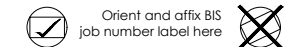


ZD1 Zoning Diagram

Must be typewritten.



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15. Yes No

Location Information

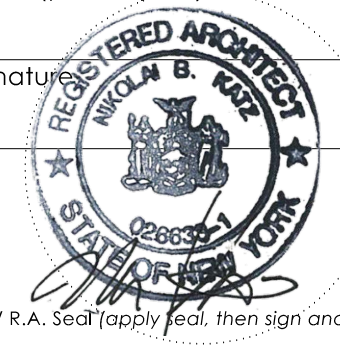
House No(s) 190
 Street Name EAST 205 STREET
 Borough THE BRONX
 Block 3311
 Lot (s) 117
 BIN 2017354

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 _____

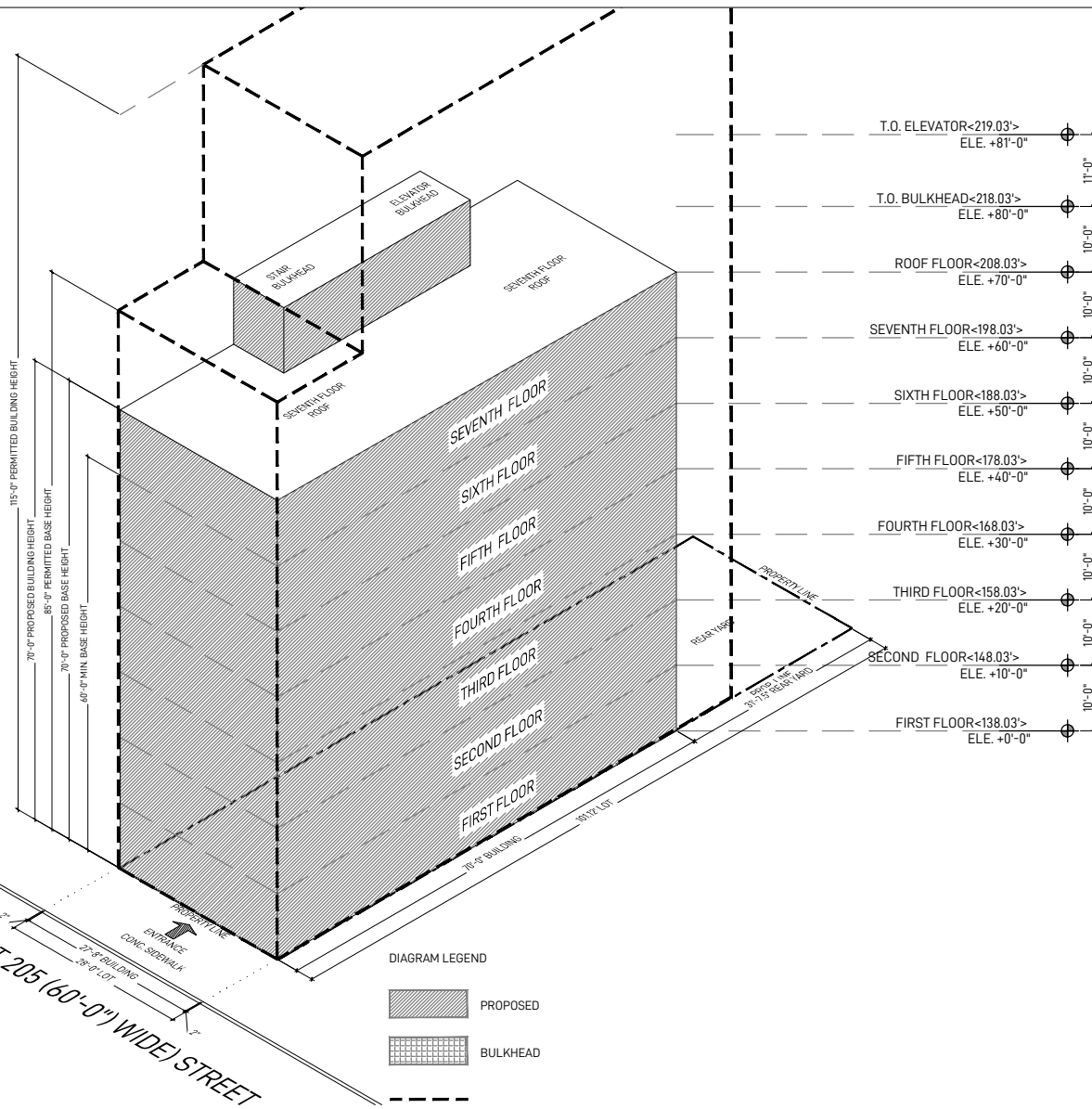


P.E. / R.A. Seal (apply seal, then sign and date over seal)

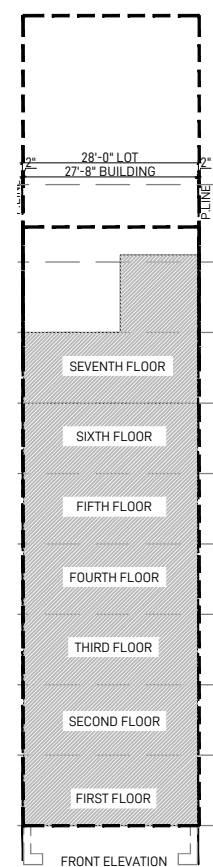
Internal Use Only

BIS Doc # _____

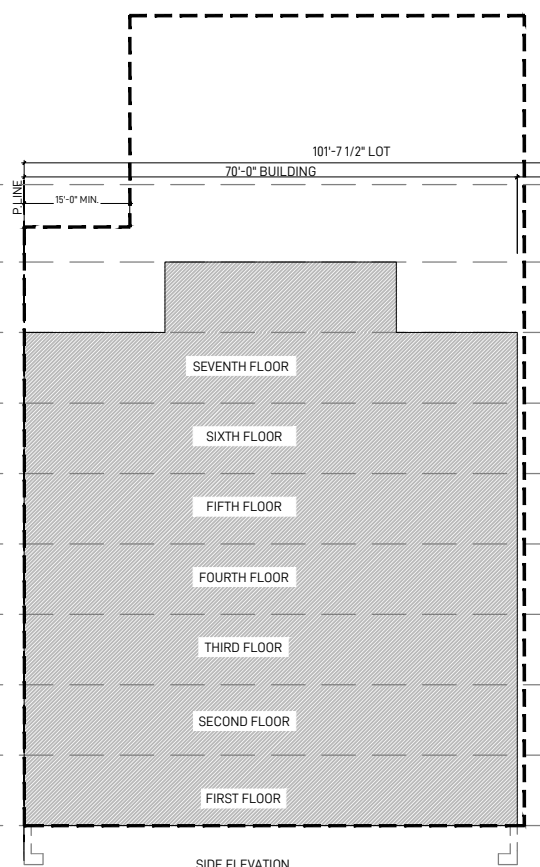
PLAN EXAMINER SIGN AND DATE



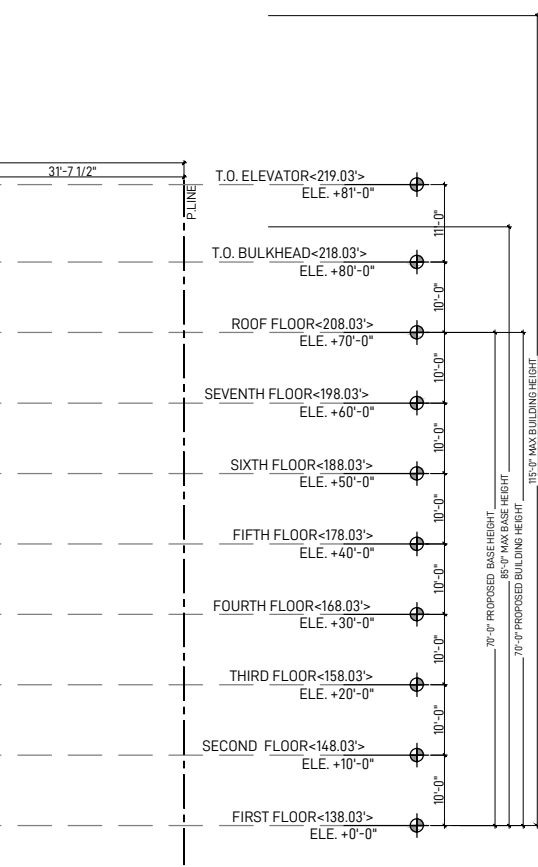
ISOMETRIC DIAGRAM:
NTS



FRONT VIEW
NTS



SECTION DIAGRAM:
NTS



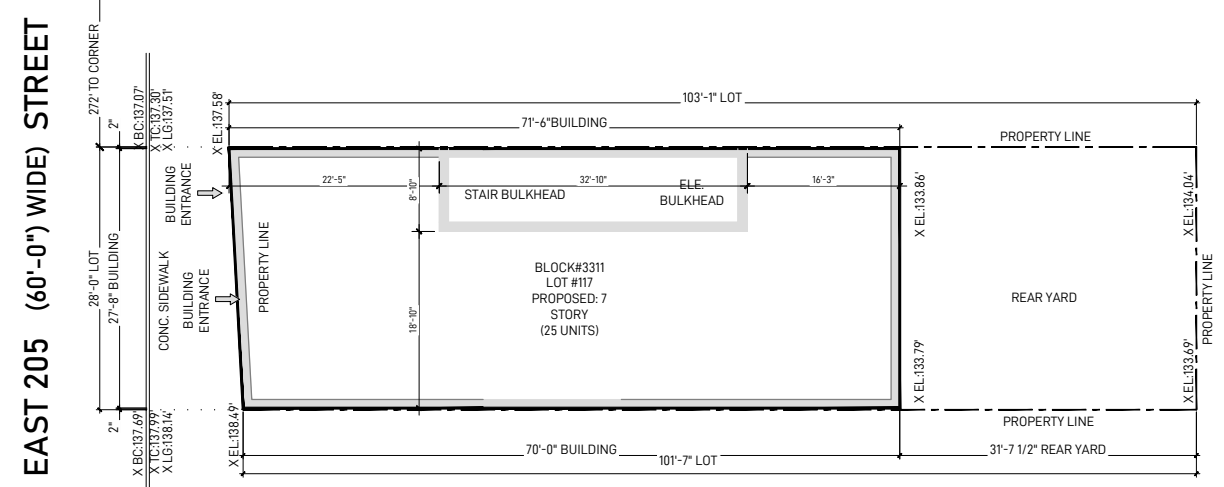
RESIDENTIAL GROSS FLOOR AREA		
FLOOR	TOTAL GROSS	TOTAL ZFA
FIRST	1957.02 SQ. FT.	1957.02 SQ. FT.
SECOND	1957.02 SQ. FT.	1957.02 SQ. FT.
THIRD	1957.02 SQ. FT.	1957.02 SQ. FT.
FOURTH	1957.02 SQ. FT.	1957.02 SQ. FT.
FIFTH	1957.02 SQ. FT.	1957.02 SQ. FT.
SIXTH	1957.02 SQ. FT.	1957.02 SQ. FT.
SEVENTH	1957.02 SQ. FT.	1957.02 SQ. FT.
STAIRS BULKHEAD	290.03 SQ. FT.	
TOTAL	13989.19 SQ. FT.	13699.16 SQ. FT.

ZONING ANALYSIS :			
	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-12	USE PERMITTED	USE GROUP 2,	USE GROUP 2,
ZR 23-153	MAX F.A.R. R8	6.02, 2866.50 X 6.02 = 17,256.33	13699.16 SF. (SEE TABLE ABOVE) 13699.16 SF / 2866.50 SF = 4.77 FAR
ZR 23-156	LOT COVERAGE	70% 2866.50 x .70 = 2,006.55 SF	1957.02 SF < 2866.50 SF = 68.27%
ZR 23-22	DENSITY	17,256.33 / 680 = 25.37 25 UNITS PERMITTED	25 UNITS PROPOSED
ZR 23-32	MINIMUM LOT AREA	1,700 SF	2866.50 SF
ZR 23-32	MINIMUM LOT WIDTH	18 FT	28'-0"

YARDS			
ZR 23-45	FRONT YARD	NOT REQUIRED	0'-0"
ZR 23-462	SIDE YARD	0'-0" OR 8'-0"	0'-0"
ZR 23-47	REAR YARD	30'-0"	31'-7.5"

HEIGHT AND SETBACK			
ZR 35-651 (c)(1)(2)	STREET WALL LOCATION	he street wall shall be located on the street line and extend along the entire street frontage of the zoning lot up to at least the minimum base height specified in Section 35-652 and 23-662, or the height of the building, whichever is less.	PROPOSED STREET WALL IS LOCATED AT 0'-0" FROM STREET LINE. SEE PLOT PLAN
ZR 23-662	MINIMUM BASE HEIGHT	60'-0"	70'-0"
	MAXIMUM BASE HEIGHT	85'-0"	70'-0"
	MAXIMUM BUILDING HEIGHT	115'-0"	70'-0"

PARKING REQUIREMENTS			
ZR 25-23	RESIDENTIAL PARKING SPACES	20% OF NEW DWELLING UNITS 25 * .20 = 5	NONE PROPOSED
ZR 25-242	PARKING WAIVER LOT IS LESS THAN 10,000	waived for zoning lots of 10,000 square feet or less.	5 WAIVED
ZR 25-81	RESIDENTIAL BICYCLE PARKING	1 PER 2 DWELLING UNITS - 25 UNITS / 2 = 12.5, 13 REQUIRED	13 PROPOSED.
ZR 23-03 ZR 26-41	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE - 28'-0" / 25' = 1 REQUIRED	1 TREES TO BE PAID INTO TREE FUND



SITE PLAN:
NTS

