

SITE PLAN

SCALE: 3/64" = 1'-0"

2077 RYER AVENUE
BRONX NY 10457
PROPOSED 12 STORY +
CELLAR MIXED USE
BUILDING

BLOCK: 3156
LOT: 55, 56, 57 & 58
OCCUPANCY CLASS: R-2, B
USE GROUP: 2A, 2B & 4A
93 CLASS 'A' DWELLING UNITS
CONSTRUCTION CLASS: IB
STRUCTURAL OCCUPANCY: II
FIRE DISTRICT: INSIDE
BUILDING HEIGHT: 115' - 0"
LOT AREA: 10,519 SF



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) 2077
Street Name RYER AVENUE

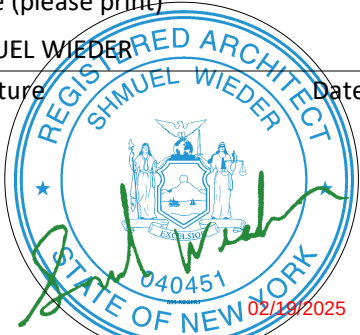
Borough BRONX
Block 3156
Lot (s) 55, 56, 57 & 58
BIN

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 of documents with the Department.

Name (please print)

SHMUEL WIEDER

Signature Date

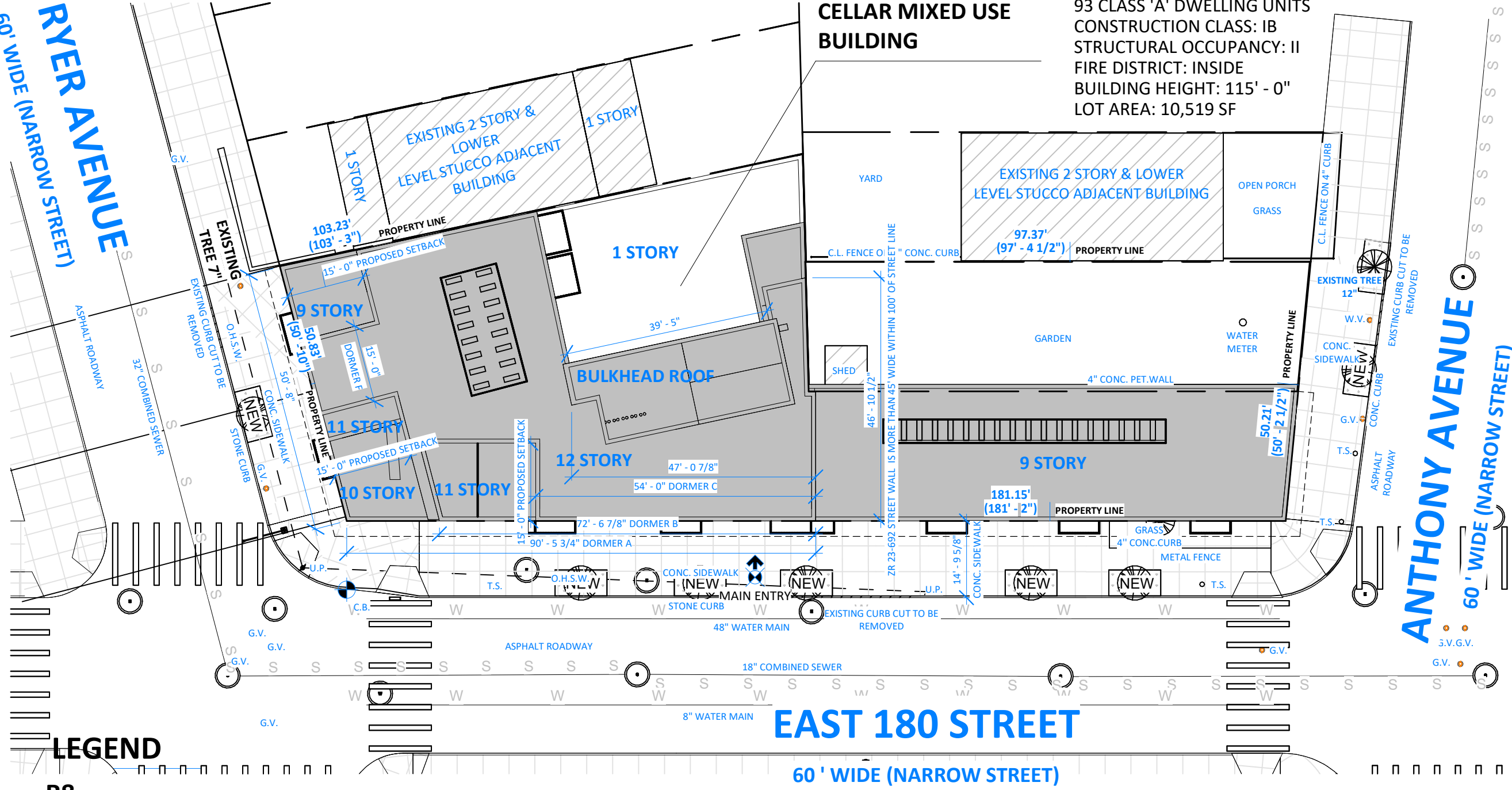


P.E. / R.A. Seal (apply seal, then sign and date over seal)

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PLAN EXAMINER SIGN AND DATE



LEGEND

- R8
- QUALITY HOUSING PROGRAM
- PROPERTY LINE
 - DISTRICT BOUNDARY
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - EXISTING TREE
 - PROPOSED TREE

LOT AREA : 10,519 SQ.FT.

ZR 23-153 LOT COVERAGE
LOT COVERAGE ALLOWABLE:
100% WITHIN 100'-0" OF CORNER:
10,519 SF x 100% = 10,519 SF

LOT COVERAGE PROPOSED: 77 % 8,083 SF

ZR 23-47, 23-541 REAR YARDS
PROPOSED REAR YARD: 30'-0" MINIMUM REAR YARD
REQUIRED REAR YARD: 40'-0" FROM RYER AVENUE
30'-0" PROPOSED REAR YARD FROM EAST 180 STREET

ZR 23-662(C)(1) REQUIRED SETBACKS
REQUIRED SETBACK: 15'-0" @ NARROW STREET
PROPOSED SETBACK: 15'-0" @ RYER AVENUE
15'-0" @ EAST 180 STREET

ZR 23-662 BUILDING HEIGHT
MIN. BASE HEIGHT: REQUIRED: 60' -0 "
PROPOSED: 85' -0 "
MAX. BASE HEIGHT: REQUIRED: 85' -0 "
PROPOSED: 85' -0 "
MAX BUILDING HEIGHT: REQUIRED: 115' -0 "
PROPOSED: 115' -0 "

ZZR 23-661(C)(1) STREET WALL
100% OF STREET WALL IS WITHIN THE STREET LINE

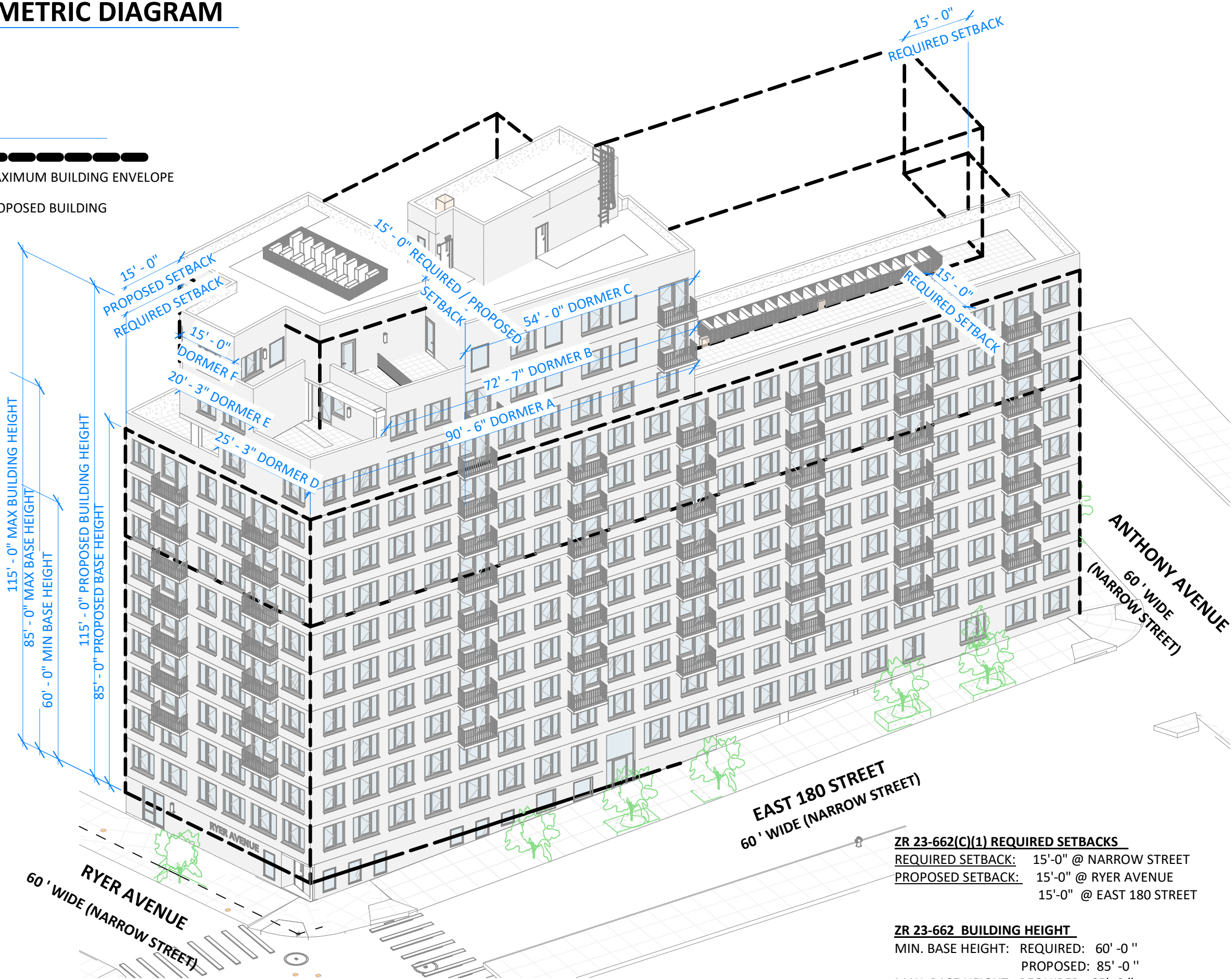
FC 508.5.1: BUILDING ENTRANCE IS WITHIN 250 FT OF A FIRE HYDRANT

AXONOMETRIC DIAGRAM

NOT TO SCALE

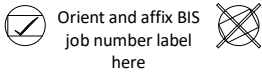
LEGEND

- MAXIMUM BUILDING ENVELOPE
- PROPOSED BUILDING



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Yes No

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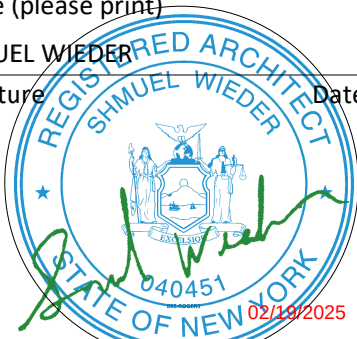
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ZR 23-662(C)(1) REQUIRED SETBACKS

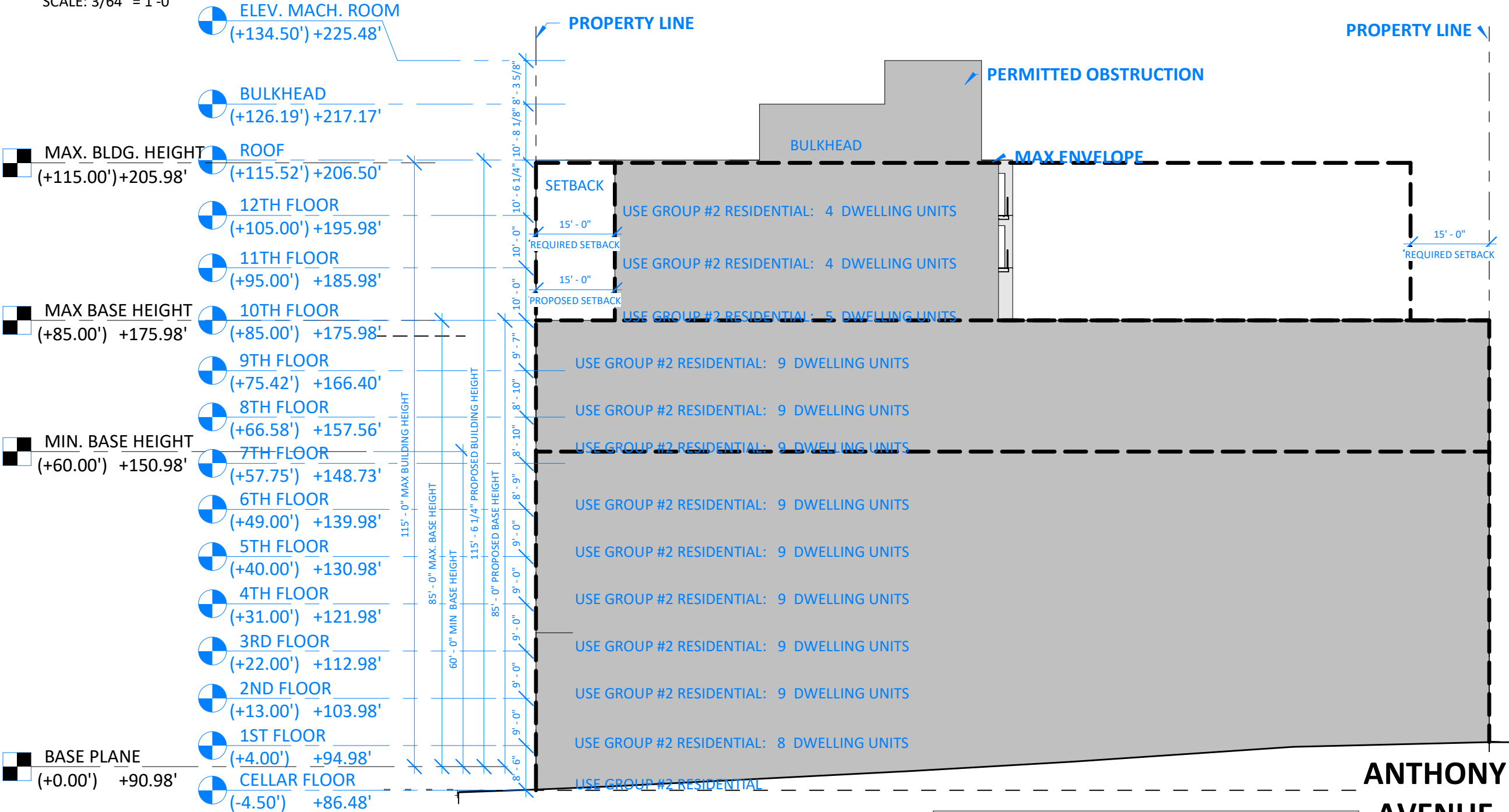
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PROPOSED SETBACK:	15'-0" @ RYER AVENUE 15'-0" @ EAST 180 STREET

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MAX BUILDING HEIGHT:	REQUIRED: 115' -0 "
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ZONING SECTION DIAGRAM

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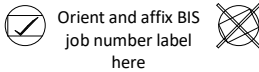
HIGHRISE CALCULATION

195.98' (HIGHEST OCCUPIED FLOOR)
-90.98' (BASE PLANE)
= 100.00' < OR = 75'-0"
THEREFORE NEED TO COMPLY WITH BC* 403



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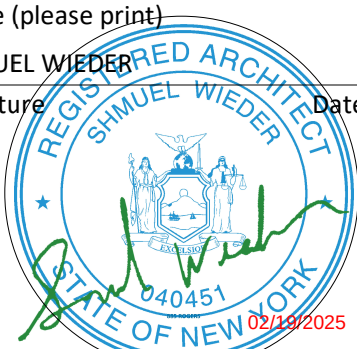
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