

## 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) 2527  
 Street Name GRAND AVE  
 Borough BRONX  
 Block 3214  
 Lot (s) 51  
 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) NIKOLAI KATZ RA

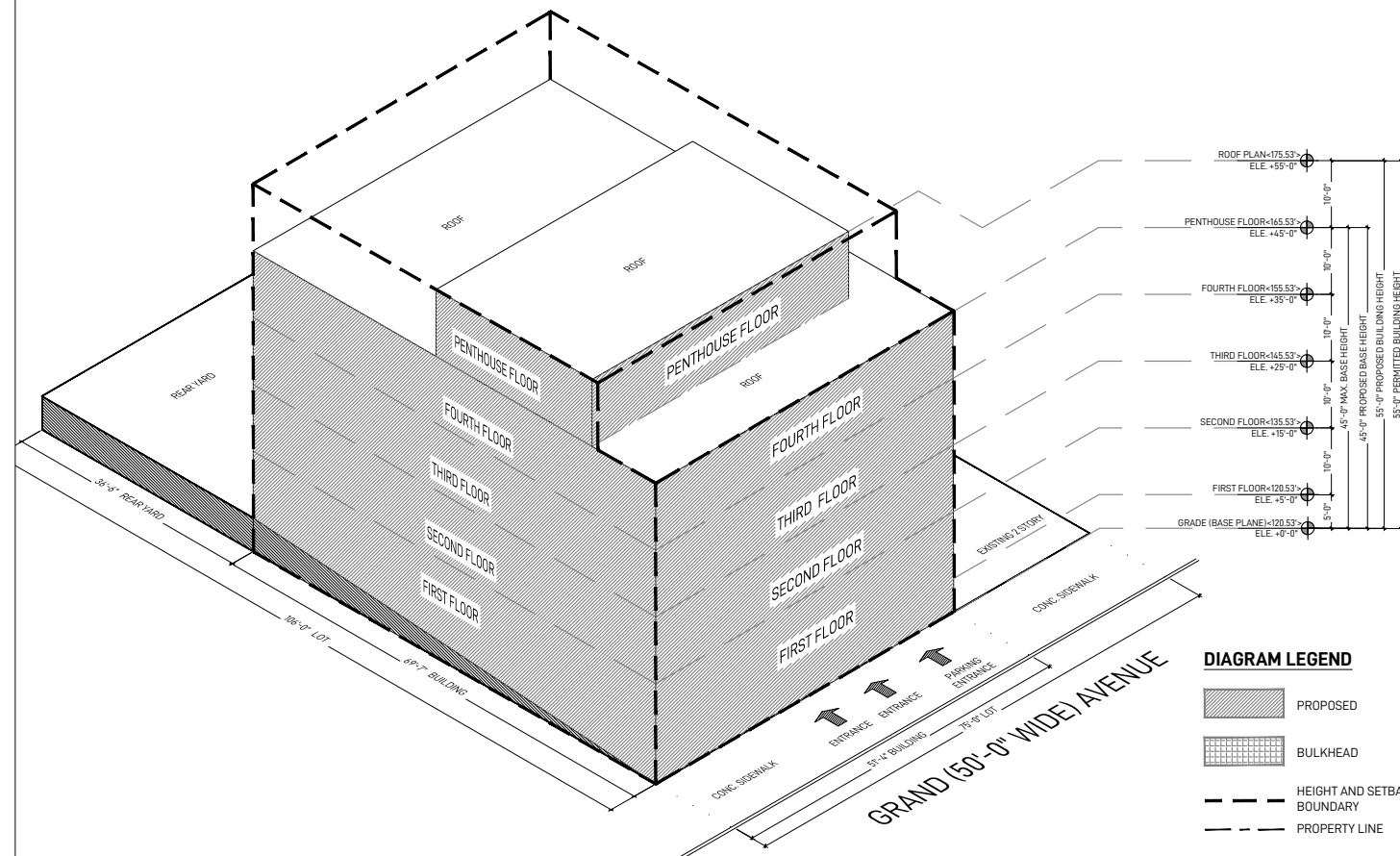
Signature \_\_\_\_\_ Date 1/18/2023

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

Internal Use Only

BIS Doc # \_\_\_\_\_

PLAN EXAMINER SIGN AND DATE

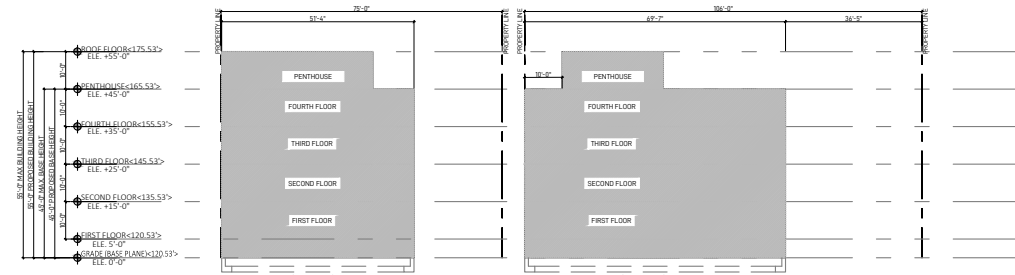


ISOMETRIC DIAGRAM:  
NTS



### DIAGRAM LEGEND

- PROPOSED
- BULKHEAD
- HEIGHT AND SETBACK BOUNDARY
- PROPERTY LINE

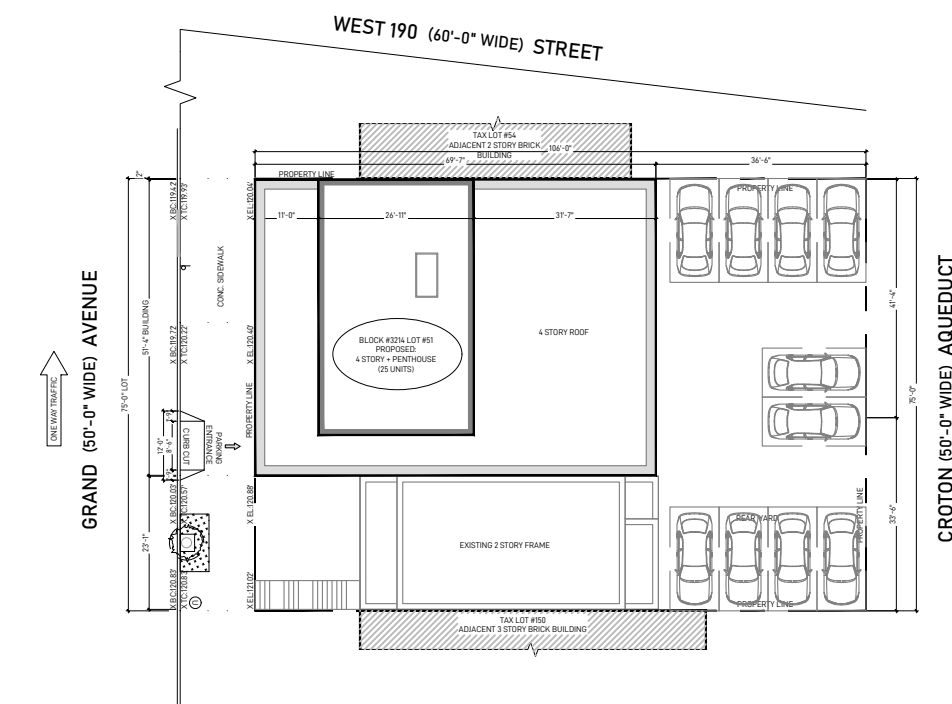


FRONT VIEW  
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SECTION DIAGRAM:  
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RESIDENTIAL GROSS FLOOR AREA				
FLOOR	TOTAL GROSS EXIST.	TOTAL PROP.	TOTAL GROSS	TOTAL ZONING
FIRST	1195.52 SQ. FT.	2439.94 SQ. FT.	3635.46 SQ. FT.	3635.46181 SQ. FT.
SECOND	1195.52 SQ. FT.	3569.81 SQ. FT.	4765.33 SQ. FT.	4765.32986 SQ. FT.
THIRD		3569.81 SQ. FT.	3569.81 SQ. FT.	3569.80556 SQ. FT.
FOURTH		3569.81 SQ. FT.	3569.81 SQ. FT.	3569.80556 SQ. FT.
PENTHOUSE	1195.15 SQ. FT.	1195.15 SQ. FT.	1195.15278 SQ. FT.	1195.15278 SQ. FT.
TOTAL	2,391.05 SQ. FT.	14,344.51 SQ. FT.	16,735.56 SQ. FT.	16,735.56 SQ. FT.

ZONING ANALYSIS:			
	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-12	USE PERMITTED	2	2
ZR 23-153	MAX FLOOR AREA RATIO R6 (NARROW STREET)	2.2 ( QUALITY HOUSING) 7,950.00 X 2.2 = <b>17,490 PERMITTED</b>	16,735.56 SF. (SEE TABLE ABOVE) = 2.10 FAR
ZR 23-156	LOT COVERAGE	60% ~ 7,950 x .60 = 4,770 SF	PROPOSED LOT COVERAGE 4765.32 SF = 59.94%
ZR 23-22	DENSITY	17,490 (FAR) / 680 (FACTOR) = 25.72 ~ 25 D.U.	PROPOSED 25 UNITS
ZR 23-32	MINIMUM LOT AREA	1,700 SF.	7,950.00 SF.
ZR 23-32	MINIMUM LOT WIDTH	18.00	75'-0"
YARDS			
ZR 23-45	FRONT YARD	0'-0"	18'-3"
ZR 23-462	SIDE YARD	0'-0" - 8'-0"	0'-0"
ZR 23-471	REAR YARD	30'-0"	36'-6"
HEIGHT AND SETBACK			
ZR 23-661 (b)(2)	STREET WALL LOCATION	On zoning lots with at least 50 feet of frontage along a street line, the street wall shall be located no closer to the street line than the closest street wall, or portion thereof, of an existing adjacent building on the same or an adjoining zoning lot located on the same street frontage, that is both within 15 feet of the street line and within 25 feet of such Quality Housing building.	PROPOSED BUILDING 18'-3", ADJACENT BUILDINGS 18'-3" FROM STREET LINE
ZR 23-662 (a)	MINIMUM BASE HEIGHT	30'-0"	45'-0"
	MAXIMUM BASE HEIGHT	45'-0"	45'-0"
	MAXIMUM BUILDING HEIGHT	55'-0"	55'-0"
PARKING REQUIREMENTS			
ZR 25-241	PARKING SPACES ZONING LOT LESS THAN 10,000 SF	50% OF NEW DWELLING UNITS 25 * .50 = 12.5	13 SPACES PROVIDED
ZR 25-811	BICYCLE PARKING	1 PER DWELLING UNITS 25 / 2 = 12.5	13 SPACES PROVIDED
ZR 23-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE ~ 75'-0' / 25' ~ 3	3 TREES TO BE PAID INTO TREE FUND,



SITE PLAN:  
NTS

