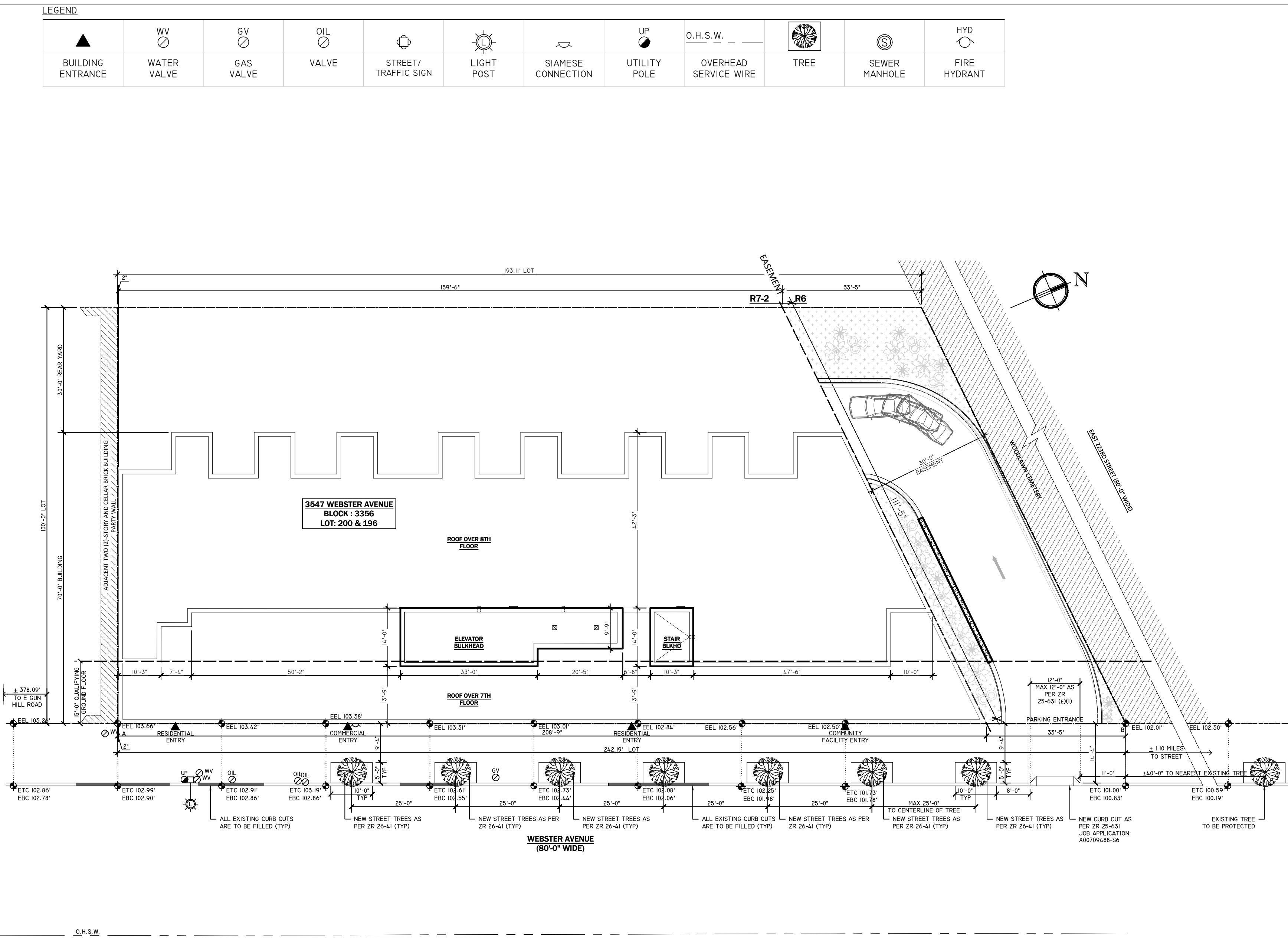


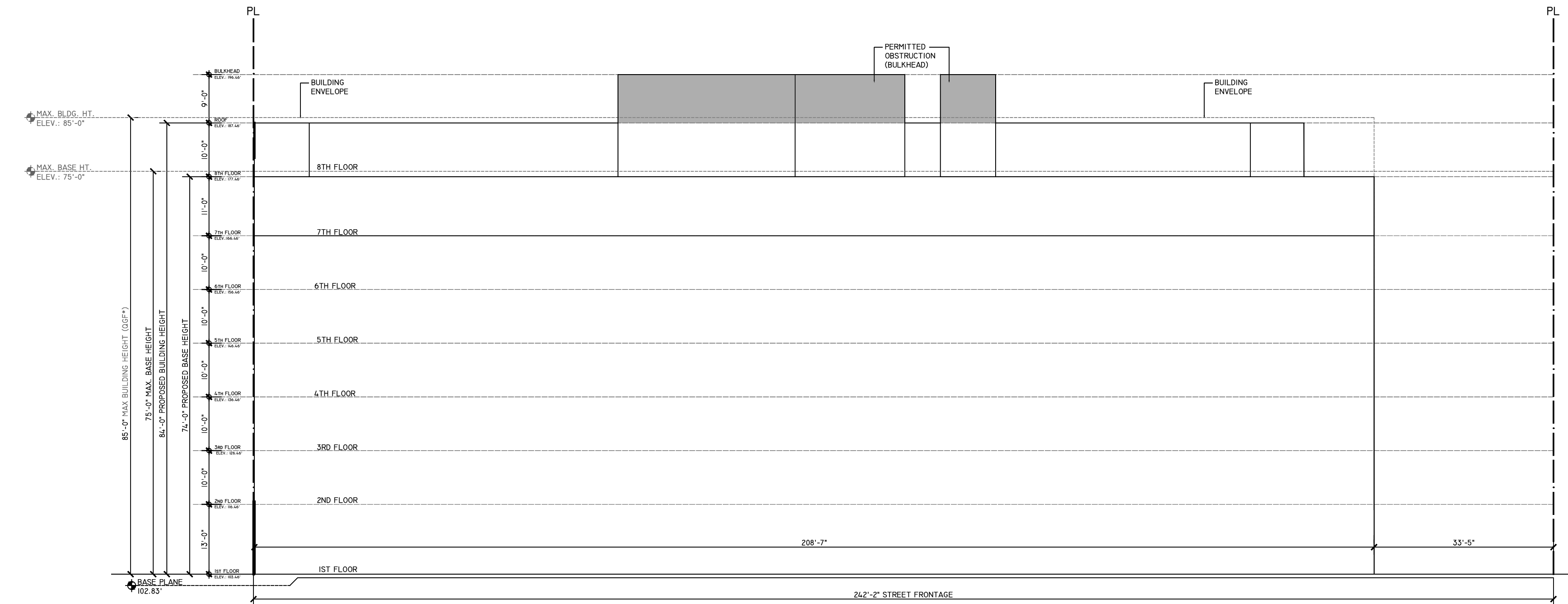
ZONING CALCULATIONS

3547 WEBSTER AVENUE BRONX, NY 10467			
ZONING CALCULATIONS			
ZONING DISTRICT:	C4-4 (R7-2 EQUIVALENT)/R6	BLOCK:	3356
ZONING MAP:	1d	LOT(S):	200 & 196
LOT INFORMATION:			
FRONTAGE	DEPTH		
WITHIN R7-2	=	IRREGULAR	= 18,423.15 SF.
WITHIN R6	=	IRREGULAR	= 3,341.85 SF.
TOTAL COMBINED LOT AREA			
21,765.00 SF.			
STREET INFORMATION:			
FRONTAGE	WIDTH		
WITHIN R72	208.60'	100.00'	
WITHIN R6	33.42'	111.38'	
(WIDE STREET)			
LOT COVERAGE (ZR 35-23a & 23-153)			
RESIDENTIAL R7-2	RESIDENTIAL R6		
MAX LOT COVERAGE RATIO	X	LOT AREA (WIDE STREET)	MAX LOT COVERAGE
65%		18,423.15 SF.	11,975.05 SF.
65%	X	3,341.85 SF.	2,172.20 SF.
TOTAL MAX LOT COVERAGE			
14,147.25 SF.			
PROPOSED LC RATIO	PROPOSED LOT COVERAGE		
57.3%	12,476.17 SF.		
OK			
FLOOR AREA RATIOS (ZR 23-153) FOR R72 & R6 ZONE			
COMMERCIAL (ZR 33-123)	6.50	X	21,765.00 SF. = 141,472.50 SF.
COMMUNITY FACILITY (ZR 33-123)	6.50	X	21,765.00 SF. = 141,472.50 SF.
RESIDENTIAL (ZR 23-153 - R6)	3.00	X	3,341.85 SF. = 10,025.55 SF.
RESIDENTIAL (ZR 23-153 - R72)	4.00	X	18,423.15 SF. = 73,692.60 SF.
TOTAL RESIDENTIAL			
83,718.15 SF.			
PROPOSED FLOOR AREAS			
COMMERCIAL FLOOR AREA			
FLOOR	GROSS FA	DEDUCTIONS	
1st FLOOR	3,456.11 SF.	NO DEDUCTIONS FOR COMMERCIAL	
TOTAL	3,456.11 SF.	3,456.11 SF.	
PROPOSED COMMERCIAL ZONING FLOOR AREA: 3,456.11 SF. FAR: 0.16 OK			
MAX ALLOWED COMMERCIAL FLOOR AREA: 141,472.50 SF. FAR: 6.50			
COMMUNITY FACILITY FA			
FLOOR	GROSS FA	DEDUCTIONS	
1st FLOOR	2,802.62 SF.	NO DEDUCTIONS FOR COMMUNITY FACILITY	
TOTAL	2,802.62 SF.	2,802.62 SF.	
PROPOSED COMMUNITY FACILITY ZONING FLOOR AREA: 2,802.62 SF. FAR: 0.13 OK			
MAX ALLOWED COMMERCIAL FLOOR AREA: 141,472.50 SF. FAR: 6.50			
RESIDENTIAL FLOOR AREA			
FLOOR	GROSS FA	DEDUCTIONS	
1st FLOOR	1,910.29 SF.	372.77 SF. 172.33 SF. 0.00 SF. 0.00 SF. 0.00 SF. 545.10 SF.	
2nd FLOOR	12,476.17 SF.	455.26 SF. 0.00 SF. 12.00 SF. 3.00 SF. 470.26 SF.	
3rd FLOOR	12,476.17 SF.	455.26 SF. 0.00 SF. 12.00 SF. 3.00 SF. 470.26 SF.	
4th FLOOR	12,476.17 SF.	455.26 SF. 0.00 SF. 12.00 SF. 3.00 SF. 470.26 SF.	
5th FLOOR	12,476.17 SF.	455.26 SF. 0.00 SF. 12.00 SF. 3.00 SF. 470.26 SF.	
6th FLOOR	12,476.17 SF.	455.26 SF. 0.00 SF. 12.00 SF. 3.00 SF. 470.26 SF.	
7th FLOOR	12,476.17 SF.	455.26 SF. 0.00 SF. 12.00 SF. 3.00 SF. 470.26 SF.	
8th FLOOR	8,586.64 SF.	465.93 SF. 0.00 SF. 12.00 SF. 3.00 SF. 469.93 SF.	
ROOF/BH	803.99 SF.	0.00 SF. 0.00 SF. 0.00 SF. 0.00 SF.	
TOTAL	86,157.93 SF.	3,847.59 SF. 81,506.35 SF.	
PROPOSED RESIDENTIAL ZONING FLOOR AREA: 81,506.35 SF. FAR: 3.74 OK			
MAX ALLOWED RESIDENTIAL FLOOR AREA: 83,718.15 SF. FAR: 3.85			
COMBINED FLOOR AREA			
GROSS FLOOR AREA	FA		
PROPOSED COMMERCIAL GROSS FLOOR AREA	3,456.11 SF.		
PROPOSED COMMUNITY FACILITY GROSS FLOOR AREA	2,802.62 SF.		
PROPOSED RESIDENTIAL GROSS FLOOR AREA	86,157.93 SF.		
PROPOSED COMBINED GROSS FLOOR AREA	92,416.66 SF.		
ZONING FLOOR AREA	ZFA	FAR	
PROPOSED COMMERCIAL ZONING FLOOR AREA	3,456.11 SF.	0.16	
PROPOSED COMMUNITY FACILITY ZONING FLOOR AREA	2,802.62 SF.	0.13	
PROPOSED RESIDENTIAL ZONING FLOOR AREA	81,506.35 SF.	3.74	
PROPOSED COMBINED ZONING FLOOR AREA	87,765.08 SF.	4.03	
MAX ALLOWED COMBINED FLOOR AREA	141,472.50 SF.	6.50	
DENSITY REGULATIONS (ZR 35-40, 23-22 AND ZR 23-24)			
FOR ZONING LOTS WITH BUILDINGS CONTAINING MULTIPLE USES OR MIXED USE BUILDINGS WITH DIFFERENT USES, THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON THE ZONING LOT SHALL EQUAL THE MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT DIVIDED BY THE APPLICABLE FACTOR IN SECTION 23-22 (MAXIMUM NUMBER OF DWELLING UNITS). FOR THE PURPOSES OF SUCH CALCULATION, THE MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT SHALL EQUAL THE APPLICABLE TOTAL FLOOR AREA PERMITTED ON THE ZONING LOT, MINUS THE AMOUNT OF NON-RESIDENTIAL FLOOR AREA AND FLOOR AREA ALLOCATED TO AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS, WHERE FLOOR AREA IN A BUILDING IS SHARED BY MULTIPLE USES, THE FLOOR AREA FOR SUCH SHARED PORTION SHALL BE ATTRIBUTED TO EACH USE PROPORTIONATELY, BASED ON THE PERCENTAGE EACH USE OCCUPIES OF THE TOTAL FLOOR AREA OF THE ZONING LOT, LESS ANY SHARED FLOOR AREA.			
MAX FLOOR AREA PERMITTED	FACTOR OF 680	MAX DU	PROPOSED DU
83,718.15	/ 680.00 SF.	=	123
YARD REGULATIONS			
FRONT YARD (ZR 34-231)	MIN. REQUIRED: NONE PROPOSED: 0'-0" OK		
SIDE YARD (ZR 34-232)	MIN. REQUIRED: 0'-0" / 5'-0" PROPOSED: 0'-0" OK		
REAR YARD (ZR 34-71(a))	MIN. REQUIRED: 30'-0" PROPOSED: 30'-0" OK		
HEIGHT REGULATIONS (ZR 34-24, 35-63, 35-65, 35-65(1)(a), 35-65(2)(a) & 23-66(2)(a) NON-CONTEXTUAL DISTRICTS TABLE)			
MIN. BASE HEIGHT	40'-0"	40'-0"	40'-0"
MAX. BASE HEIGHT	75'-0"	74'-0"	65'-0"
MAX. BUILDING HEIGHT	85'-0" *(QGF)	84'-0"	70'-0"
SETBACKS (ZR 23-662)			
FRONTAGE	MIN. REQUIRED* PROPOSED		
WEBSTER AVENUE	10'-0" (WIDE) 15'-0" (NARROW) 13'-9" FOR THE BUILDING DOES NOT EXCEED THE MIN. BASE HEIGHT		
NOTE: *AS PER ZR23-662. A SETBACK IS REQUIRED FOR ALL PORTIONS OF BUILDINGS OR OTHER STRUCTURES THAT EXCEED THE MAXIMUM BASE HEIGHT SPECIFIED FOR THE APPLICABLE DISTRICT IN PARAGRAPH (A) OR (B) OF THIS SECTION, AND SHALL BE PROVIDED IN ACCORDANCE WITH PARAGRAPH (C) OF THIS SECTION.			
SPECIAL GROUND FLOOR LEVEL PROVISIONS FOR QUALIFYING GROUND FLOORS *QGF (ZR 26-50) (ZR 26-51) (ZR 26-52)			
NOTE: (QGF) AS PER ZR26-50, ZR26-51 & ZR26-52 "QUALIFYING GROUND FLOOR" SHALL REFER TO THE GROUND FLOOR OF A DEVELOPMENT OR ENLARGEMENT OF QUALITY HOUSING BUILDING ON A ZONING LOT, OR PORTION THEREOF, WHERE THE LEVEL OF THE FINISHED FLOOR OF THE SECOND STORY IS 13 FEET OR MORE ABOVE THE LEVEL OF THE ADJOINING SIDEWALK.			
FOR BUILDINGS, OR PORTIONS THEREOF, WITH GROUND FLOOR USE AND DEPTH REQUIREMENTS, USES ON THE FIRST STORY OF A BUILDING, AND WITHIN 15 FEET OF THE GROUND FLOOR LEVEL STREET WALL, SHALL BE LIMITED TO COMMUNITY FACILITY USES.			

SITE PLAN DIAGRAM



WEST ELEVATION DIAGRAM



SCALE N.T.S.



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) 3547

Street Name WEBSTER AVENUE

Borough BRONX

Block 3356

Lot 200

BIN X00709422-11

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) GENARO R. URUETA, RA

Signature [Signature] Date 02.13.24

REGISTERED ARCHITECT
GENARO R. URUETA
STATE OF NEW YORK
035610

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

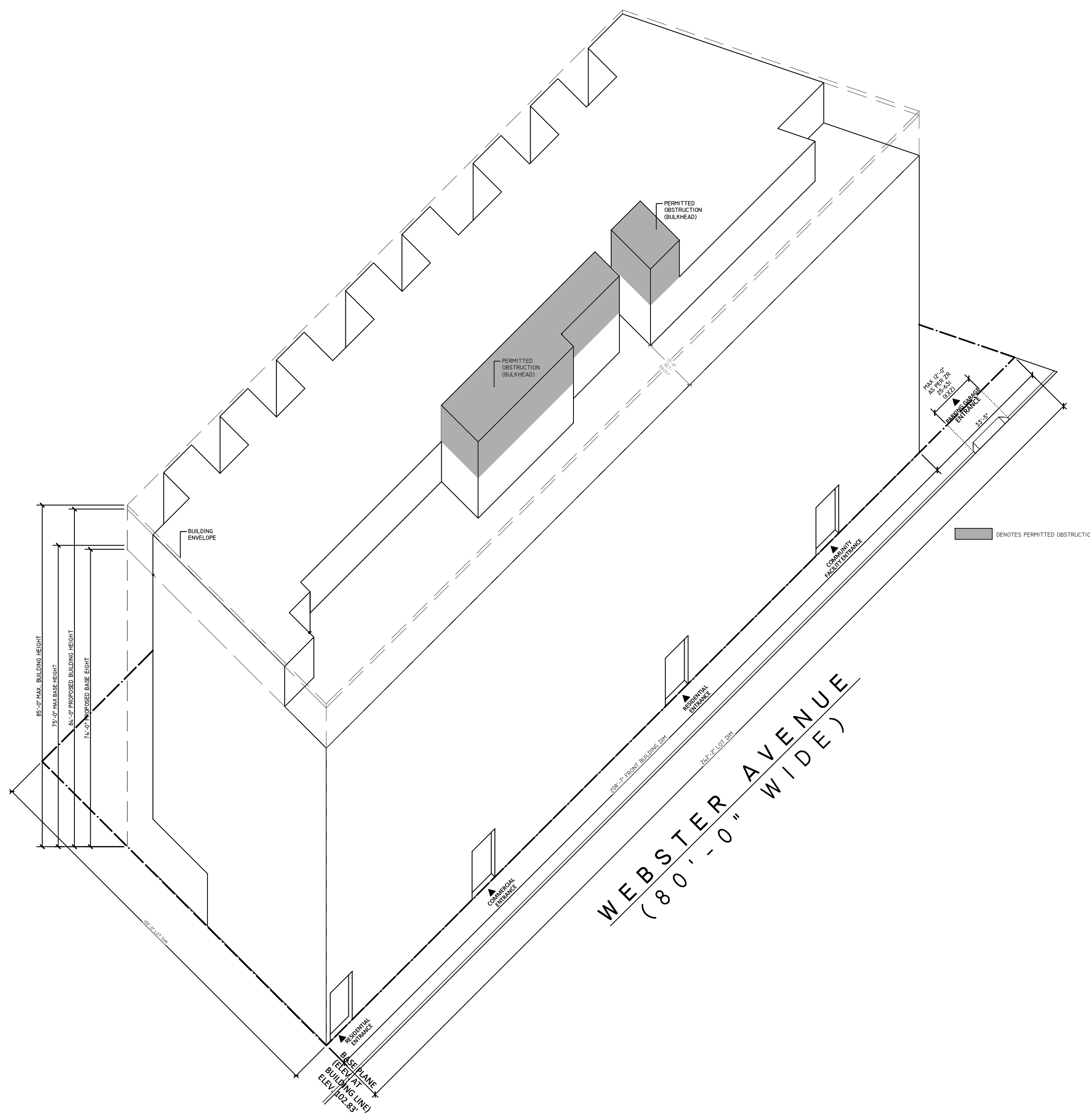
Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE _____

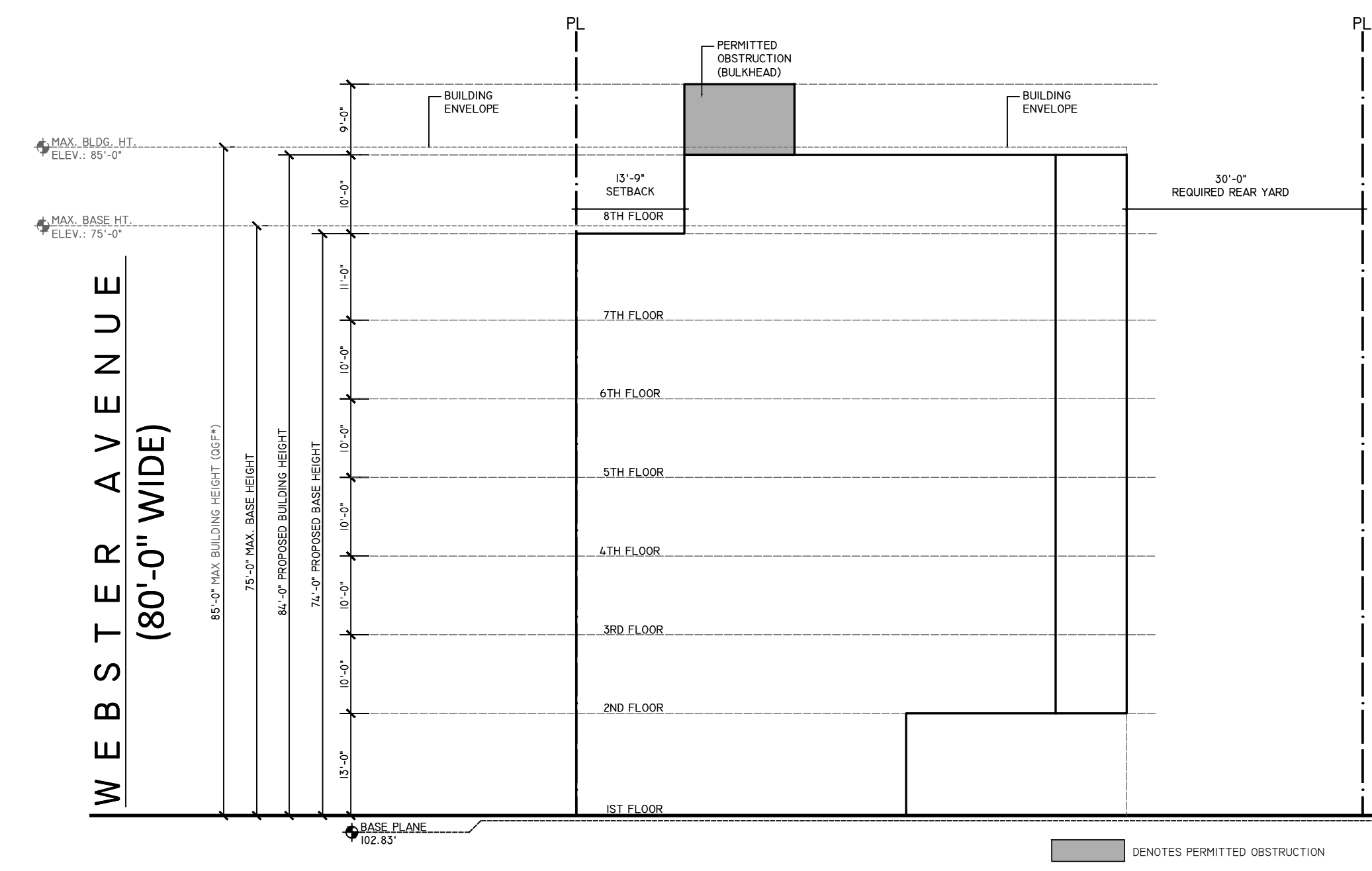
AXONOMETRIC DIAGRAM

SCALE N.T.S.



EAST ELEVATION DIAGRAM

SCALE N.T.S.



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

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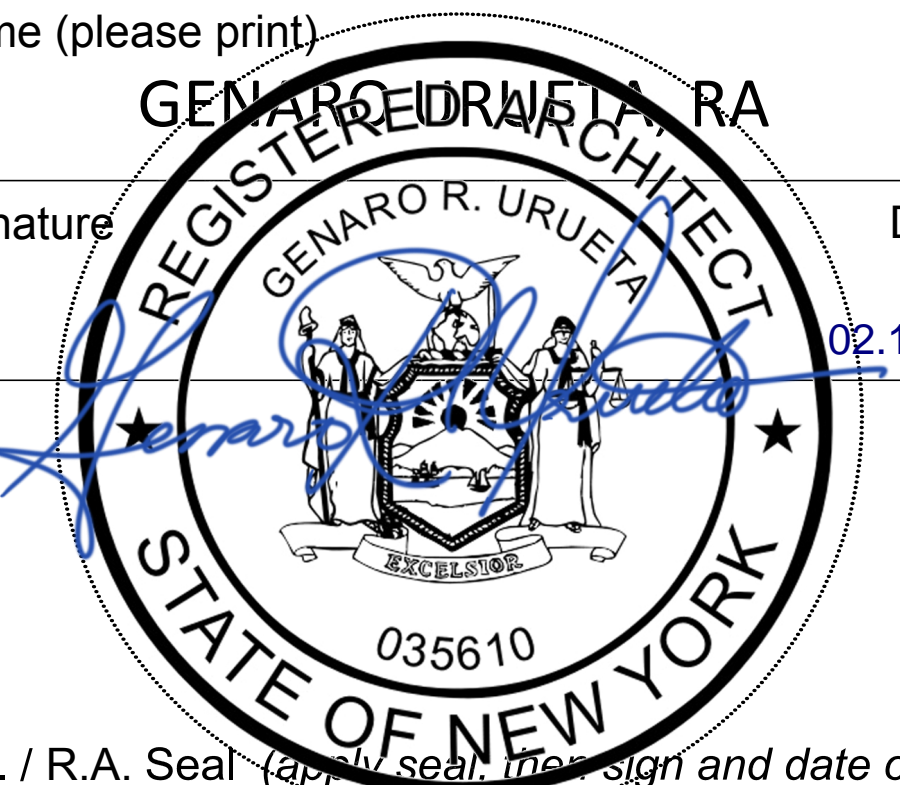
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Name (please print) GENARO R. URUETA, R.A.

Signature  Date 02.13.24



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

