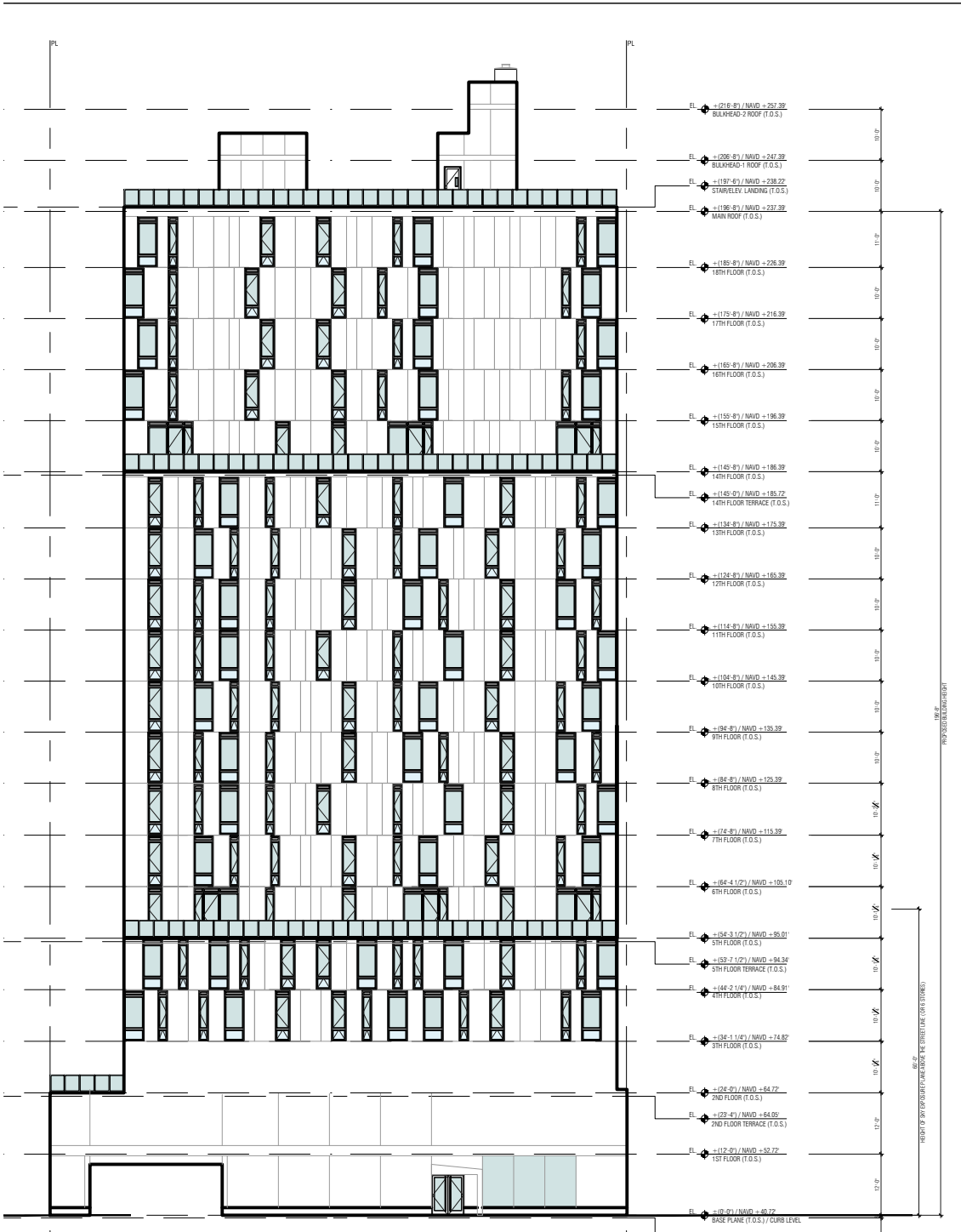
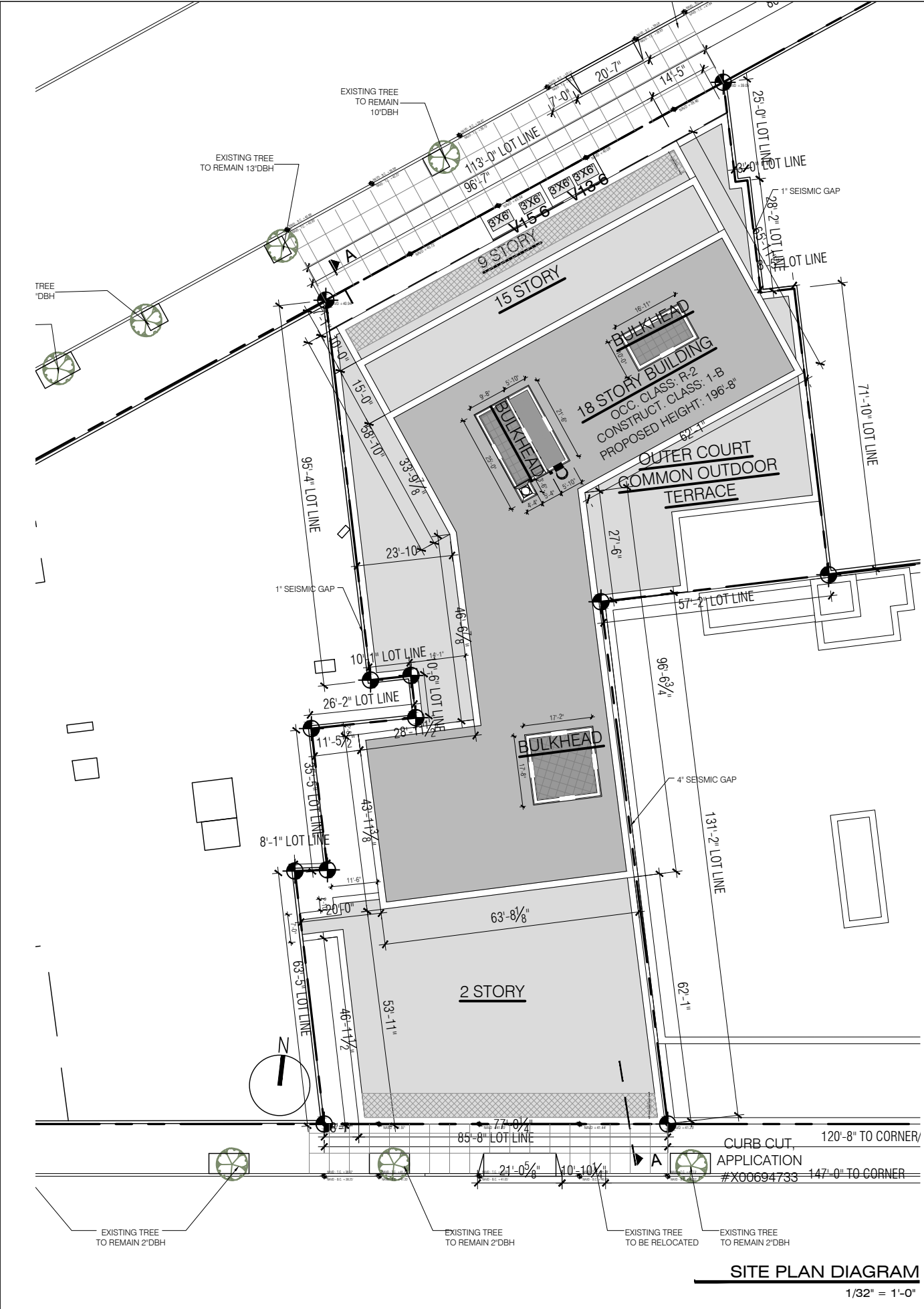




ZD1 Zoning Diagram

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

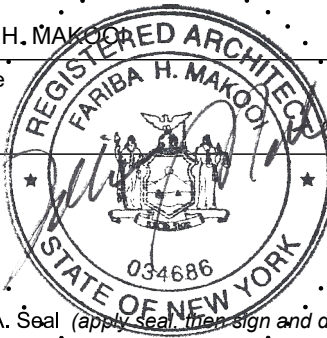
House No(s)	3264
Street Name	WESTCHESTER AVE
Borough	BRONX
Block	4239
Lot	15
BIN	X00643959

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).

FARIBA H. MAKOO

Signature



Date

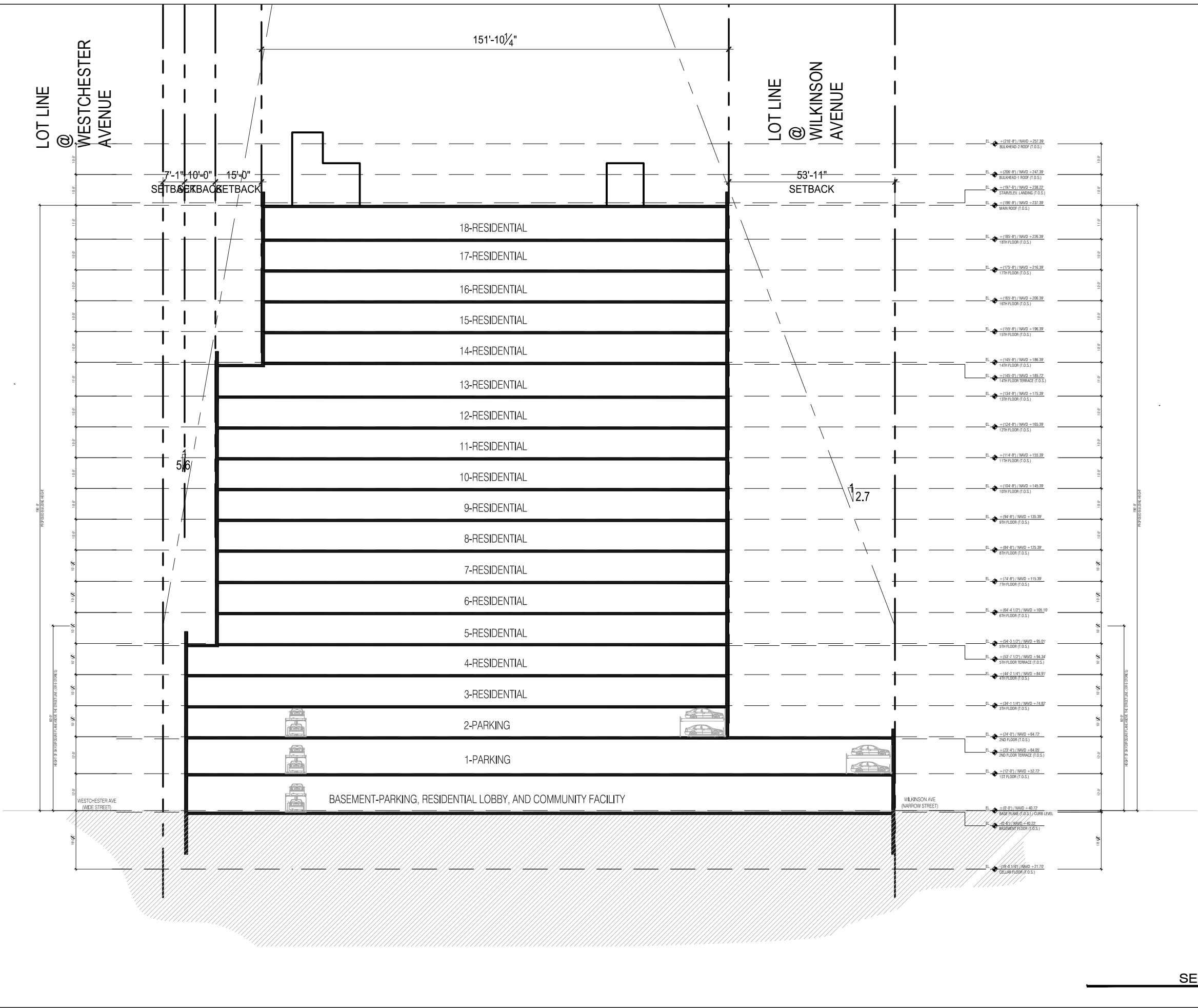
08/07/23

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

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SECTION 'A'
1/32" = 1'-0"



ZD1 Zoning Diagram

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☐ Yes ☐ No

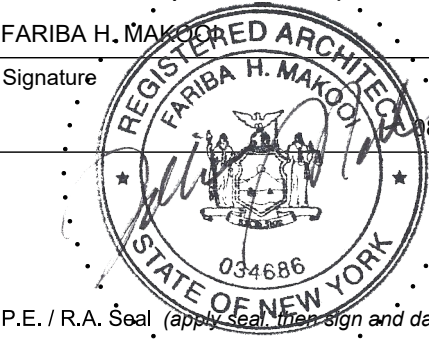
Location Information

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Street Name WESTCHESTER AVE

Borough BRONX
Block 4239
Lot 15
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Name (please print) FARIBA H. MAKOO
Signature Date 08/07/23

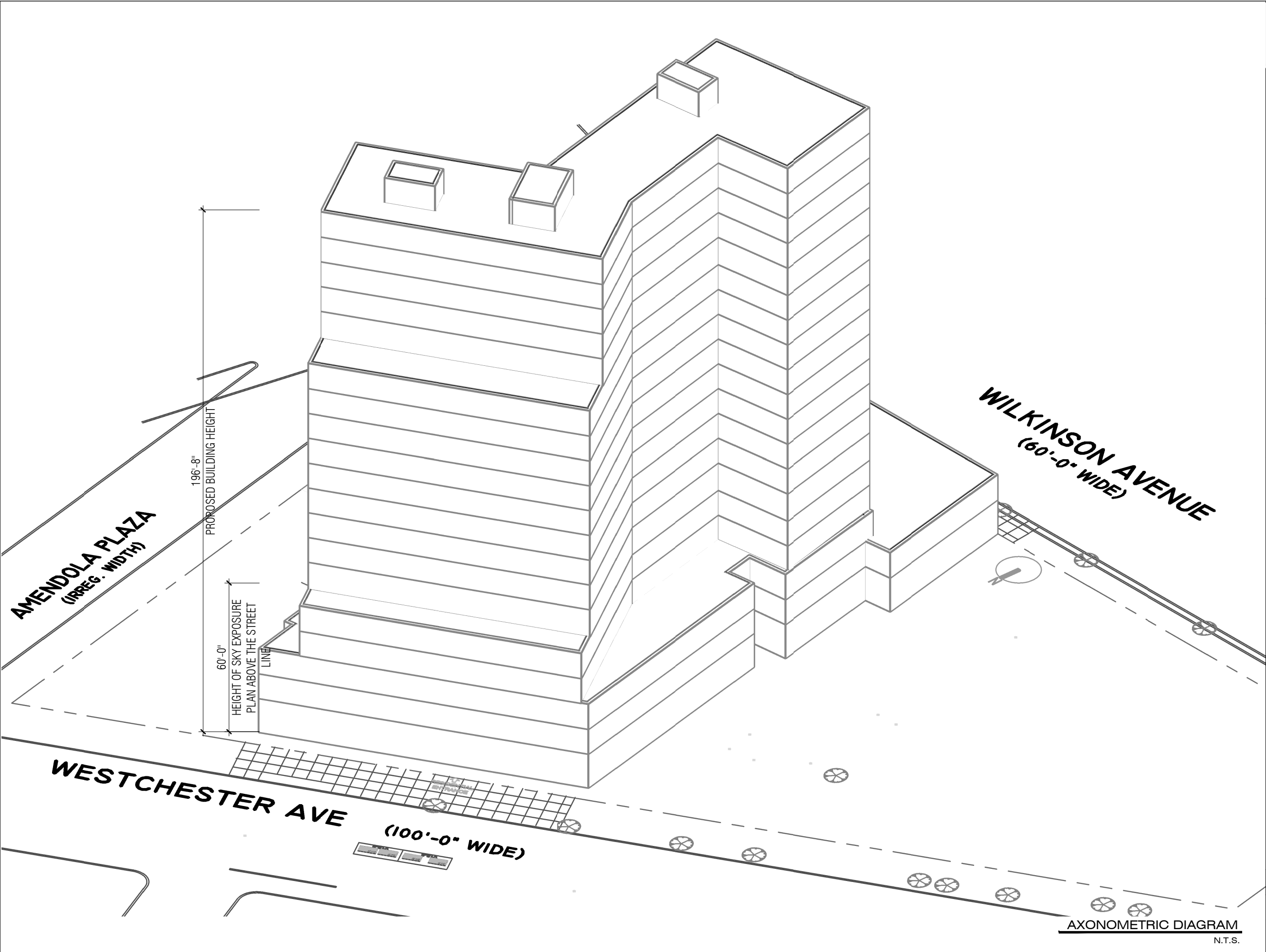


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Location Information

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Street Name	WESTCHESTER AVE
Borough	BRONX
Block	4239
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Name (please print).

FARIBA H. MAKOO

Signature

Date 08/07/23



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- Max imum number of units permitted: 328
 - Proposed number of units: 177
 - Minimum required residential spaces: 1 spot per number of units (177) proposed except:
 - Max permitted residential spaces per ZR 25-16 = 77,194/300 = 258
- The lower of the two numbers determines the required number of parking spaces for residential use.

REQUIRED PARKING	
REQ. RESIDENTIAL PARKING:	177
REQ. NON-RES.PARKING:	193
TOTAL REQ. PARKING:	370

PARKING PROVIDED	
RESIDENTIAL PARKING:	258
NON-RES. PARKING:	193
TOTAL PARKING:	451

COMPLIANCE PARKING CALCULATION	
RESIDENTIAL PARKING:	258>177
NON-RES.PARKING:	193=193
TOTAL PARKING	451>370

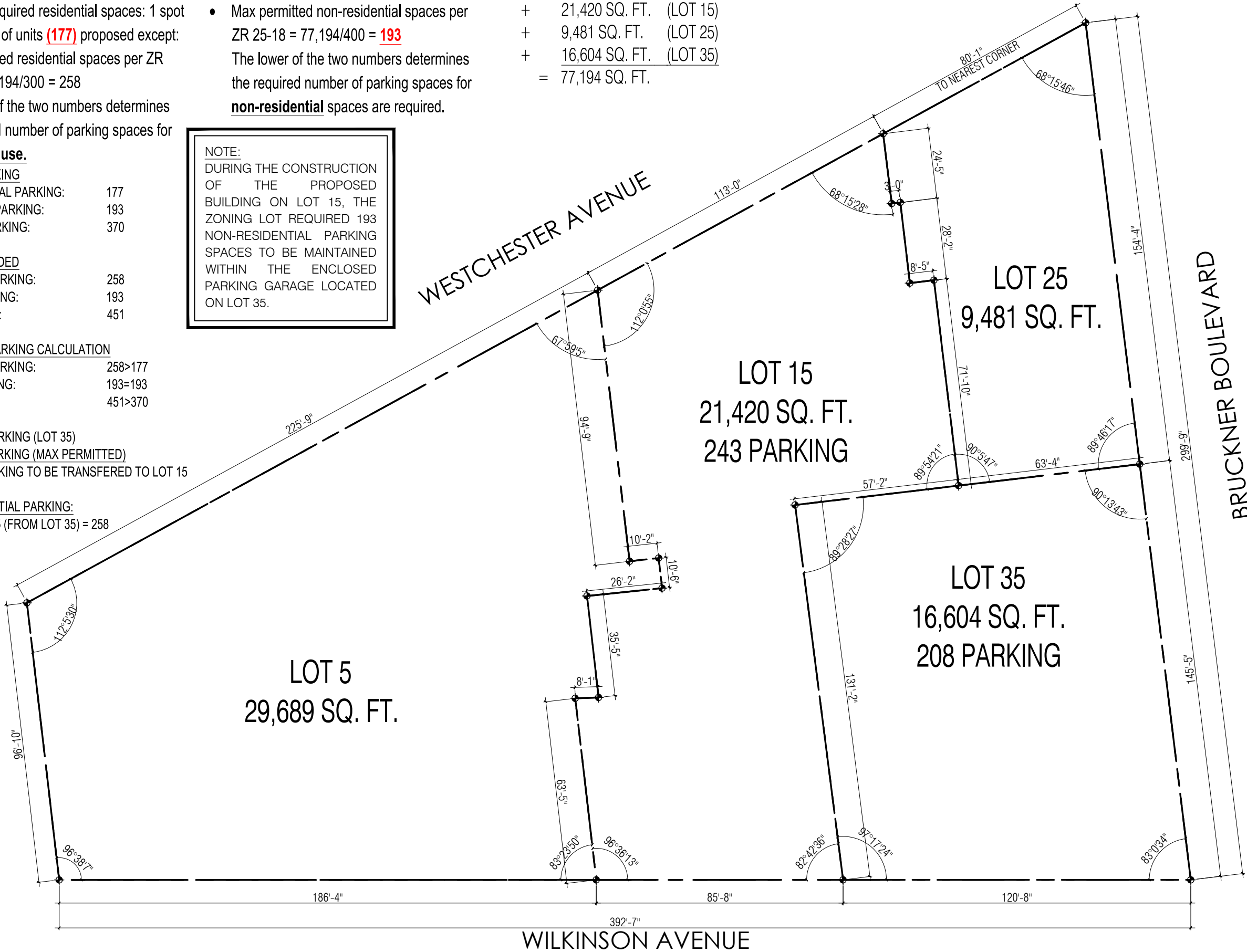
- 208 PARKING (LOT 35)
- 193 PARKING (MAX PERMITTED)
- = 15 PARKING TO BE TRANSFERED TO LOT 15

TOTAL RESIDENTIAL PARKING:
243 (LOT 15) + 15 (FROM LOT 35) = 258

- Minimum required non-residential spaces: 355
 - Max permitted non-residential spaces per ZR 25-18 = 77,194/400 = 193
- The lower of the two numbers determines the required number of parking spaces for non-residential spaces are required.

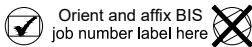
NOTE:
DURING THE CONSTRUCTION OF THE PROPOSED BUILDING ON LOT 15, THE ZONING LOT REQUIRED 193 NON-RESIDENTIAL PARKING SPACES TO BE MAINTAINED WITHIN THE ENCLOSED PARKING GARAGE LOCATED ON LOT 35.

ZONING AREA CALCULATION	
	29,689 SQ. FT. (LOT 5)
+	21,420 SQ. FT. (LOT 15)
+	9,481 SQ. FT. (LOT 25)
+	16,604 SQ. FT. (LOT 35)
=	77,194 SQ. FT.



ZD1 Zoning Diagram

Must be typewritten.



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☐ Yes ☐ No

Location Information

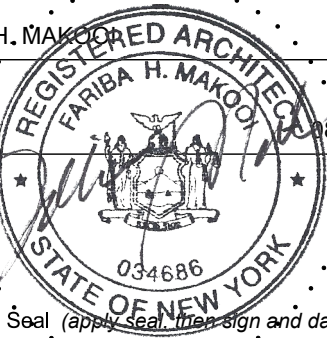
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Name (please print).

FARIBA H. MAKOO

Signature



Date

08/07/23

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PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet _____ of _____

1	Applicant Information <i>Required for all applications.</i>
---	--

Last Name		First Name	Middle Initial
Business Name			Business Telephone
Business Address			Business Fax
City	State	Zip	Mobile Telephone
E-Mail			License Number

2	Additional Zoning Characteristics <i>Required as applicable.</i>
---	--

3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
---	--

Board of Standards & Appeals (BSA)

- ☐ Variance Cal. No. _____ Authorizing Zoning Section 72-21
☐ 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>
---	--

[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	
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