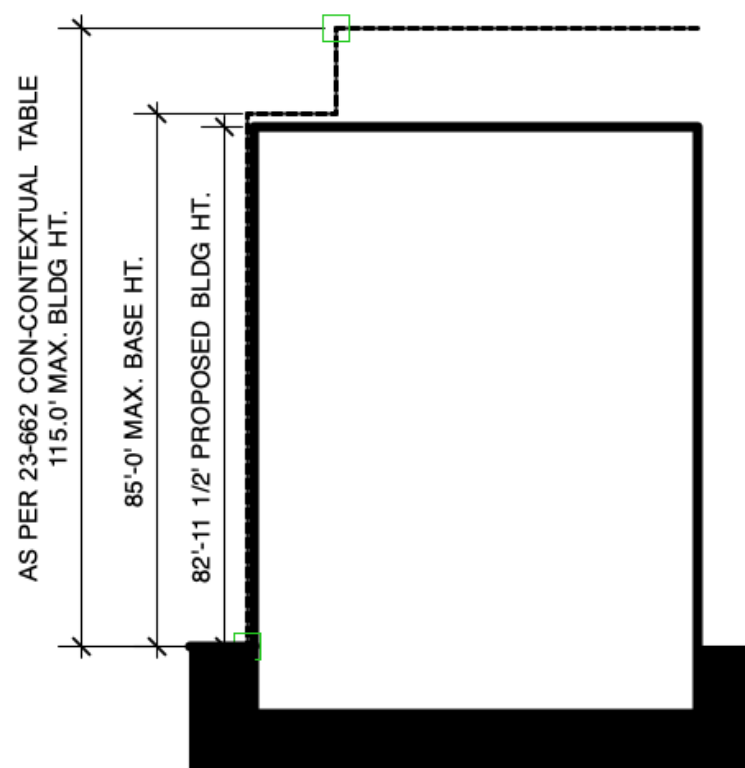
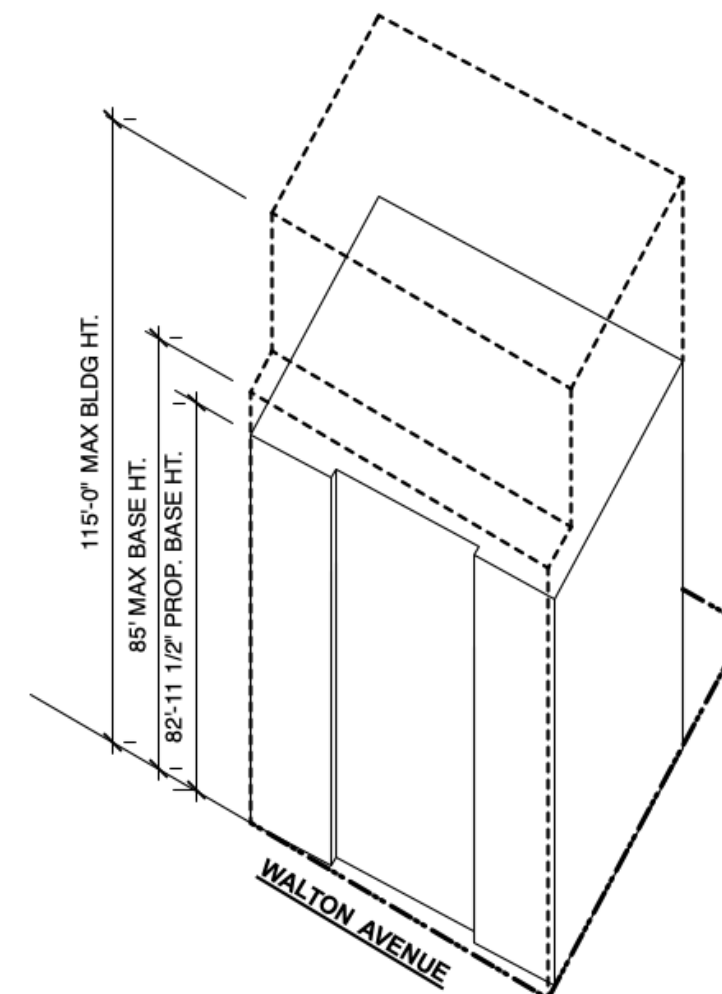
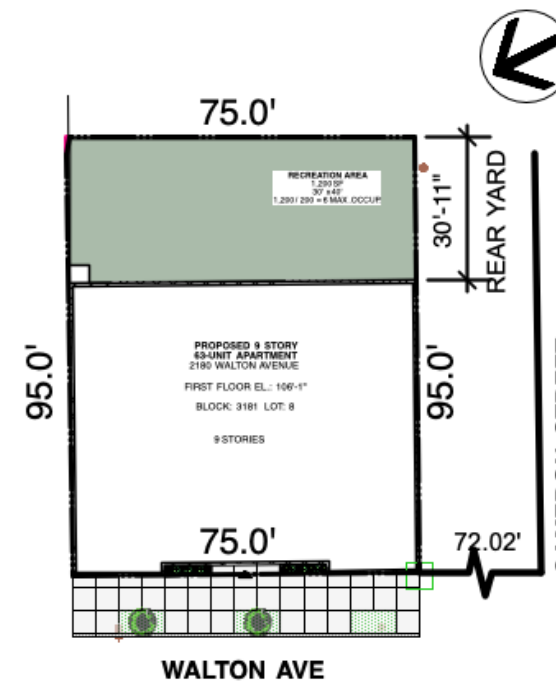
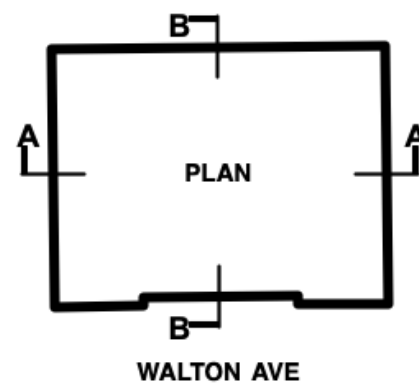
FRONT YARD: 0'-0" > 0'-0" MIN. AS PER 23-45

SIDE YARDS: 0'-0" > 0'-0" MIN. AS PER 23-462 (C)

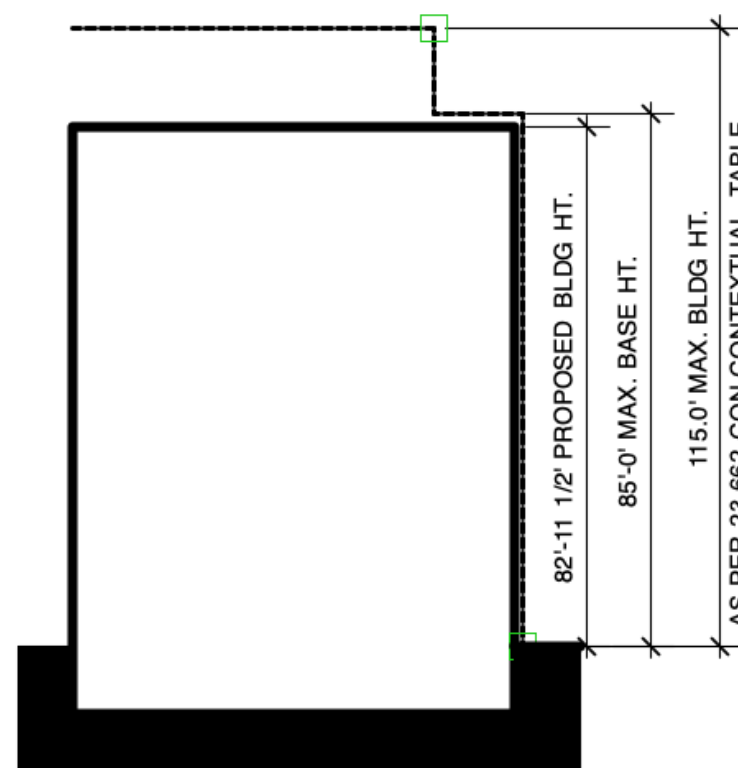
REAR YARD: 30'- 11" > 0'-0" MIN. AS PER 23-47

LEGEND:

-  PROPOSED BUILDING
-  ZONING LOT LINE
-  MAX BLDG HT PERMITTED
-  PROPOSED TREE



SECTION AA

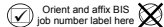


SECTION BB

SCHEDULE OF ZONING COMPLIANCE					
ADDRESS: 2180 WALTON AVENUE, BRONX, NY 10453					
APPLICATION #:					
BLOCK #: 3181		LOT #: 8			
ZONING DISTRICT: R8		MAP#: 3C			
CONSTRUCTION CLASSIFICATION: IB		USE GROUPS: 2A			
LOT AREA SECTION 23-32 MIN. 1,700 S.F.					
7,125 S.F.		7,125 S.F. ACTUAL > 1,700			
LOT WIDTH SECTION 23-32 MIN. 18 FEET					
75.0' FEET ACTUAL > 18 FEET					
MAXIMUM LOT COVERAGE SECTION 23-153					
MAXIMUM PERMITTED: 70%		PROPOSED: 65.7% (4,679.75)			
7,125 X 0.70 = 4,987.5					
MAXIMUM BUILDING FLOOR AREA 23-153					
ZR 23-153 RESIDENTIAL PERMITTED AREA: QUALITY HOUSING F.A.R.: 6.02 PROPOSED F.A.R.: 5.37 < 6.02 MAX					
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH-9TH FLRS	TOTAL AREA USE GROUP 2A
PROPOSED GROSS AREA	4,679.75	4,679.75	4,679.75	4,679.75 X 6 = 28,078.5	42,117.75
DEDUCTION PER CHART	-2,430.87	-186.98	-169.07	-(179.89 X 6) = 1,079.34	
TOTAL ZONING FLOOR AREA	2,248.88	4,492.77	4,510.68	4,499.86 X 6 = 26,999.16	38,251.49
MAX PERMITTED RESIDENTIAL FLOOR AREA: 7,125 S.F. X 6.02 F.A.R. = 42,892.5 S.F.					
PROPOSED RESIDENTIAL FLOOR AREA: 38,251.49 S.F.					
MAXIMUM NUMBER OF DWELLING UNITS SECTION 23-22 MAX FA. / 680					
PERMITTED: 42,892.5/680= 63.08		PROPOSED: 63 UNITS			
FRONT YARD SECTION 23-45					
REQUIRED: 0'-0"		PROPOSED: 0'-0"			
REAR YARD SECTION 23-47					
REQUIRED: 30'-0"		PROPOSED: 30'-11"			
SIDE YARD SECTION 23-462 (C)					
REQUIRED: 0'-0"		PROPOSED: 0'-0"			
OFF-STREET PARKING SECTION 25-23					
40% OF TOTAL UNITS: 63 X 0.40 = 25.2 SPACES		PROPOSED: NONE			
WAIVED AS PER ZR 25-242, LOT AREA LESS THAN 10,000 SQ FT					
BICYCLE PARKING SECTION 25-811					
REQUIRED: 1 SPACE PER 2 UNITS 63 UNITS/2 = 31.5 SPACES		PROPOSED: 35 SPACES AT 1ST FLOOR			
FRONT SETBACK 23-661 (C) (2) NARROW STREET					
REQUIRED: AT LEAST 70% OF STREET WALL SHALL BE LOCATED WITHIN 15 FEET OF THE STREET LINE		PROPOSED: STREET WALL LOCATED WITHIN 15 FEET OF STREET LINE			
MAXIMUM HEIGHT PERMITTED SECTION 23-662 NON-CONTEXTUAL DISTRICTS TABLE					
MAXIMUM BASE HEIGHT: 85'-0"		PROPOSED: 82'-11 1/2"			
MAXIMUM BUILDING HEIGHT: 115'-0"					



ZD1 Zoning Diagram
Must be typewritten.



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