

SITE PLAN DIAGRAM

SCALE: 1" = 20'-0"

ZONE: R7-1, C2-4

LOT AREA: 7,500 SF AS PER 23-32

LOT COVERAGE: 65.0% AS PER 23-153

FAR: 4.59 AS PER 23-153/ 24-162

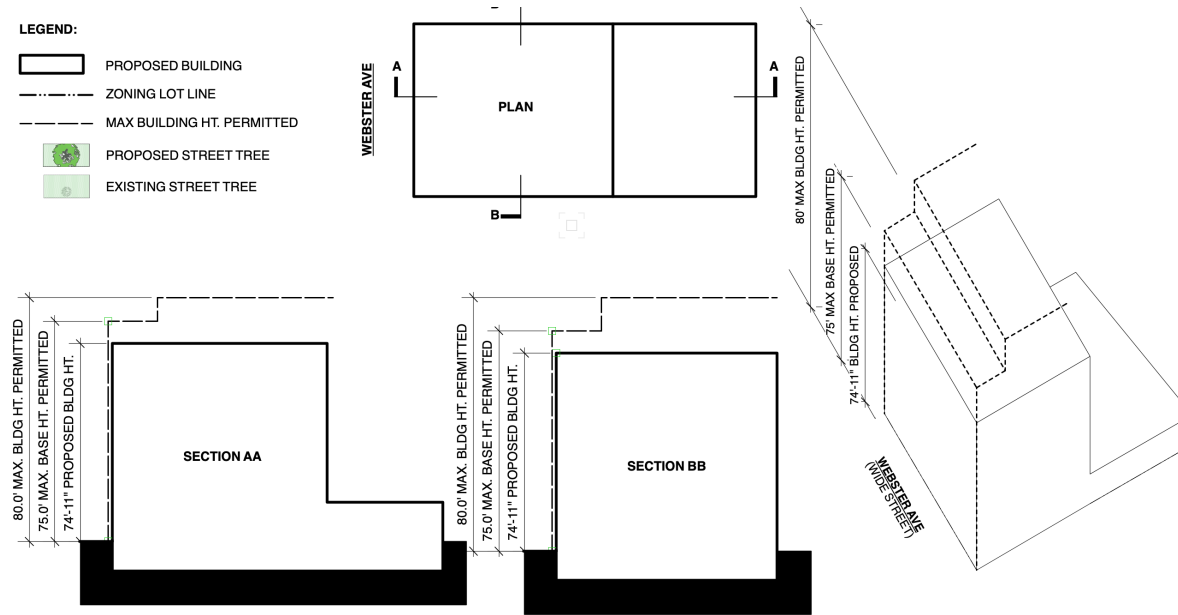
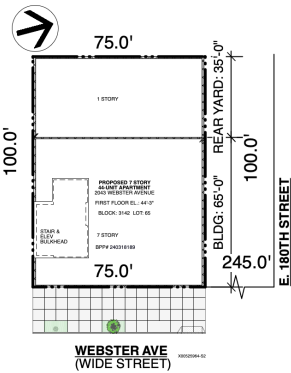
FRONT YARD: 0'-0" AS PER 23-45

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

REAR YARD: 35'-0" AS PER 23-47

LEGEND:

- PROPOSED BUILDING
- ZONING LOT LINE
- MAX BUILDING HT. PERMITTED
- PROPOSED STREET TREE
- EXISTING STREET TREE



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) 2043
Street Name Webster ave
Borough BRONX
Block 3142
Lot 65
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)

MOHAMMAD BADALY

Signature

Date

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

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PLAN EXAMINER SIGN AND DATE

SCHEDULE OF ZONING COMPLIANCE

ADDRESS: 2043 WEBSTER AVENUE, BRONX, NY 10457

APPLICATION #:

BLOCK #: 3142

LOT #: 65

ZONING DISTRICT: R7-1, C2-4

MAP#: 3C

CONSTRUCTION CLASSIFICATION: IB

USE GROUPS: 2A, 6

LOT AREA SECTION 23-32 MIN. 1,700 S.F.

100.0' X 75.0' = 7,500 S.F.

7,500 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: 65%

7,500 X 0.65 = 4,875.0 S.F.

PROPOSED: 65% (4,875.0 S.F.)

MAXIMUM BUILDING FLOOR AREA 23-153, 24-162, 33,121

ZR 23-153 RESIDENTIAL PERMITTED AREA: QUALITY HOUSING F.A.R.: 4.00 PROPOSED F.A.R.: 3.85 < 4.00 MAX

	CELLAR	1ST FLOOR	2ND FLOOR	3RD-7TH FLRS	ROOF	TOTAL AREA USE GROUP 2A
PROPOSED GROSS AREA	7,500.0	7,500.0	4,875.0	4,875.0 X 5 = 24,375.0	937.19	45,187.19
DEDUCTION PER CHART		- 6,733.0	- 250.56	-(243.76 X 5) = 1,218.8		
TOTAL NET AREA	0	767.0	4,624.44	4,631.24 X 5 = 23,156.2	0.0	28,847.64

MAX PERMITTED RESIDENTIAL FLOOR AREA: 7,500 S.F. X 4.0 F.A.R. = 30,000 S.F.

PROPOSED RESIDENTIAL FLOOR AREA: 28,847.64 S.F.

ZR 33-121 COMMERCIAL PERMITTED AREA: MAX. F.A.R. 2.0 PROPOSED F.A.R.: 0.69 < 2.0 MAX.

	1ST FLOOR	TOTAL AREA USE GROUP 6
PROPOSED GROSS AREA	5,208.81	5,208.81
DEDUCTIONS PER DIAGRAMS & CHARTS		
TOTAL NET AREA	5,208.81	5,208.81

MAX PERMITTED COMMERCIAL FLOOR AREA: 7,500.0 S.F. X 2.0 F.A.R. = 15,000 S.F.

PROPOSED COMMERCIAL FLOOR AREA: 5,208.81 S.F.

ZR 24-162 COMMUNITY FACILITY PERMITTED AREA: MAX. F.A.R. 1.0 PROPOSED F.A.R.: 0.05 < 1.0 MAX.

	1ST FLOOR	TOTAL AREA USE GROUP 4A
PROPOSED GROSS AREA	348.18	348.18
DEDUCTIONS PER DIAGRAMS & CHARTS		
TOTAL NET AREA	348.18	348.18

MAX PERMITTED COMMUNITY FACILITY FLOOR AREA: 7,500.0 S.F. X 1.0 F.A.R. = 7,500 S.F.

PROPOSED COMMUNITY FACILITY FLOOR AREA: 348.81 S.F.

TOTAL F.A.R. COMBINED:

PROPOSED RESIDENTIAL F.A.R. = 3.85
PROPOSED COMMERCIAL F.A.R. = 0.69
PROPOSED COMMUNITY FACILITY F.A.R. = 0.05

4.59 < 4.8 F.A.R. MAX. ALLOWED AS PER 24-162 (D)

TOTAL FLOOR AREA COMBINED: 28,847.64 + 5,208.81 + 348.18 = 34,404.63

MAXIMUM NUMBER OF BUILDING UNITS SECTION 23-32 MAX 1,000

FRONT YARD SECTION 23-45

REQUIRED: 0'-0"

PROPOSED: 0'-0"

REAR YARD SECTION 23-47

REQUIRED: 30'-0"

PROPOSED: 35'-0"

SIDE YARD SECTION 23-462 (C)

REQUIRED: 0'-0"

PROPOSED: 0'-0"

OFF-STREET PARKING SECTION 25-23, 25-241, 25-33

AS PER 25-241 LOT LESS THAN 10,000 = PARKING REQUIRED

FOR 30% OF TOTAL UNITS:

44 X 0.30 = 13 SPACES

PROPOSED: 4,122.48 S.F. PARKING AREA /13 =

13 SPACES @ 317.11 S.F. EACH > 300 S.F.

AS PER 25-31:

COMMUNITY FACILITY 1 PER 800 SQ FT

348.18 SF / 800 SF = 1 REQ.

COMMERCIAL 1 PER 400 SQ FT

5,208.81 SF / 400 SF = 13 REQ

COMMUNITY FACILITY / COMMERCIAL SPACES WAIVED AS PER

25-33 UP TO 25 SPACES WAIVED.

BICYCLE PARKING SECTION 25-811, 36-711

REQUIRED: 1 SPACE PER 2 UNITS

44 UNITS X 50 % = 22 SPACES

PROPOSED: 22 SPACES

AS PER 25-811 COMMUNITY FACILITY USE GROUP 4

1 PER 10,000 SQ FT

348.18 SF / 10,000 SF = 1 SPACE

COMMUNITY FACILITY PARKING WAIVED AS PER 25-811

(D) - LESS THAN 3 SPACES REQUIRED

AS PER 36-711 COMMERCIAL SPACE USE GROUP 6A

1 PER 10,000 SQ FT

5,208.81 SF / 10,000 SF = 1 SPACE

COMMUNITY FACILITY PARKING WAIVED AS PER 36-711

(D) - LESS THAN 3 SPACES REQUIRED

FRONT SETBACK 23-661 (A) (1) WIDE STREET

REQUIRED: ALIGNMENT W/ CLOSEST NEIGHBORING

BUILDING TO STREET OR NOT FURTHER THAN 10'-0"

PROPOSED: ALIGNMENT W/ LEFT SIDE NEIGHBORING BUILDINGS

MAXIMUM HEIGHT PERMITTED SECTION 23-662 NON-CONTEXTUAL DISTRICTS TABLE

MINIMUM BASE HEIGHT: 40'-0"

MAXIMUM BASE HEIGHT: 75'-0"

MAXIMUM BUILDING HEIGHT: 80'-0"

PROPOSED: 74'-11"

SETBACK SECTION 23-662 (C) (1) WIDE STREET

MINIMUM SETBACK: 10 FEET WHEN

HIGHER THAN MAXIMUM BASE HT.

PROPOSED: 12'-8"



ZD1 Zoning Diagram

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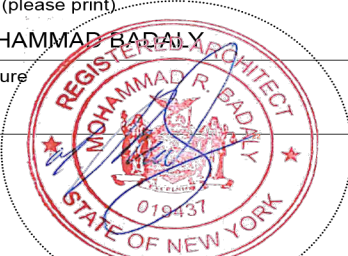
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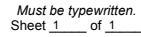


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Sheet _____ of _____

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CELLAR	7,500	2B	0.0				0.0
FIRST	7,500	2A	767	348.18	5,208.81		0.85
SECOND	4,875	2A	4,624.44				0.62
THIRD	4,875	2A	4,631.24				0.62
FOURTH	4,875	2A	4,631.24				0.62
FIFTH	4,875	2A	4,631.24				0.62
SIXTH	4,875	2A	4,631.24				0.62
SEVENTH	4,875	2A	4,631.24				0.62
bulkhead	937.19	2B	0				0

[illegible]

Total Zoning Floor Area	34,404.63
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