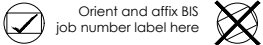


ZD1 Zoning Diagram

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) 1626
Street Name SEDGWICK AVE

Borough BRONX
Block 2880
Lot (s) 104
BIN 2009178

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. I 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 of documents with the Department.

NIKOLAI KATZ RA

Name

Signc Date

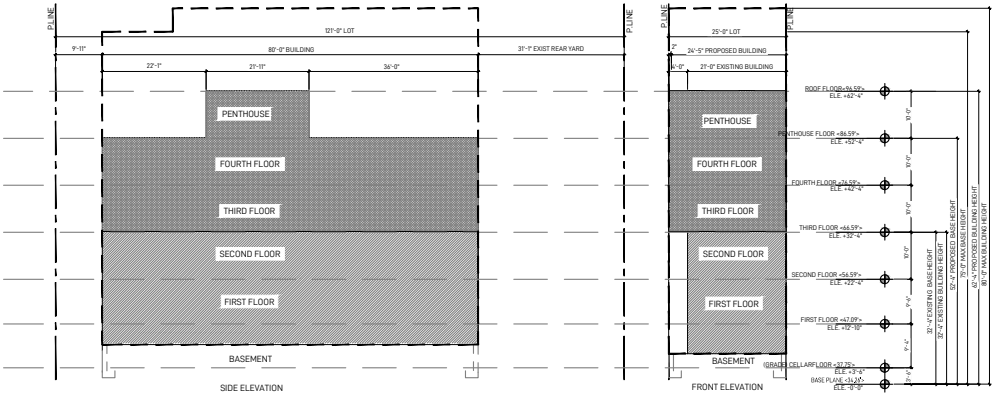
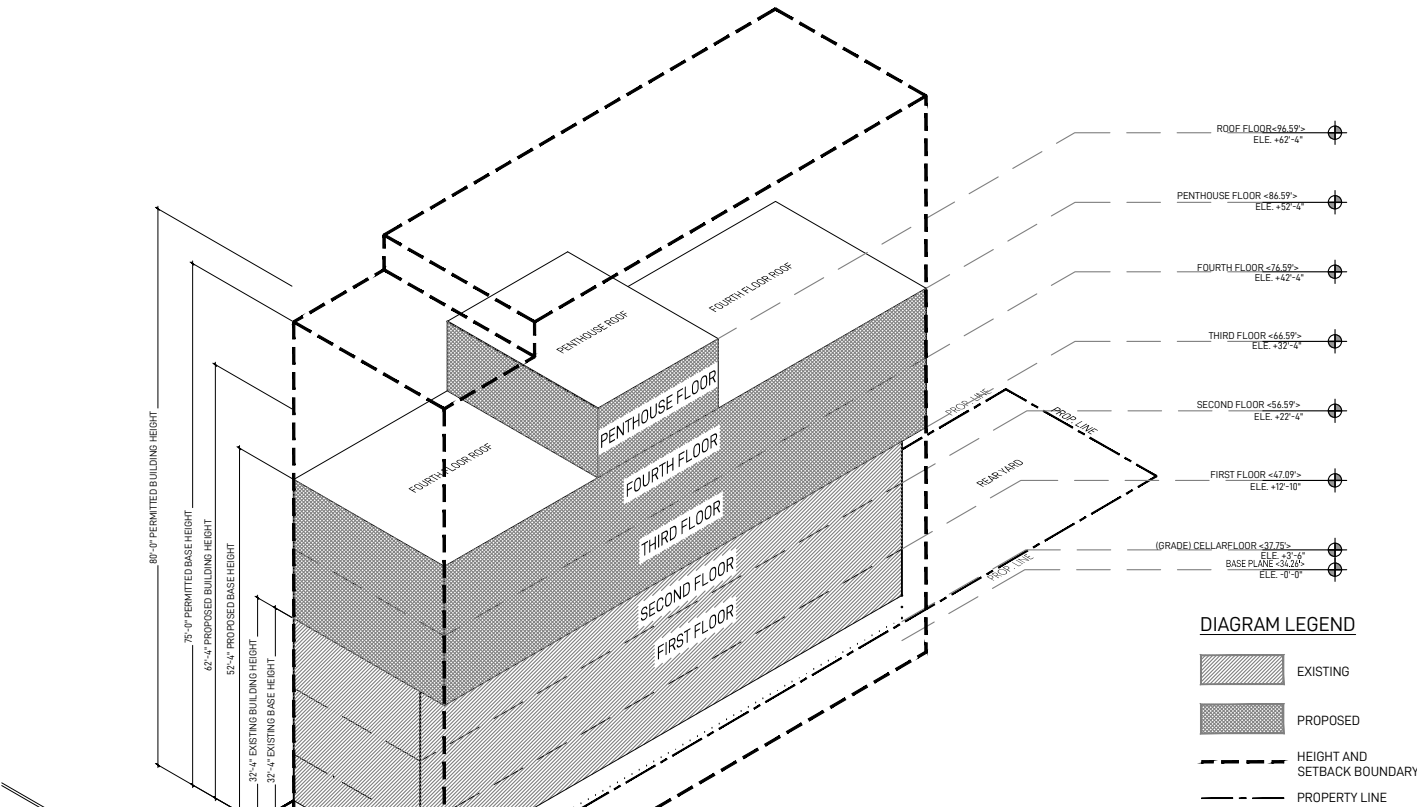


P.E. / R seal) d date over

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



FLOOR AREA TABLE				
FLOOR	EXISTING BUILDING	PROPOSED ADDITION	TOTAL GROSS	TOTAL ZFA
CELLAR	1680.00 SQ. FT.		1680.00 SQ. FT.	1680.00 SQ. FT.
FIRST	1680.00 SQ. FT.		1680.00 SQ. FT.	1680.00 SQ. FT.
SECOND	1680.00 SQ. FT.		1680.00 SQ. FT.	1680.00 SQ. FT.
THIRD		1953.33 SQ. FT.	1953.33 SQ. FT.	1953.33 SQ. FT.
FOURTH		1953.33 SQ. FT.	1953.33 SQ. FT.	1953.33 SQ. FT.
PENTHOUSE		535.13 SQ. FT.	535.13 SQ. FT.	535.13 SQ. FT.
TOTAL	5040.00 SQ. FT.	4441.80 SQ. FT.	9,481.80 SQ. FT.	9,481.80 SQ. FT.

ZONING ANALYSIS:				
	ITEM	PERMITTED / REQUIRED	EXISTING	PROPOSED
ZR 22-12	USE PERMITTED	2	USE GROUP 2,	NO CHANGE
ZR 23-153	MAX FLOOR AREA RATIO R7-1 (WIDE STREET)	4.00 (QUALITY HOUSING) 3,012.70 X 4 = 12,050.8	5040 SF.(SEE TABLE ABOVE)	9481.80 SF. (SEE TABLE ABOVE) = 3.144FAR
ZR 23-153	LOT COVERAGE	65% 3012.70 SF. x .65 = 1,958.25	EXISTING BUILDING LOT COVERAGE 1680.00 = 55.35%	1,953.33= 64.83%
ZR 23-22	DENSITY	12,050.8 (FAR) / 680 (FACTOR) = 17.72 ~ 17 D.U.	EXISTING 2 UNITS	PROPOSED 17 UNITS
ZR 23-32	MINIMUM LOT AREA	1,700 SF.	3012.70 SF.	NO CHANGE
ZR 23-32	MINIMUM LOT WIDTH	18.00	25'-0"	NO CHANGE
YARDS				
ZR 23-45	FRONT YARD	0'-0"	9'-11"	NO CHANGE
ZR 23-462	SIDE YARD	0'-0" - 8'-0"	4'-0" (NOT COMPLYING)	0'-0" (COMPLYING)
ZR 23-47	REAR YARD	30'-0"	30'-1"	NO CHANGE
HEIGHT AND SETBACK				
ZR 23-661 (B)(2)	STREET WALL LOCATION	The street wall shall be located no closer to the street line than the closest street wall, or portion thereof, of an existing adjacent building on the same or an adjoining zoning lot located on the same street frontage, that is both within 10 feet of the street line and within 25 feet of such Quality Housing building.	ALIGNED WITH ADJ. BUILDING STREET WALL, SEE PLOT PLAN, 9'-11" FROM LOT LINE	NO CHANGE
ZR 23-662 (a)-TABLE-1 NON-CONTEXTUAL BUILDINGS	MINIMUM BASE HEIGHT	40'-0"	32'-4"	52'-4"
	MAXIMUM BASE HEIGHT	75'-0"	32'-4"	52'-4"
	MAXIMUM BUILDING HEIGHT	80'-0"	32'-4"	62'-4"
PARKING REQUIREMENTS				
ZR 25-241	PARKING SPACES FOR ZONING LOTS OF 10,000 SQUARE FEET OR LESS	30% OF NEW DWELLING UNITS 15 * 3 = 4.5	NONE	NONE PROPOSED WAIVED PER 25-261
ZR 25-261	PARKING WAIVER	UP TO 5 SPACES IN R7-1 ZONE		5 SPACE WAIVED
ZR 25-811	BICYCLE PARKING	1 PER 2 NEW DWELLING UNITS 15 / 2 = 7.5	NONE	8 PROVIDED, SEE PLANS
ZR 23-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE ~ 25'-0' / 25' = 1	1 EXISTING TREE	NO CHANGE

SITE PLAN:
NTS

MAJOR DEEGAN (100'-0" WIDE) EXPRESSWAY
SEDGWICK AVENUE



ZD1 Zoning Diagram

Must be typewritten.
Sheet _____ of _____

1	Applicant Information <i>Required for all applications.</i>
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Last Name KATZ		First Name NIKOLAI		Middle Initial
Business Name NIKOLAI KATZ ARCHITECT			Business Telephone 917-568-8415	
Business Address 682 BROADWAY			Business Fax	
City NEW YORK	State NY	Zip 10012	Mobile Telephone	
E-Mail NKATZ@NKATZ.COM			License Number 026633	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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Dwelling Units 17	Parking area N/A	sq. ft.	Parking Spaces: Total	Enclosed
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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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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[illegible]

ZD1

Sheet _____ of _____

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

Total Zoning Floor Area	9481.80
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