

ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

Submitted to resolve objections stated in notice of intent to revoke issued pursuant to rule 101-15.

Yes No

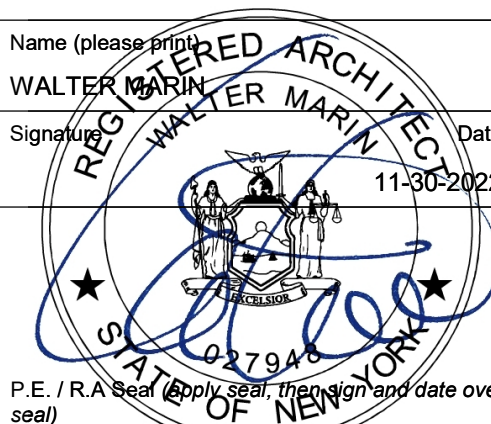
Location Information

House No(s) 2481
Street Name CROTONA AVENUE

Borough BRONX
Block 3091
Lot 87
BIN 2012603

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Name (please print)
WALTER MARIN
Signature _____ Date 11-30-2022

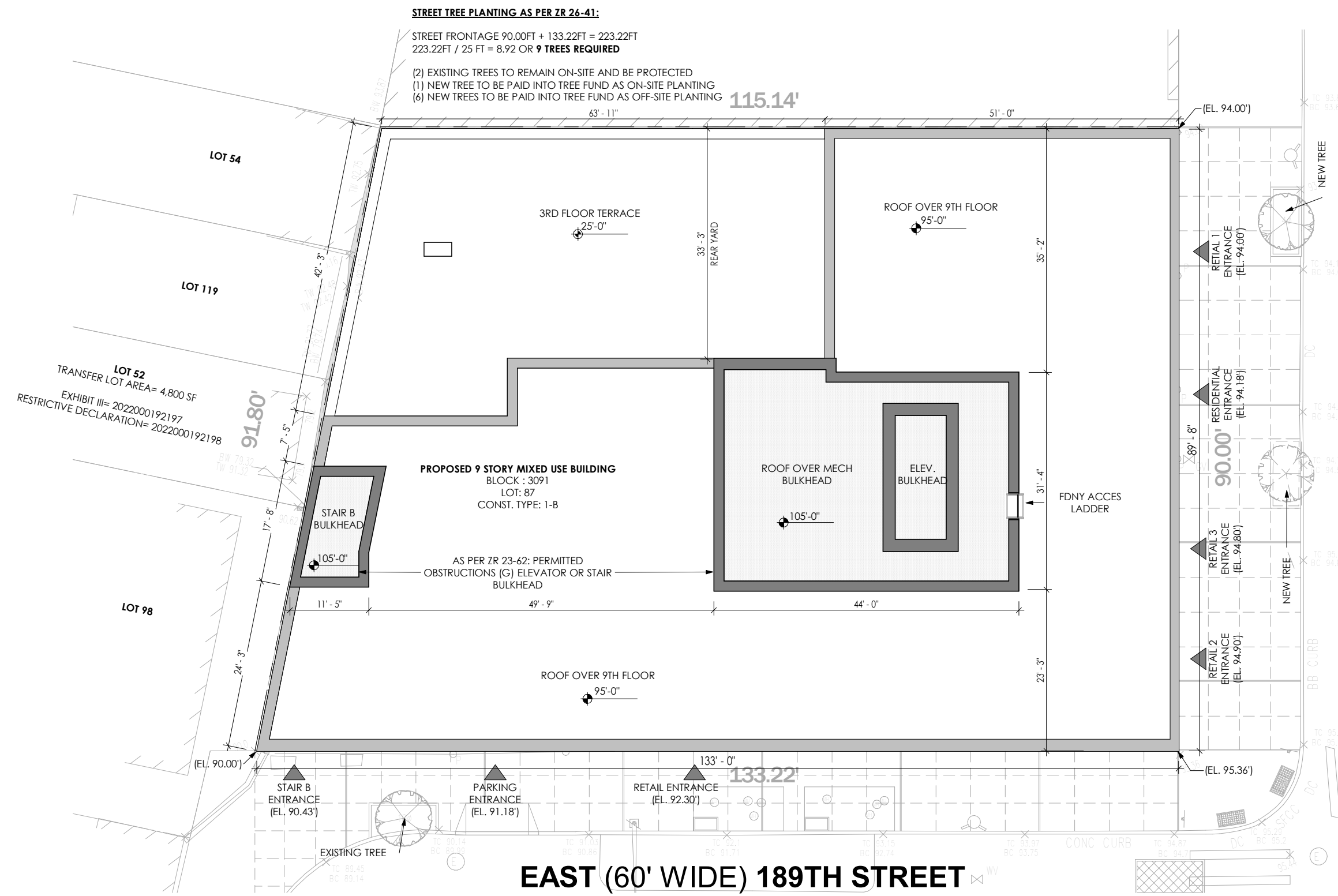


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PLAN EXAMINER SIGN AND DATE



STREET TREE PLANTING AS PER ZR 26-41:

STREET FRONTAGE 90.00FT + 133.22FT = 223.22FT
223.22FT / 25 FT = 8.92 OR 9 TREES REQUIRED

- (2) EXISTING TREES TO REMAIN ON-SITE AND BE PROTECTED
- (1) NEW TREE TO BE PAID INTO TREE FUND AS ON-SITE PLANTING
- (6) NEW TREES TO BE PAID INTO TREE FUND AS OFF-SITE PLANTING

1 ZD1 - SITE PLAN
1/16" = 1'-0"

2481 CROTONA AVENUE, BRONX NY, 10458

BLOCK: 3091 **ZONING DISTRICT:** C4-5D APPLICABLE R7D
LOT: #87 **ZONING MAP:** 3C

MAXIMUM FLOOR AREA PERMITTED

5.60 (FOR RESIDENTIAL US FOR INCLUSIONARY HOUSING)
 - MAX. FLOOR AREA PERMITTED= 11,176 SF X 5.60 = 62,585 SF
 - TRANSFER LOT AREA (LOT 52)= 4,800 SF
 4,800 SF ÷ 5.60 FAR= 857 SF
 - TOTAL LOT AREA= 12,033 SF
 TOTAL MAX FLOOR ARE PERM:
 12,033 SF X 5.60= 67,385 SF

ZR 22-10 PERMITTED USE GROUP

IN DISTRICT C4-5D UG 1 THRU 2 - RESIDENTIAL
 APPLICABLE R7-D UG 3 THRU 4 - COMMERCIAL
 UG 6 - COMMERCIAL

ZR 23-153 LOT COVERAGE & FLOOR AREA RATIO

PER 23-153 MAXIMUM LOT COVERAGE
 100% MAX LOT COVERAGE (CORNER LOT)= 9,000.00 SF MAX PERMITTED
 65% MAX LOT COVERAGE (INNER LOT) = 2,176.20 SF x 65%= 1,414.40 SF MAX PERMITTED
 TOTAL MAX LOT COVERAGE PERMITTED= 10,414.40 SF MAX LOT COVERAGE PERMITTED

FLOOR AREA TABLE

FLOOR	COMMERCIAL GROSS FLOOR AREA	RESIDENTIAL GROSS FLOOR AREA	MEP SHAFTS DEDUCTIONS	PARKING	DAYLIGHT	TRASH	ENERGY WALL	LAUNDRY ROOM	ZONING FLOOR AREA	UNIT COUNT	GROSS
Cellar	5,412	5,346									10,758
1	7,703	3,422	31	3,000	216		200		7,678		11,125
2		11,125	15	10,495					615		11,125
3		8,680	120		66	12	253	247	7,982	12	8,680
4		8,680	124			12	253		8,291	13	8,680
5		8,680	124			12	253		8,291	13	8,680
6		8,680	124			12	253		8,291	13	8,680
7		8,680	124			12	253		8,291	13	8,680
8		8,680	124			12	253		8,291	13	8,680
9		8,680	124			12	253		8,291	13	8,680
Roof		1,504									1,504
TOTAL AREA	13,115	82,157	910	13,495	282	84	1,971	247	66,021	90	95,272
GSF Com		13,115	TOTAL DEDUCTIONS =		17,199		Total Commercial ZFA		7,703		
GSF Residential		82,157					Total Residential ZFA		58,318		
total GSF w/ Cellar		95,272					Total ZFA		66,021		
							Lot Area		11,176.00		
							Residential FAR		5.60		

MAX FLOOR AREA PERMITTED = 62,585 SF + 4,800 SF= 67,385 SF
 FLOOR AREA PROP= 66,021 SQ.FT < 67,385 SQ.FT **COMPLIES**
 PROP. F.A.R.= 5.48 < 5.60 PERMITTED ** COMPLIES**

-ZR 28-23 * 12 SQ.FT. OF FLOOR DEDUCTION FOR PROVIDING REFUSE DISPOSAL FLOOR AREA OF 12 SQ.FT. OR MORE ON EACH FLOOR

-ZR 28-41 * 50% OF PUBLIC CORRIDOR FLOOR AREA DEDUCTION ALLOWED FOR LESS THAN 11 DWELLING UNITS PER STORY

ZR 23-22 MAX NUMBER OF DWELLING UNITS

IN DISTRICT R7D, FACTOR FOR DWELLING UNITS: 680
 67,385 SQ.FT / 680 = 99 UNITS
 PROPOSED UNITS = 90, THEREFORE CONFORMING
 (19) STUDIO (21%)
 (57) 1 BED (63%)
 (14) 2 BED (16%)

ZR 23-45 MINIMUM REQUIRED SIDE YARDS

IN DISTRICT R7D, NON REQUIRED

ZR 23-46 MINIMUM REQUIRED SIDE YARDS

NO SIDE YARD IS REQUIRED. IF PROVIDED IT SHALL BE A DEPTH OF NOT LESS THAN 8 FEET.
NO SIDE YARD IS PROVIDED

ZR 23-531 MINIMUM REQUIRED REAR YARDS

ONE REAR YARD WITH A DEPTH OF NOT LESS THAN 30 FEET SHALL BE PROVIDED EXCEPT CORNER LOT AND THRU LOT.
35'-6" REAR YARD PROVIDED AT SHORTER YARD PROVIDED

ZR 23-60 MAXIMUM HEIGHT OF WALL AND REQ'D SETBACK

ZR 23-662 (b)
 INITIAL SETBACK, 15' ON NARROW STREET, 10' ON WIDE STREET
-PROP. SETBACK: 10 FEET
 MIN. BASE HEIGHT: 60 FEE
 MAX. BASE HEIGHT: 95 FEET
 MAX. BUILDING HEIGHT: 115 FEET
 MAX # STORIES: 11 STORIES
-PROP. BASE HEIGHT: 95 FEET
-PROP. BUILDING HEIGHT: 95 FEET
-PROP. #OF STORIES: 9 STORIES

ZR 23-861 MIN. DISTANCE BETWEEN LEGALLY WINDOW & LOT LINES

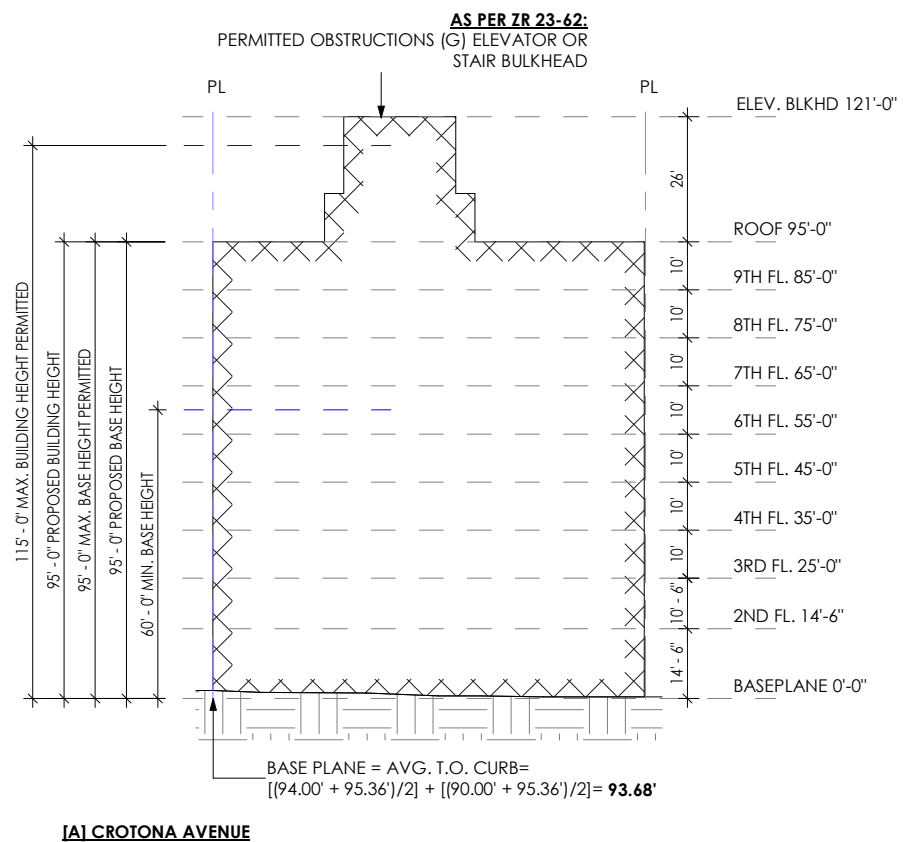
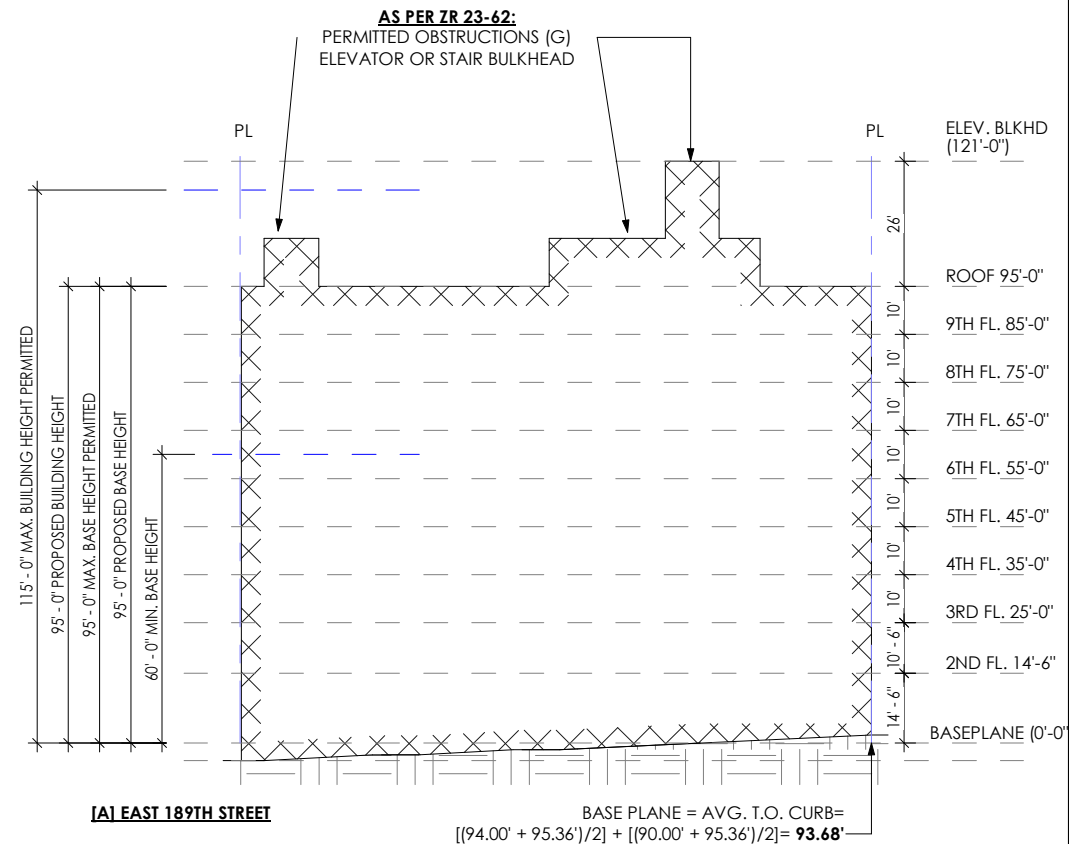
MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOW AND : (B) AREAR LOT LINE, OR VERTICAL PROJECTION THEREOF SHALL BE 30 FEET.
35'-6" PROVIDED AT SHORTEST SIDE.

ZR 23-242 REQUIRED ACCESSORY OFF-STREET PARKING

ZR 25-253 RESIDENTIAL:
ZR 25 -251 50% OF DWELLING UNITS
ZR 28-40 70 UNITS (QH) x 50% = 35 SPACES REQ'D
 20 UNITS (IRHU) X 15% = 3 PACES REQUIRED
 TOTAL SPACE REQUIRED= 38 SPACES
PROPOSED PARKING SPACES: 36 SPACES PROVIDED @ 2ND FLOOR AND 2 ADDITIONAL PARKING PROVIDED ON 1ST FLOOR= 38 TOTAL

ZR 25-811 REQUIRED BYCICLE PARKING SPACES

USE GROUP 2
 1 PER 2 DWELLING UNITS: 90 DU / 2= 45 SPACES REQ'D
 USE GROUP 6
 1 PER 10,000 SF
 12,923 SF / 10,000SF= 1.29 OR 1 SPACE REQUIRED
PROPOSED BYCICLE SPACES: 45 RESIDENTIAL SPACE & 1 COMMERCIAL PROVIDED, ALL LOCATED @ CELLAR



IAI CROTONA AVENUE

HEIGHT & SETBACK DIAGRAMS

N.T.S.



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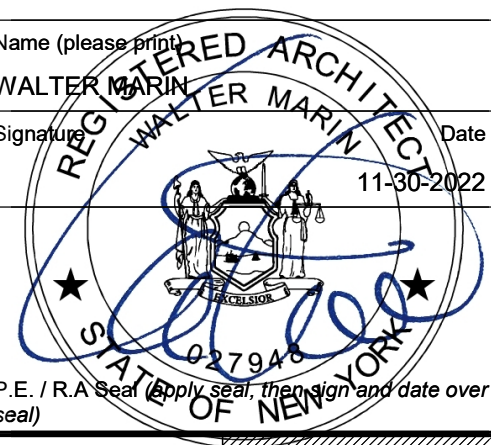
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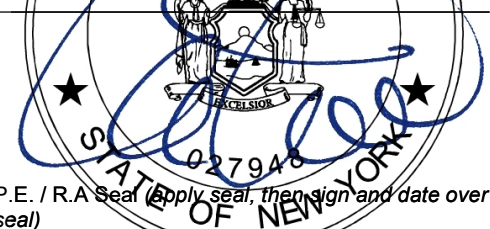
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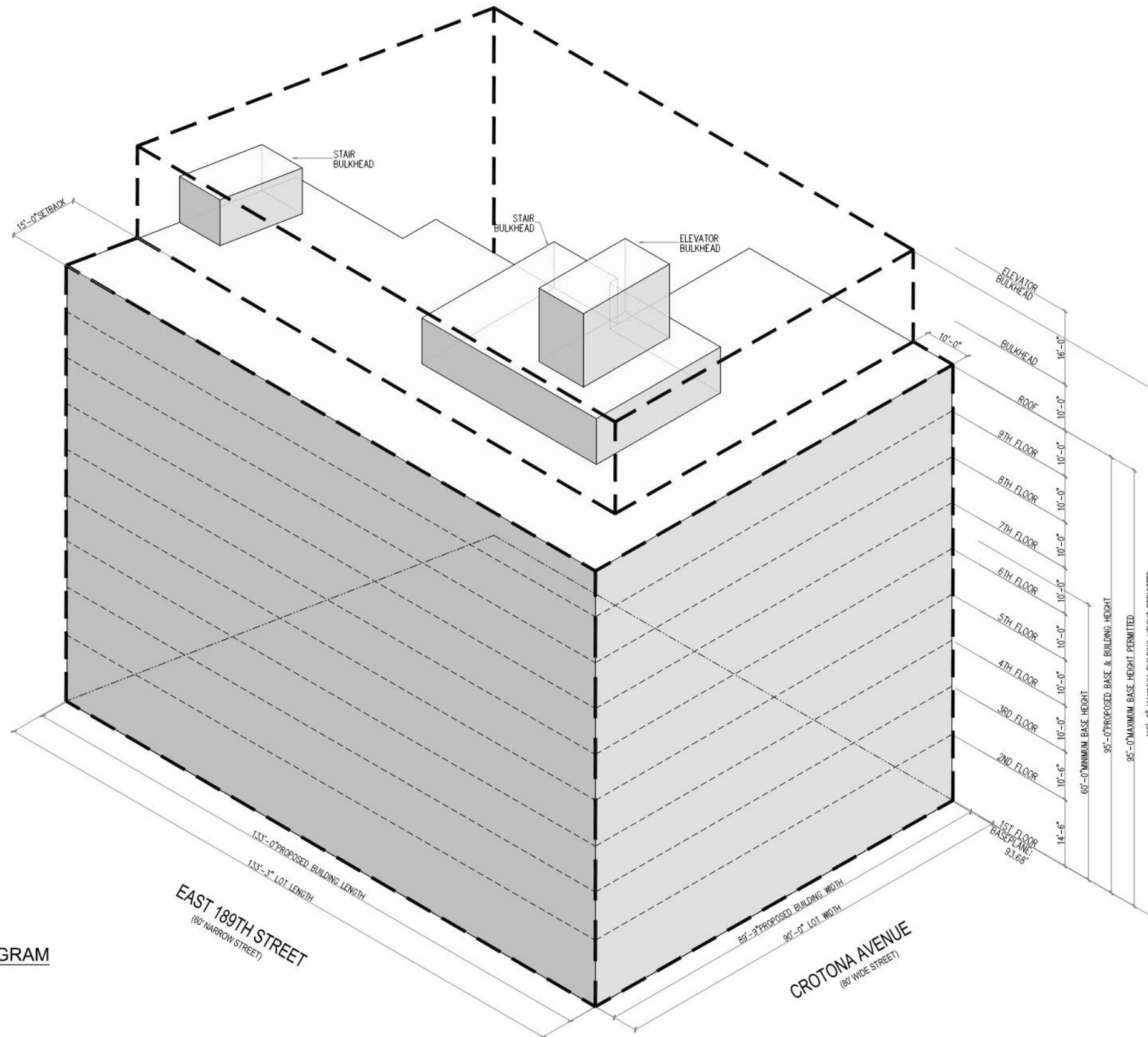

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REQUIRED SETBACKS:
-FRONT:
AS PER ZR 23-662 (c) (1); 15' ON NARROW, 10' ON WIDE STREET
-SIDE:
AS PER 23-46 NONE REQUIRED
PERMITTED OBSTRUCTIONS:
AS PER ZR 23-62 (G) ELEVATOR AND STAIR BULKHEADS



1 ZONING AXON DIAGRAM
SCALE: NTS

