

SITE PLAN DIAGRAM

SCALE: 1" = 20'-0"

ZONE: R8

LOT AREA: 6,666.48 SF AS PER 23-32

LOT COVERAGE: 67.48% AS PER 23-153





FAR: 5.39 AS PER 23-153

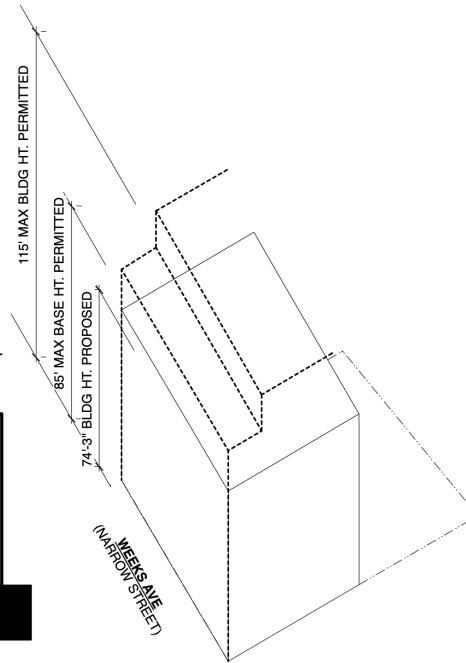
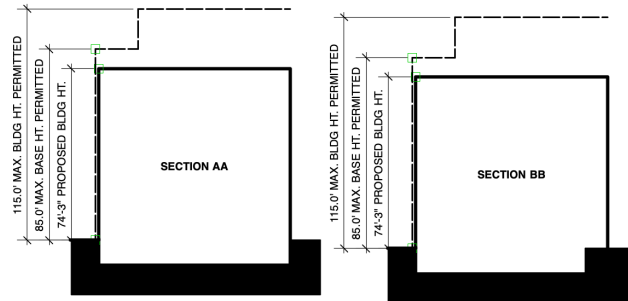
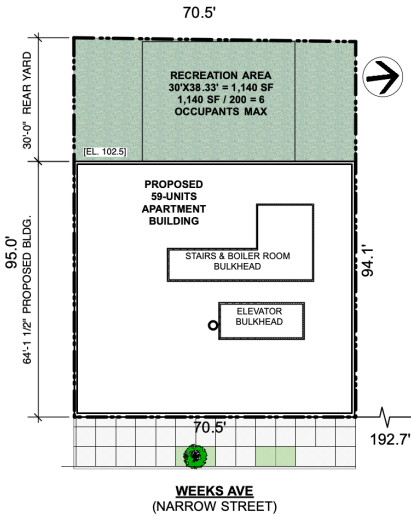
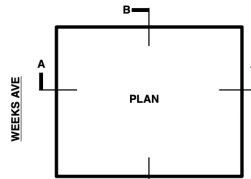
FRONT YARD: 0'-0" AS PER 23-45

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

REAR YARD: 30'-0" AS PER 23-47

LEGEND:

-  PROPOSED BUILDING
-  ZONING LOT LINE
-  MAX BUILDING HT. PERMITTED
-  PROPOSED 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) 1771
Street Name WEEKS AVE

Borough BRONX
Block 2796
Lot 39
BIN 2007429

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)

MAX DISLA

Signature

Date

11/15/2022



P.E. / R. (when sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

SCHEDULE OF ZONING COMPLIANCE

ADDRESS: 1771 WEEKS AVE, BRONX, NY 10457

APPLICATION #:

BLOCK #: 2796 LOT #: 39

ZONING DISTRICT: R8 MAP#: 3C

CONSTRUCTION CLASSIFICATION: IB USE GROUPS: 2A

LOT AREA SECTION 23-32 MIN. 1,700 S.F.
6,666.48 S.F. 6,666.48 S.F. ACTUAL > 1,700

LOT WIDTH SECTION 23-32 MIN. 18 FEET
70.50' FEET ACTUAL > 18 FEET

MAXIMUM LOT COVERAGE SECTION 23-153
MAXIMUM PERMITTED: 70%
6,666.48 X 0.70 = 4,666.54 PROPOSED: 67.48 % (4,498.66)

MAXIMUM BUILDING FLOOR AREA 23-153
ZR 23-153 RESIDENTIAL PERMITTED AREA: QUALITY HOUSING F.A.R.: 6.02 (40,132.21 S.F.) PROPOSED: 5.39 < 6.02 MAX

	CELLAR FLOOR	BASEMENT FL	1ST-7TH FLRS	BULKHEAD	TOTAL AREA USE GROUP 2A
PROPOSED GROSS AREA	3,921.58	4,498.66	4,498.66 X 7 = 31,490.62	653.93	40,564.69
DEDUCTION PER CHART					
TOTAL NET AREA	0	4,498.66	4,498.66 X 7 = 31,490.62	0	35,989.18

MAXIMUM NUMBER OF DWELLING UNITS SECTION 23-22 MAX FA. / 680
PERMITTED: 40,132.21 / 680 = 59 PROPOSED: 59 UNITS

FRONT YARD SECTION 23-45
REQUIRED: 0'-0" PROPOSED: 0'-0"

REAR YARD SECTION 23-47
REQUIRED: 30'-0" PROPOSED: 30'-0"

SIDE YARD SECTION 23-462 (C)
REQUIRED: 0'-0" PROPOSED: 0'-0"

OFF-STREET PARKING SECTION 25-23
WAIVED AS PER 25-242
LOT IS LESS THEN 10,000 SQ FT PROPOSED: NONE

BICYCLE PARKING SECTION 25-811
REQUIRED: 1 SPACE PER 2 UNITS
59 UNITS/2 = 29.5 SPACES PROPOSED: 30 SPACES

FRONT SETBACK 23-661 (B) (2) NARROW STREET
REQUIRED: BUILDING SHALL BE ALIGNED OR NOT FURTHER THAN 15'-0" FROM STREET WALL PROPOSED: ALIGNED WITH STREET LINE

MAXIMUM HEIGHT PERMITTED SECTION 23-662 NON-CONTEXTUAL DISTRICTS TABLE
MAXIMUM BASE HEIGHT: 85'-0"
MAXIMUM BUILDING HEIGHT: 115'-0" PROPOSED: 74'-3"

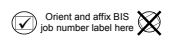
APPLICABLE ZONING SECTIONS

SECTION	REQ'D/PERMITTED	PROPOSED	COMPLIES
STREET TREE PLANTING 1/25'	ONE TREE EVERY 25'-0".	ONE TREE EVERY 25'-0".	YES
ZR 28-12 REFUSE STORAGE & DISPOSAL	1 PER FLOOR EA. BLDG. & 1 UNIT OUTSIDE EA. BLDG.	1 PER FLOOR EA. BLDG. & 1 UNIT OUTSIDE EA. BLDG.	YES
ZR 28-13 LAUNDRY FACILITIES	1 WASHER/DRYER REQ./20 UNITS 59/20 = 2.95 (3 C.W./C.D.)	w WASHERS & w DRYERS PROVIDED	YES
ZR 28-21 RECREATION AREA	2.8 % X 40,564.69 = 1,135.81 S.F.	OUTDOOR: 1,140 S.F.	YES
ZR 28-23 PLANTING AREAS	AREAS BETWEEN STREET LINE AND STREET WALL OF BUILDING TO BE PLANTED	N/A	—

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Name (please print) MAX DISLA
Signature _____ Date 11/15/2022



P.E. / R.E. (Please sign and date over seal)

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