

1 SITE PLAN_ZD1
1" = 30'-0"



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) 806
Street Name EAST 170TH STREET
Borough BRONX
Block 2963
Lot 18
BIN

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)

Signature **REGISTERED ARCHITECT KAO-HWA LEE** Date 07/10/2024

 P.E. / R.A. Seal (app. Open for 1 year and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

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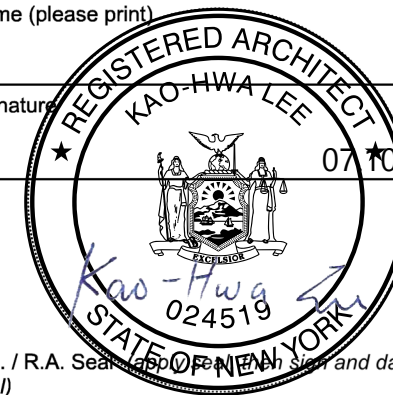
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Name (please print)

Signature: *Kao-Hwa Lee* Date: 07/10/2024

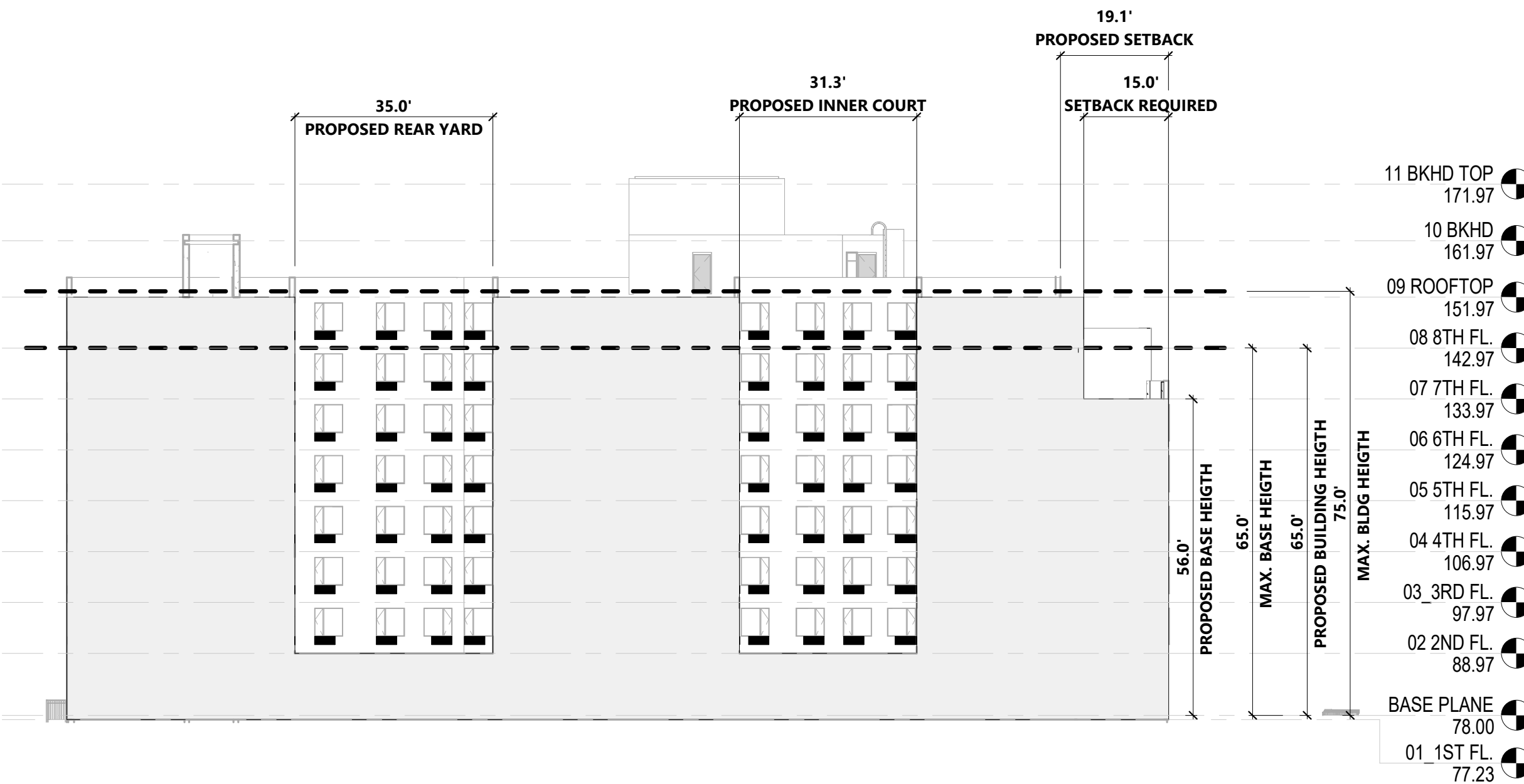


P.E. / R.A. Seal (app. of P.E. / R.A. Seal and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



1 170th ST HEIGT & SETBACK DIAGRAM ZD1
3/64" = 1'-0"

Orient and affix BIS job number label here

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 Yes No

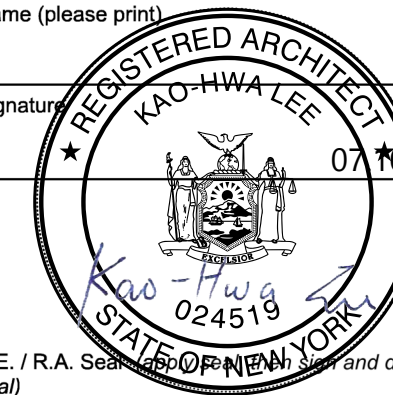
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Name (please print)

Signature _____ Date _____

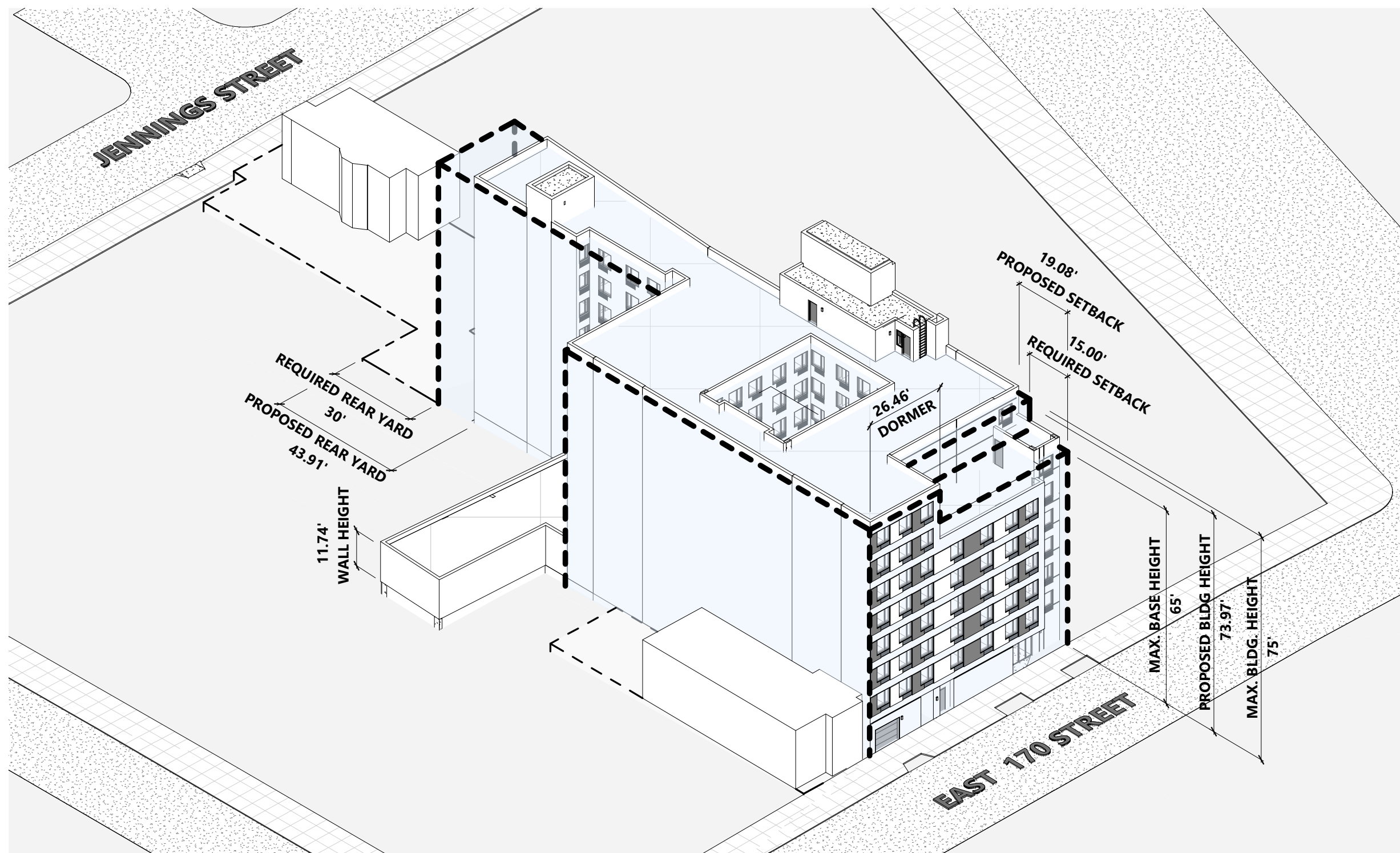


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1 3D DIAGRAM_ZD1



ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 3

1 Applicant Information Required for all applications.

| | | | | | |
|------------------|--------------------------------|------------|--------------------|----------------|-------|
| Last Name | LEE | First Name | KAO-HWA | Middle Initial | |
| Business Name | KAO-HWA LEE ARCHITECTS PC | | Business Telephone | (609) 216-2975 | |
| Business Address | 670 MYRTLE AVE SUITE | | | Business Fax | |
| City | BROOKLYN | State | NY | Zip | 11205 |
| E-Mail | KAO-HWALEEARCHITECTS@GMAIL.COM | | License Number | 024519 | |

2 Additional Zoning Characteristics Required as applicable.

| | | | | | | | |
|----------------|-----|--------------|----------------|-----------------------|----|----------|----|
| Dwelling Units | 100 | Parking area | 82,000 sq. ft. | Parking Spaces: Total | 50 | Enclosed | 50 |
|----------------|-----|--------------|----------------|-----------------------|----|----------|----|

3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

| | | | |
|--|----------------|----------------------------|-------|
| <input type="checkbox"/> Variance | Cal. No. _____ | Authorizing Zoning Section | 72-21 |
| <input type="checkbox"/> Special Permit | Cal. No. _____ | Authorizing Zoning Section | _____ |
| <input type="checkbox"/> General City Law Waiver | Cal. No. _____ | General City Law Section | _____ |
| <input type="checkbox"/> Other | Cal. No. _____ | | |

City Planning Commission (CPC)

| | | | |
|---|-----------------|----------------------------|-------|
| <input type="checkbox"/> Special Permit | ULURP No. _____ | Authorizing Zoning Section | _____ |
| <input type="checkbox"/> Authorization | App. No. _____ | Authorizing Zoning Section | _____ |
| <input type="checkbox"/> Certification | App. No. _____ | Authorizing Zoning Section | _____ |
| <input type="checkbox"/> Other | App. No. _____ | | |

4 Proposed Floor Area Required for all applications. One Use Group per line.

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) | | | | FAR |
|--------------|--|-----------|-----------------------------|--------------------|------------|---------------|------|
| | | | Residential | Community Facility | Commercial | Manufacturing | |
| EXISTING | LOT 19 | | | | | | |
| 1st | 1415.64 | 2A | 1415.64 | | | | 0.07 |
| 2nd | 1415.64 | 2A | 1415.64 | | | | 0.07 |
| 3rd | 1415.64 | 2A | 1415.64 | | | | 0.07 |
| TOTAL | 4246.92 | | 4246.92 | | | | 0.20 |
| EXISTING | LOT 42 | | | | | | |
| 1st | 1879.04 | 2A | 1879.04 | | | | 0.09 |
| 2nd | 954.63 | 2A | 954.63 | | | | 0.05 |
| TOTAL | 2833.67 | | 2833.67 | | | | 0.14 |

ZD1

Sheet ____ of ____

4 Proposed Floor Area Required for all applications. One Use Group per line.

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) | | | | FAR |
|--------------|--|-----------|-----------------------------|--------------------|------------|---------------|------|
| | | | Residential | Community Facility | Commercial | Manufacturing | |
| PROPOSED | BEYOND 100' | | | | | | |
| 1st | 12898.98 | 2B | 2557.59 | | | | 0.12 |
| 2nd | 8996.14 | 2A | 8665.46 | | | | 0.42 |
| 3rd | 8996.14 | 2A | 8665.46 | | | | 0.42 |
| 4th | 8996.14 | 2A | 8665.46 | | | | 0.42 |
| 5th | 8996.14 | 2A | 8665.46 | | | | 0.42 |
| 6th | 8996.14 | 2A | 8665.46 | | | | 0.42 |
| 7th | 8260.84 | 2A | 7930.17 | | | | 0.38 |
| 8th | 8143.03 | 2A | 7812.36 | | | | 0.38 |
| ROOF | 884.80 | 2B | 674.75 | | | | 0.03 |
| TOTAL | 75168.35 | | 62302.19 | | | | 2.99 |
| TOTAL | 82248.94 | | 69382.78 | | | | 3.33 |
| PROPOSED | WITHIN 100' | | | | | | |
| 1st | 40.00 | 2B | 0.00 | | | | 0.00 |
| 2nd | 39.99 | 2A | 39.99 | | | | 0.67 |
| 3rd | 39.99 | 2A | 39.99 | | | | 0.67 |
| 4th | 39.99 | 2A | 39.99 | | | | 0.67 |
| 5th | 39.99 | 2A | 39.99 | | | | 0.67 |
| 6th | 39.99 | 2A | 39.99 | | | | 0.67 |
| 7th | 39.99 | 2A | 39.99 | | | | 0.67 |
| 8th | 0.00 | 2B | 0.00 | | | | 0.00 |
| TOTAL | 279.95 | | 239.95 | | | | 4.00 |
| Totals | 82,528.89 | | 69,622.73 | | | | 7.33 |

| | |
|-------------------------|-----------|
| Total Zoning Floor Area | 69,622.73 |
|-------------------------|-----------|