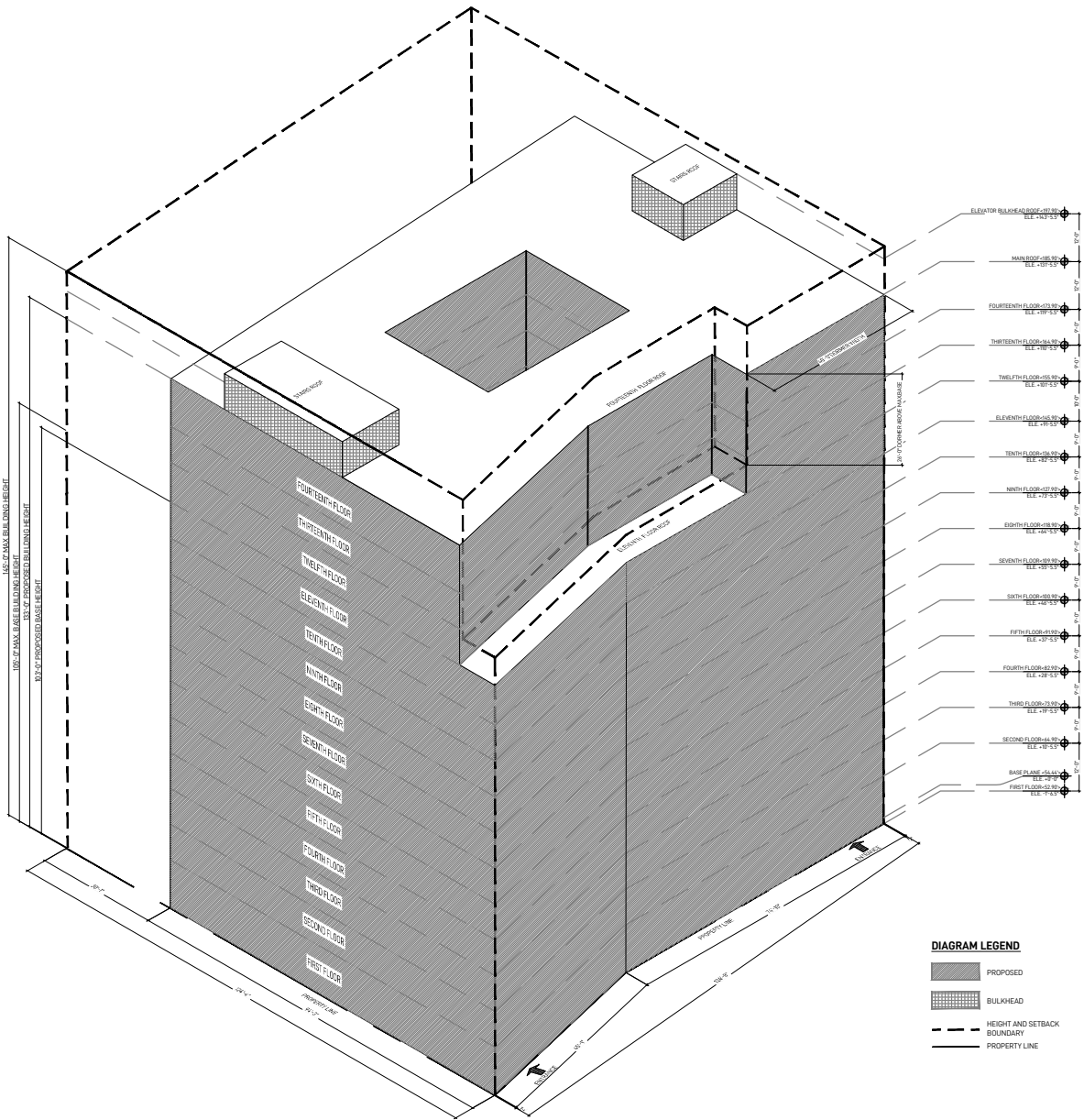




ISOMETRIC DIAGRAM:
NTS

ZONING ANALYSIS :			
	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 35-10	BULK REGULATIONS	PORTION OF BUILDING USED FOR RESIDENTIAL ARE SUBJECT TO BULK REGULATION OF ARTICLE 2 CHAPTER 3 PORTION OF EXISTING BUILDING USED AS COMMUNITY FACILITY ARE SUBJECT TO ARTICLE 3 CHAPTER 3 .	SEE ANALYSIS BELOW
ZR 141-01	GENERAL PROVISIONS	The provisions of this Chapter shall apply within the Special Jerome Corridor District. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for transit-adjacent sites or qualifying transit improvement sites, as defined in Section 64-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.	SEE ANALYSIS BELOW
ZR 77-02	Zoning Lots not Existing Prior to Effective Date or Amendment of Resolution	Whenever a zoning lot is divided by a boundary between two or more districts and such zoning lot did not exist on December 15, 1961, or any applicable subsequent amendment thereto, each portion of such zoning lot shall be regulated by all the provisions applicable to the district in which such portion of the zoning lot is located. However, the provisions of paragraph (a) of Section 77-22 (Floor Area Ratio) and Section 77-40 (SUPPLEMENTAL REGULATIONS) shall apply to zoning lots created at any time where different bulk regulations apply to different portions of such zoning lot.	SEE ANALYSIS BELOW
ZR 122-10	USE PERMITTED	USE GROUP 2&6	SEE GROUP 2&6, VI.
ZR 141-22	MAX F.A.R. R8A	7.2 = 12,458.33 X 7.2 = 89,699.97	124,549.42 / 36,858.84 SF. = 3.37 FAR
ZR 35-22	BASE F.A.R. R8A	5.4 = 34,402.53 X 5.4 = 137,42.75	
ZR 27-16	REQUIREMENTS FOR MIH SITES OR UAP SITES	(n) Distribution of affordable housing units (1) the affordable housing units shall be distributed on not less than 65 percent of the residential stories of such MIH site or UAP site, or, if there are insufficient affordable housing units to comply with this requirement, the distribution of affordable housing units shall be as specified in the guidelines; and (2) not more than two-thirds of the dwelling units and rooming units on any story of such MIH site or UAP site shall be affordable housing units, unless not less than two-thirds of the dwelling units and rooming units on each residential story of such MIH site or UAP site are affordable housing units. IFPD may waive such requirement for any new construction affordable housing that is located on an interior lot or through lot with less than 50 feet of frontage along any street. (c) Bedroom mix of affordable housing units (i) (a) not less than 50 percent of the dwelling units that are affordable housing units shall contain two or more bedrooms and not less than 75 percent of the dwelling units that are affordable housing units shall contain one or more bedrooms. (b) Size of affordable housing units In new construction affordable housing, the average size of affordable housing units of a particular bedroom count shall be not less than the average size of dwelling units that are not affordable housing units with the same number of bedrooms, or the minimum size specified below for a dwelling unit of a particular bedroom count, whichever is less (d) Construction of affordable housing In new construction affordable housing, the average size of affordable housing units of a particular bedroom count shall be not less than the average size of dwelling units that are not affordable housing units with the same number of bedrooms, or the minimum size specified below for a dwelling unit of a particular bedroom count, whichever is less	PROPOSED 13 STORY RESIDENTIAL FL. * 65 = 8.45 STORIES AFFORDABLE HOUSING UNITS PROVIDED AT 13 STORIES SECOND FLOOR = 37 UNITS TOTAL / 1 A.H.U. = 1 THIRD - EIGHTH FLOOR = 20 UNITS TOTAL / 1 A.H.U. X6 = 6 NINTH - ELEVENTH FLOOR = 19 UNITS TOTAL / 1 A.H.U. X3 = 3 TWELVE - FOURTEEN FLOOR = 17 UNITS TOTAL / 1 A.H.U. X3 = 3 SUBTOTAL = 247 UNITS TOTAL / 13 A.H.U. TOTAL A.H.U. APARTMENT BREAKDOWN 13 A.H.U. TOTAL x 0.50 = (6.5) 7 UNITS SHALL CONTAIN 2 OR MORE BEDROOMS 13 A.H.U. TOTAL x 0.75 = 9.75 10 UNITS SHALL CONTAIN 1 OR MORE BEDROOMS 2 STUDIO, 4 ONE BEDROOMS, 7 TWO BEDROOMS, THEREFORE OK AVERAGE MARKET RATE UNITS 2 BEDROOM 573.50 SF = 440.92 SF AVERAGE M.I.H UNITS THEREFORE OK AVERAGE MARKET RATE UNITS 1 BEDROOM 395.26 SF = 367.75 SF AVERAGE M.I.H UNITS THEREFORE OK THEREFORE OK
ZR 23-362	LOT COVERAGE	80% = 36,858.84 x .80 = 29,487.07 SF	25,709.84 SF / 36,858.84 SF = 69.74%
ZR 33-121 (D)	MAX F.A.R. COMMUNITY FACILITY	6.5 = 36,858.84 SF x 6.5 = 239,582.50 SF	54,321.21 / 36,858.84 SF = 1.47 FAR
ZR 33-121	MAX F.A.R. COMMERCIAL	2.0 = 12,458.33 SF x 2.0 = 24,916.66	114,628.7 / 12,458.33 SF = .90 FAR
ZR 35-33(d)	TOTAL BUILDING F.A.R.	GREATEST F.A.R. USED ON ZONING LOT RESIDENTIAL 7.2 = 36,858.84 x 7.2 = 265,983.60 SF 209,710.64 / 680 = 308.39 308 UNITS PERMITTED	180,016.91/36,858.84 SF. = 4.88 FAR
ZR 23-52 (b)	DENSITY	MAX. PERMITTED RESIDENTIAL - 265,383.64 - 55,673 = 209,710.64 209,710.64 / 680 = 308.39 308 UNITS PERMITTED	247 UNITS PROPOSED
ZR 23-12	MINIMUM LOT AREA	1,700 SF	36,858.84 SF
ZR 23-12	MINIMUM LOT WIDTH	18 FT	125'-0" = 200'-0"
YARDS			
ZR 23-322	FRONT YARD	NOT REQUIRED	0'-0"
ZR 23-334	SIDE YARD	0'-0" OR 5'-0"	0'-0"
ZR 23-344 (b)(1)(i)	REAR YARD	On any through lot that is 190 feet or more in maximum depth from street to street, for buildings or portions thereof at or below a height of 75 feet, a rear yard equivalent consisting of an open area with a minimum depth of 40 feet shall be provided, and above a height of 75 feet, where permitted, a rear yard equivalent of 40 feet shall be provided. A rear yard equivalent shall be provided midway, or within 10 feet of being midway, between the two street lines upon which such through lot fronts.	40'-2 1/2" REAR YARD EQUIVALENT PROVIDED 7'-0" OF MIDWAY SEE PLOT PLAN (SHEET 2002)
ZR 33-23 (b)(2)	Permitted Obstructions in Required Yards or Rear Yard Equivalents	Any building or portion of a building used for any permitted use, except that any portion of a building containing rooms used for living or sleeping purposes (other than a room in a hospital used for the care and treatment of patients, or joint living-work quarters for artists) shall not be a permitted obstruction, and provided that the height of such building shall not exceed one story, excluding basement, nor in any event 23 feet above curb level.	12'-0"
ZR 23-352 (a)	INNER COURTS	where legally required windows face onto an inner court, for buildings or portions thereof at or below a height of 75 feet, the area of an inner court shall not be less than 800 square feet, and the minimum dimension of such inner court shall not be less than 20 feet, and above a height of 75 feet, where permitted, the area of an inner court shall not be less than 1,200 square feet, and the minimum dimension of such inner court shall not be less than 30 feet;	PROPOSED COURT 41'-0" X 30'-0" = 1230 SF = OK
HEIGHT AND SETBACK			
ZR 23-431 (b)(1)	STREET WALL LOCATION	Along wide streets, at least 70 percent of the aggregate width of street walls shall be located within eight feet of the street line and extend to at least the minimum base height specified in Section 23-432, or the height of the building, whichever is less. Up to 30 percent of the aggregate width of street walls may be recessed beyond eight feet of the street line, provided that any such recesses deeper than 10 feet along a wide street or 15 feet along a narrow street are located within an outer court.	PROPOSED STREET WALL IS LOCATED AT 0'-0" FROM STREET LINE. SEE PLOT PLAN
ZR 141-25	SPECIAL HEIGHT AND SETBACK REGULATIONS IN R8A DISTRICTS	For zoning lots in R8A Districts, or in Commercial Districts mapped within, or with a residential equivalent of an R8A District, within 100 feet of a wide street located outside of Mandatory Inclusionary Housing areas, the underlying height and setback provisions applicable to an R8 District within 100 feet of a wide street shall apply. However, sky exposure plane buildings shall not be permitted, and the additional height allowances for eligible sites set forth in Section 23-434 (Height and setback modifications for eligible sites) shall not apply.	
ZR 23-432	MINIMUM BASE HEIGHT	40'-0"	103'-0"
	MAXIMUM BASE HEIGHT	105'-0"	103'-0"
	MAXIMUM BUILDING HEIGHT	145'-0"	133'-0"
ZR 23-413 (b)(1)(i)	DORMERS	Dormers shall be allowed as a permitted obstruction, provided that on any street frontage, either one of the following methods is applied: The aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the street wall of the highest story entirely below the maximum base height. For each foot above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the street wall width of the highest story entirely below the maximum base height	125'-0" WALL ON THE 11TH FLOOR 24'-0" ABOVE PERMITTED BASE HEIGHT 125'-0" X .34% = 42'-6" PERMITTED PROPOSED 40'-0"
PARKING REQUIREMENTS			
ZR 25-222	RESIDENTIAL PARKING SPACES LOT IS LESS THEN 10,000	12% OF NEW DWELLING UNITS 247 * .12 = 30	NONE PROPOSED
ZR 36-21	COMMERCIAL PARKING SPACES	1 PER 1,000 SF. PROPOSED 1083.28 SF /1,000 = 1 REQUIRED	NONE PROPOSED
ZR 25-222	PARKING WAIVER	UP TO 30 SPACES	WAIVED 30 SPACE
ZR 25-811 ZR 36-711	RESIDENTIAL BICYCLE PARKING COMMERCIAL BICYCLE PARKING	1 PER 2 DWELLING UNITS = 247 UNITS / 2 = 124, 124 REQUIRED 1 PER 10,000 SF. PROPOSED 1083.28 SF. NONE REQUIRED	124 PROPOSED, NONE PROPOSED
ZR 23-611 ZR 23-41	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE = 125'-0" / 25 = 5 REQUIRED	3 EXISTING TREES 2 TREES TO BE PAID INTO TREE FUND
RECREATION			
ZR 23-43 (a)(b)	RECREATION	All developments, enlargements, extensions or conversions in buildings that are multiple dwelling residences that result in nine or more new dwelling units after December 5, 2024 shall provide recreation space. The amount of recreation space required shall be equivalent to a minimum of three percent of all recreation space shall be accessible to the residents of the building, the minimum dimension of any recreation space, in any direction, whether indoor or outdoor, shall be 15 feet.	TOTAL RESIDENTIAL F.A. 123,834.14 SF x .43 = 3,715.02 SF REQ'D OUTDOOR RECREATION PROPOSED ON THE FIRST FLOOR 6,775.2 SQ. FT. = 3,715.02 THEREFORE OK



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) 1351
Street Name JEROME AVENUE
Borough BRONX
Block 2856
Lot (s) 141
BIN 2130757

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.

NIKOLAI KATZ RA

Name (please print)

Signature Date



P.E. / R.A. Seal (don't sign and date over seal)

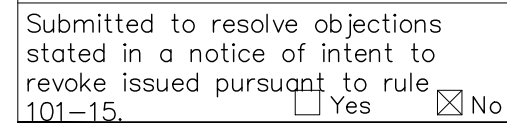
Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



Must be typewritten.



Location Information

House No(s) 1351
Street Name JEROME AVENUE

Borough	BRONX
Block	2856
Lot (s)	141
BIN	213075

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.

Department,
NIKOLAI KATZ RA

Name (please print)

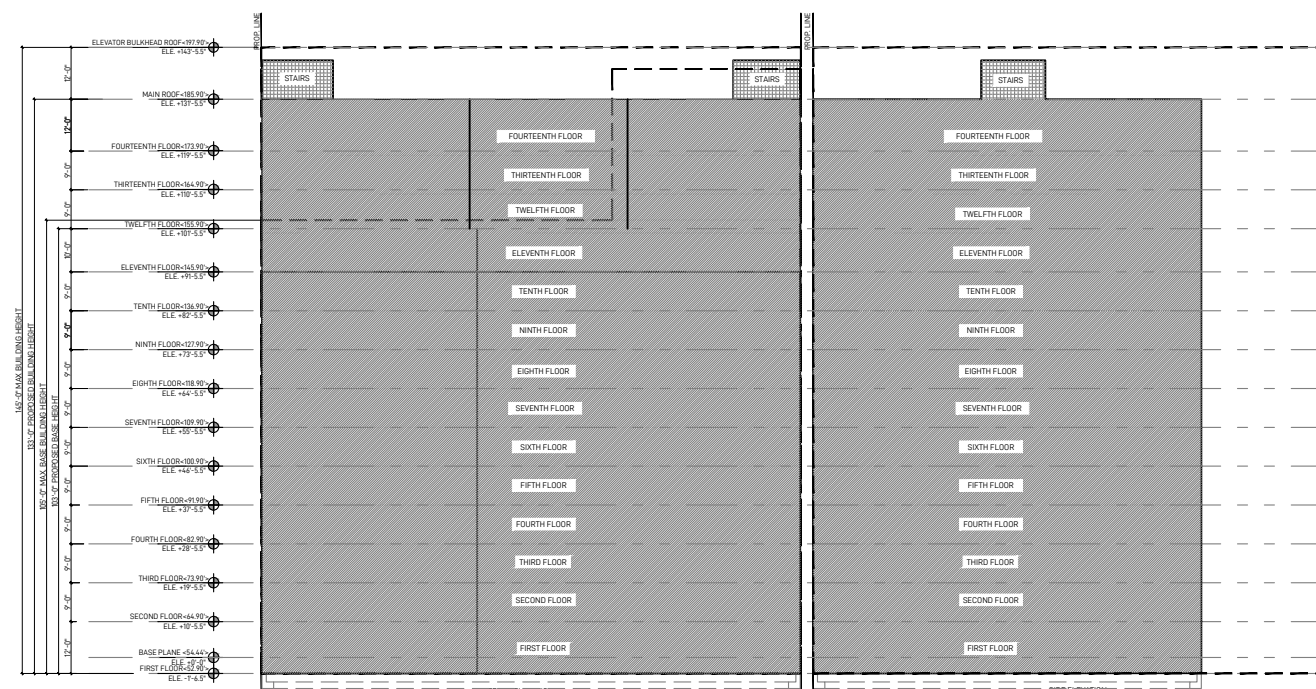
Signature _____
Date _____



Internal Use Only

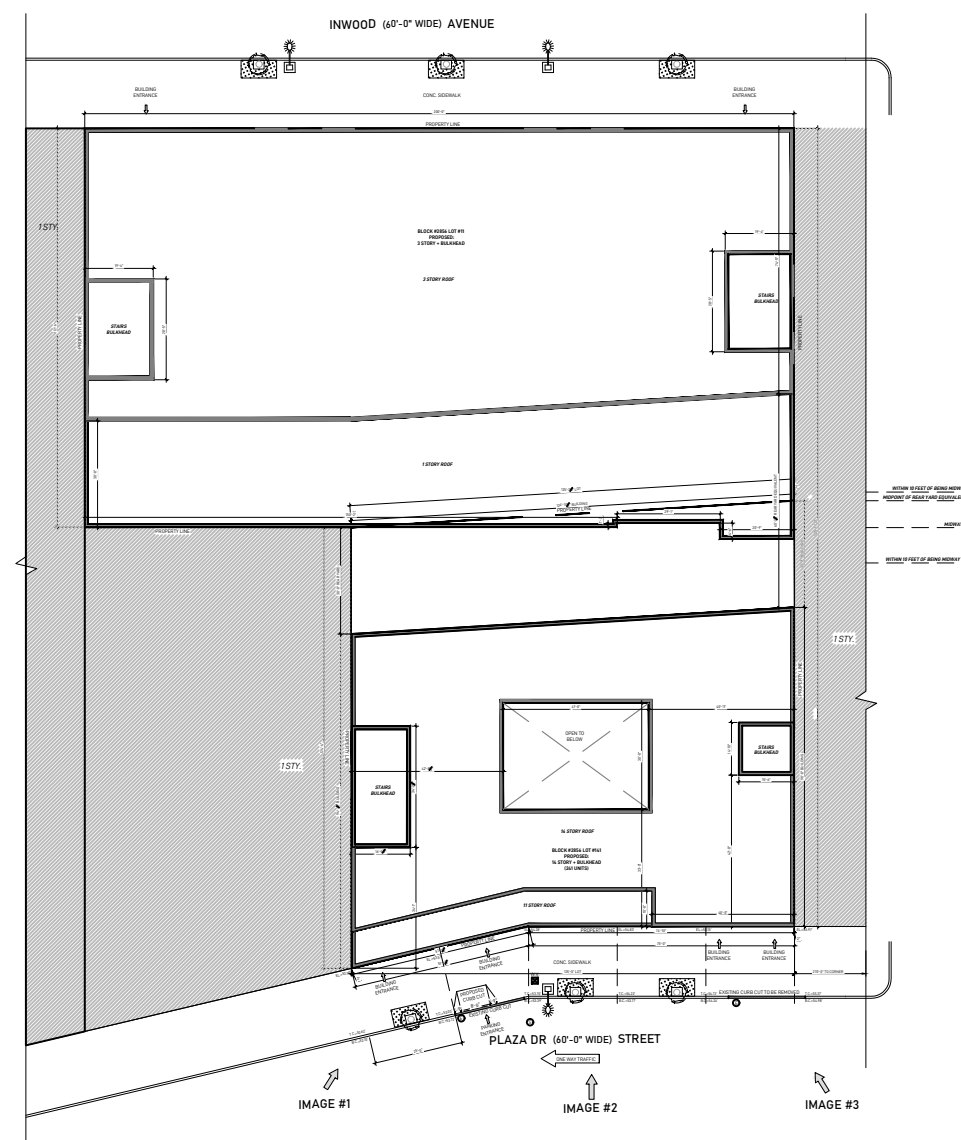
BIS Doc #

PLAN EXAMINER SIGN AND DATE



FRONT VIEW
NTS

SECTION DIAGRAM:
NTS



SITE PLAN:
NTS



ZD1 Zoning Diagram

Must be typewritten.
Sheet _____ of _____

1	Applicant Information <i>Required for all applications.</i>
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Last Name KATZ		First Name NIKOLAI		Middle Initial
Business Name NIKOLAI KATZ ARCHITECT			Business Telephone 917-568-8415	
Business Address 682 BROADWAY			Business Fax	
City NEW YORK	State NY	Zip 10012	Mobile Telephone	
E-Mail NKATZ@NKATZ.COM			License Number 026633	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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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>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
First	5972.81	2,6	2421.44		1146.28		.093
Second	9,809.86	2	9,563.06				.259
Third	9,809.86	2	9,563.06				.259
Fourth	9,809.86	2	9,563.06				.259
Fifth	9,809.86	2	9,563.06				.259
Sixth	9,809.86	2	9,563.06				.259
Seventh	9,809.86	2	9,563.06				.259
Eighth	9,809.86	2	9,563.06				.259
Ninth	9,809.86	2	9,563.06				.259
Tenth	9,809.86	2	9,563.06				.259
Eleventh	9,809.86	2	9,563.06				.259
Twelfth	8,949.22	2	8,726.31				.237
Thirteenth	8,949.22	2	8489.07				.230

ZD1

Sheet _____ of _____

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Fourteenth	8,949.22	2	8489.07				.230
ELE. stairs b	792.93	2	792.93				.021
Total	131,712.05						
First	22,521.21	2		22,521.21			.611
Second	15,900	2		15,900			.431
Third	15,900	2		15,900			.431
Total	54,321.21						
Totals	186,033.26		124549.42	54,321.21	1146.28		4.88

Total Zoning Floor Area	180016.91
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