

PLAN EXAMINER SIGN AND DATE

SITE PLAN DIAGRAM

SCALE 1/16"=1'

ZONING DISTRICT R8

PROP. LOT AREA 11,218.11 SQ.FT
REQ. MIN. LOT AREA 1,700.00 SQ. FT
PROP. LOT WIDTH 77.64 FT
REQ. MIN. 18 FT
AS PER ZR 23-32
PROP. LOT COVERAGE = 57%
6,466.00 SQ.SF
REQ. MAX. 70%

PROP. REAR YARD
30.00 FT (WEST SIDE)
64.23 FT (EAST SIDE)
REQ. MIN. 30 FT
AS PER ZR 23-47

JEROME AVENUE (100'WIDE)

1 EAST 198 STREET
EXIST. 6-STORY AND CELLAR
MASONRY BUILDING

#19 EAST 198TH STREET
NEW 9 STORY + CELLAR RESIDENTIAL
BUILDING
BLOCK: #3319, LOT: #25
CONST. CLASSIFICATION: I-B
OCCUPANCY CLASSIFICATION: R-2

PENTHOUSE AND
BULKHEAD

ELEVATOR
BULKHEAD

ROOF

ROOF

PARKING SPACES 9 & 10
(TWO ENCLOSED PARKING SPACES
IN CELLAR LEVEL)

PARKING SPACES 11 & 12
(TWO ENCLOSED PARKING SPACES
IN CELLAR LEVEL)

ADA PARKING SPACES 13 & 14
(TWO OPEN ADA PARKING SPACES
IN CELLAR LEVEL)

(8 ENCLOSED PARKING SPACES ON
1ST FLOOR SLOPED DRIVEWAY)

REAR YARD
PARKING IN
CELLAR LEVEL
W/ 6 OPEN
PARKING SPACES

2868 JEROME AVENUE
EXIST. 1-STORY AND CELLAR
BRICK BUILDING

2876 JEROME AVENUE
EXIST. 6-STORY AND CELLAR
MASONRY BUILDING

2861 CRESTON AVENUE
EXIST. 6-STORY AND CELLAR
MASONRY BUILDING

21 EAST 198TH STREET
NEW 9 STORY + CELLAR
RESIDENTIAL BUILDING
(TO BE DEVELOPED AT THE SAME TIME)

PL 108.68'

30.00 REAR YARD

PL 44.45'

PL 41.59'

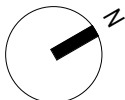
PL 23.09'

PL 166.76'

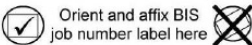
64.23 REAR YARD

PL 15.05'

102.58



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) 19

Street Name EAST 198 STREET

Borough BRONX

Block 3319

Lot 25

BIN 2017584

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 viola-
tion 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.

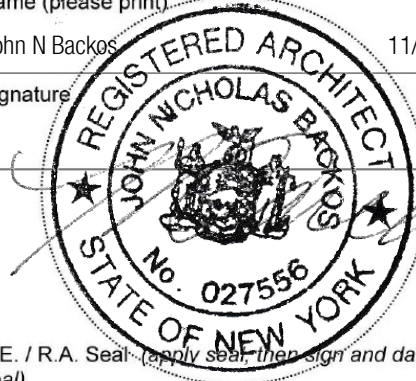
Name (please print)

John N Backos

11/29/24

Signature

Date

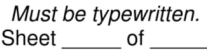


P.E. / R.A. Seal: (apply seal, then sign and date over
seal)

Internal Use Only

BIS Doc #

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Sheet _____ of _____