

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) 1952
 Street Name ANTHONY AVE
 Borough THE BRONX
 Block 2814
 Lot (s) 48
 BIN 2130840

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 and Signature and date over seal

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

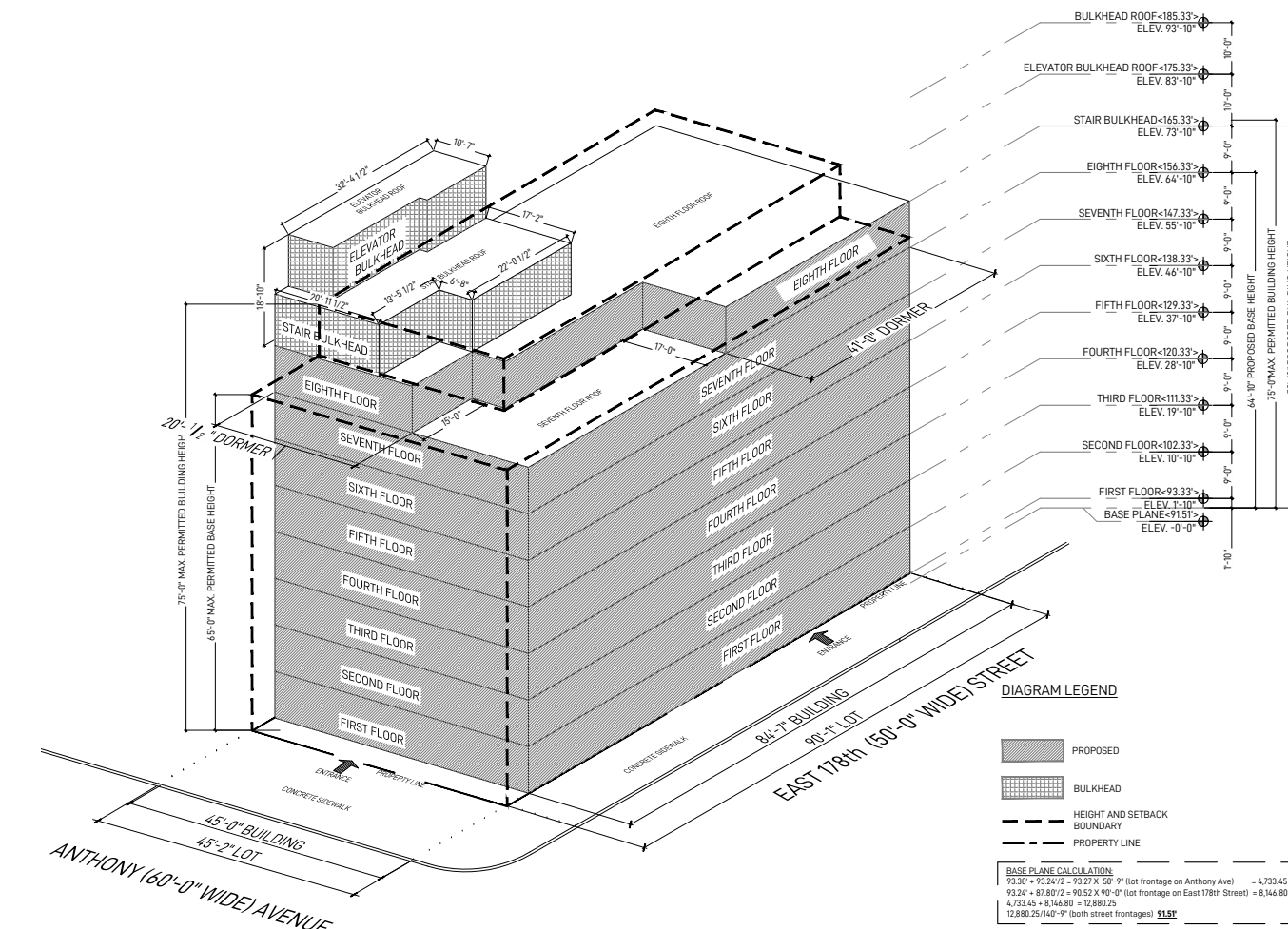
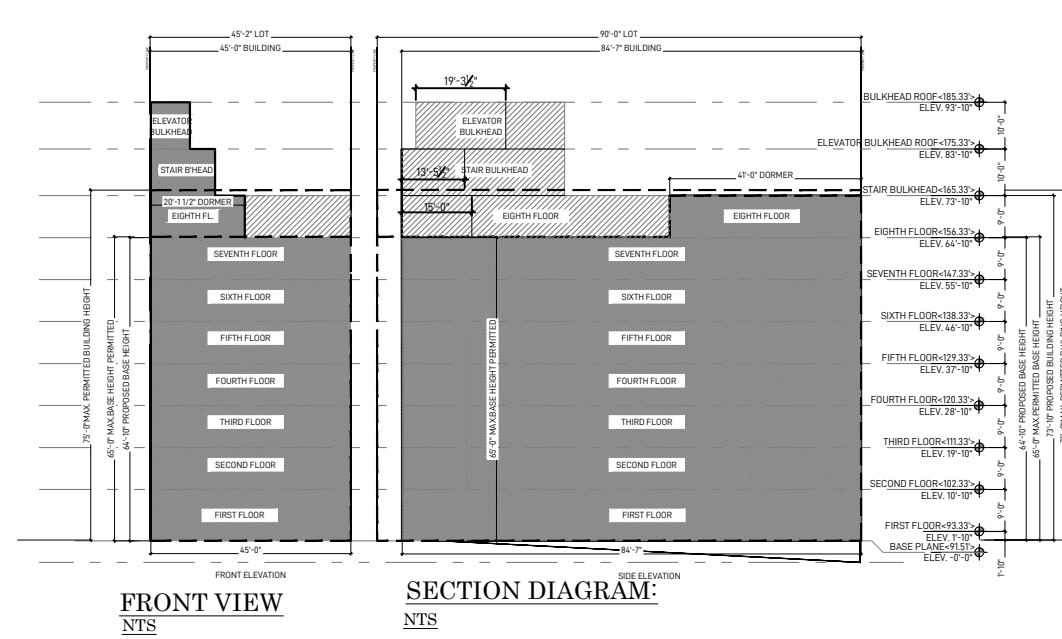


DIAGRAM LEGEND

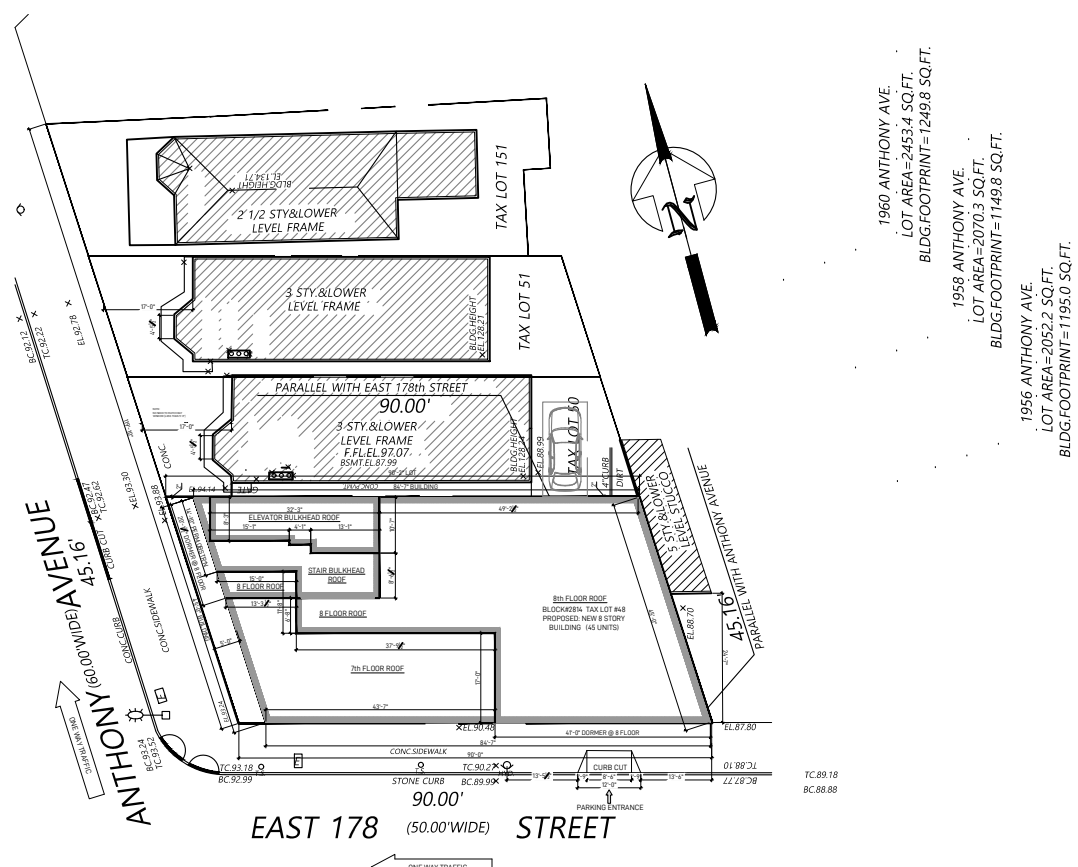
- PROPOSED
- BULKHEAD
- HEIGHT AND SETBACK BOUNDARY
- PROPERTY LINE

BASE PLANE CALCULATION:
 93.30' x 93.24' = 92.33' x 90'-0" (lot frontage on Anthony Ave) = 4,732.45
 93.24' x 87.80' = 90.52' x 90'-0" (lot frontage on East 178th Street) = 8,146.80
 4,732.45 + 8,146.80 = 12,879.25
 12,879.25 / 140' = 92.07' (both street frontages) **91.87'**



FLOOR	GROSS FLOOR AREA							
	TOTAL GROSS	PROPOSED BUILDING			BUILDING 1956	BUILDING 1958	BUILDING 1960	TOTAL ZFA
FIRST	3648.84 SQ. FT.	3623.88 SQ. FT.	3083.69 SQ. FT.	540.19 SQ. FT.	1195	1149.80000	1249.80000	4,134.79000
SECOND	3647.06 SQ. FT.	3622.09 SQ. FT.	215.50 SQ. FT.	3406.59 SQ. FT.	1195	1149.80000	1249.80000	7,001.19000
THIRD	3647.06 SQ. FT.	3622.09 SQ. FT.	215.50 SQ. FT.	3406.59 SQ. FT.	1195	1149.80000	1249.80000	7,001.19000
FOURTH	3622.09 SQ. FT.	3622.09 SQ. FT.	215.50 SQ. FT.	3406.59 SQ. FT.				3406.59 SQ. FT.
FIFTH	3622.09 SQ. FT.	3622.09 SQ. FT.	215.50 SQ. FT.	3406.59 SQ. FT.				3406.59 SQ. FT.
SIXTH	3622.09 SQ. FT.	3622.09 SQ. FT.	215.50 SQ. FT.	3406.59 SQ. FT.				3406.59 SQ. FT.
SEVENTH	3622.09 SQ. FT.	3622.09 SQ. FT.	215.50 SQ. FT.	3406.59 SQ. FT.				3406.59 SQ. FT.
EIGHTH	2625.25 SQ. FT.	2625.25 SQ. FT.	693.28 SQ. FT.	1931.96 SQ. FT.				1931.96 SQ. FT.
BULKHEAD	549.77 SQ. FT.	549.77 SQ. FT.	132.64 SQ. FT.	417.14 SQ. FT.				417.14 SQ. FT.
TOTAL	28,606.35 SQ. FT.	28,531.46 SQ. FT.	5,202.64 SQ. FT.	23,328.82 SQ. FT.	3585	3449.40000	3749.40000	34,112.63000

ZONING ANALYSIS :		
ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-12	USE PERMITTED	USE GROUP 1,2,3,4
ZR 23-153	MAX F.A.R. R7-1 (Q.H.)	3.44 = 10,445.6 x 3.44 = 35,932.86 SF
ZR 23-156	LOT COVERAGE	34,112.63 / 10,445.6 = 3.26 FAR PROPOSED
ZR 23-22	DENSITY	7109.84 < 10,445.6 SF = 68.06%
ZR 23-32	DENSITY	45 UNITS PROPOSED + 8 EXISTING = 53 UNITS
ZR 23-32	MINIMUM LOT AREA	1,700 SF
ZR 23-32	MINIMUM LOT WIDTH	119'-10"
YARDS		
ZR 23-45	FRONT YARD	NOT REQUIRED
ZR 23-462	SIDE YARD	0'-0" OR 8'-0"
ZR 23-471	REAR YARD	30'-0"
HEIGHT AND SETBACK		
ZR 23-62 (g)(1)	PERMITTED OBSTRUCTIONS	Elevator or stair bulkheads. However, such restrictions on location shall not apply to elevator or stair bulkheads, provided the aggregate width of street walls of such bulkheads within 10 feet of a street wall, facing each street frontage, times their average height, in feet, does not exceed an area equal to four times the width, in feet, of the street wall of the building facing such frontage.
ZR 23-661 (b)(1)(3)	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. (3) On corner lots, the street wall regulations of (b)(1) or (b)(2), as applicable, shall apply along both street frontages, except that along one street line the street wall need not be located farther from the street line than five feet.
ZR 23-662 (a)	MINIMUM BASE HEIGHT	40'-0"
	MAXIMUM BASE HEIGHT	65'-0"
	MAXIMUM BUILDING HEIGHT	75'-0"
PARKING REQUIREMENTS		
ZR 25-241	PARKING SPACES	50% OF DWELLING UNITS - PROPOSED 45 UNITS * 50 = 23 REQUIRED
ZR 25-811	BICYCLE PARKING	1 PER 2 DWELLING UNITS - 45 UNITS / 2 = 23 REQUIRED - 15 SQ. FT. x 23 SQ. FT. = 345 SQ. FT. REQUIRED
ZR 23-03 ZR 26-41	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE - 210'-0" / 25' = 8.4 - 8 REQUIRED



SITE PLAN: NTS

