

Zoning Analysis				
Applicable Resolution: Zoning Resolution of the City of New York, Latest Addition, All references below, denoted as ZR reference this resolution.				
Basic Property Data:				
Address(es): 3663 WHITE PLAINS ROAD, BRONX, NY 10467				
Borough: The Bronx	Block: 4647			
Lot Frontage: 200.94'	Lot(s): 66			
Lot Depth: 185.31'	CB: Bronx Community District 12			
Zoning Map: 2b	Per ZoLa			
Lot Area: 35,994.69 SF	Per Survey			
1,044.60 SF	R.O.W. Area			
34,950.09 SF	Total Lot Area less R.O.W. Area			
14,777.75 SF	Lot Area R5A**			
20,172.34 SF	Lot Area R7A/C2-4			
District: R5A; R7A/C2-4	Zoning Map 2b			
Special Dist.: None	Zoning Map 2b			
Inc. Housing: No	ZR Appendix F			
E-Designation: Yes - Hazardous Materials Phase I & Phase II Testing Protocol, Window Wall Attenuation & Alternate Ventilation.	ZR Appendix C/E-279			
Transit Zone: Yes	ZR Appendix I, Map 1			
Notes: Area of Minimal Floor Hazard - See Flood Maps Sheet G-000.				
Use Regulations				
ZR Section	Title	Required / Permitted	Proposed / Provided	Notes and Compliance
ZR 22-10, 32-10	Uses	R5A UG 1 to 4 R7A UG 1 to 4 C2-4 UG 1 to 9, 14	UG 3 - Non-profit with sleeping accommodations (see note below)	COMPLIES
NYC BB2011-003	Per NYC BB2011-003, Permanent Supportive Housing may be classified as a philanthropic or non-profit institution w/ SA, UG3 provided (1) The owner & operator of the facility is a non-profit org. and (2) at least 60% of the units in such facility are designated for the special needs population and are dispersed throughout the facility			
ZR 22-13	Central Office	The number of persons employed in central office functions shall not exceed 50 #floor area# used for such purposes shall not exceed 25 percent of the total #floor area# Max. Permitted: 24,118.14 SF	< 50 persons 895,01 SF < 24,118.14 SF	COMPLIES
Bulk Regulations:				
Floor Area	Title	Required / Permitted	Proposed / Provided	Notes and Compliance
ZR 33-012(b)(2) 24-11, 33-121(a), 23-153, 24-013(b)(3), 77-22(a)	Floor Area	R5A 2.00 R7A/C2-4 - UG3 4.00 Max. FA Permitted Per ZR 77-22 on R7A/C2-4 Portion of the Lot 4.80	29,555.50 SF 80,689.36 SF 96,472.54 SF	* R5A Area based on 14,777.75 SF Total FAR in R7A/C2-4 district is permitted up to 4.80 per ZR 77-22 Total Proposed for R7A/C2-4 PORTION of Lot 96,472.54 SF Total for Entire Lot 2,68 96,472.54 SF
ZR 77-22 (a)	Floor Area Ratio for Zoning Lots Divided by District Boundaries	In R3-2 Districts, R4 Districts, except R4A, R4-1 and R4B Districts, R5 Districts, and equivalent Commercial Districts, and for Quality Housing buildings in R6, R7 and R8 Districts and equivalent Commercial Districts outside the Manhattan Core, the residential floor area ratio of that portion of the zoning lot fronting on and within 100 feet of a wide street and permitting the greater maximum permitted residential floor area ratio may exceed the maximum permitted residential floor area ratio for the portion of the zoning lot by up to 20 percent, provided that the maximum residential floor area ratio for the zoning lot does not exceed the adjusted maximum residential floor area ratio applicable to such zoning lot. Proposed: FAR 4.00 x 1.2 = 4.80. See Floor Area Above		COMPLIES
Lot Coverage	Title	Required / Permitted	Proposed / Provided	Notes and Compliance
ZR 23-142, 23-153, 77-24	Lot Coverage	R5A N/A Through Lot Area: 14,777.75 SF R7A/C2-4 65% Through Lot Area: 20,172.34 SF	0% 13,112.02 SF 12,568.22 SF	0.00 SF COMPLIES
ZR 77-24	Lot Coverage for Zoning Lots Divided by District Boundaries	The maximum percent of lot coverage permitted on each portion of a zoning lot shall be determined under the applicable regulations of Article II, Chapters 3 and 4. Each such maximum percent of lot coverage shall be multiplied by the lot area of the portion of the zoning lot to which such percent of lot coverage applies. The sum of the areas of lot coverage thus obtained shall be the maximum area of lot coverage for the zoning lot. Such maximum area of lot coverage, divided by the lot area of the zoning lot, shall be the adjusted maximum percent of lot coverage for the zoning lot. If a zoning lot is partly in a district in which there is no maximum permitted percentage of lot coverage for the use, the provisions of this Section shall apply to such portions of the zoning lot as are in a district with a maximum lot coverage requirement. Proposed: See Lot Coverage Above		COMPLIES
Yard Regulations:				
ZR Section	Title	Required / Permitted	Proposed / Provided	Notes and Compliance
ZR 23-45, 77-27	Yard Regulations	Front Yard R5A: Min. 10'-0"	N/A	COMPLIES
ZR 23-462, 77-27		Side Yard R5A: Min. 8'-0"	N/A	COMPLIES
ZR 35-51, 23-45, 77-27		Front Yard R7A/C2-4: Not Required	Varies - 7 3/4" at min.	COMPLIES
ZR 35-52, 23-462, 77-27		Side Yard R7A/C2-4: Not Required / or Min. 8'-0"	None Provided	COMPLIES
ZR 35-53, 23-533, 77-27	Rear Yard Equivalent - R5A, R7A/C2-4: Min. 60'-0" within 10'-0" of center	Min. 60'-0" within 10'-0" of center	Provided	See Rear Yard Equivalent Diagram - COMPLIES
ZR 77-27	Yard Regulations	Each portion of the zoning lot shall be governed by the yard regulations specified for the district in which it is located.		

Zoning Analysis				
Building Height and Setback Regulations				
ZR Section	Title	Required / Permitted	Proposed / Provided	Notes and Compliance
ZR 33-012(c), 35-652(a), 23-662 Table 1, ZR 23-662 (c)	Modified Height and Setback Regulations	Min. / Max. Base Height: 40'-0" / 65'-0" Max. Building Height: 80'-0" Min. Setback: 10'-0" - Wide Street* (see Setback Req's below)	58'-6 3/4" 77'-10 3/4" 9'-5 3/4" (street wall is 7 3/4" beyond the street line)	See Ht & Setback Diagram - COMPLIES
ZR Section	Title	Notes and Compliance		
ZR 23-661 (a) 1	Street Wall Location	(1) 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 10 feet of the street line and within 25 feet of such Quality Housing building. Where such existing adjacent building, or portion thereof, has street walls located at varying depths, the street wall shall not be located closer to the street line than the furthest portion of such existing adjacent street wall that is at least five feet in width. Proposed: See Site Plan		
ZR 35-651 (a)(1)	Street Wall Location	At least 70 percent of the aggregate width of street walls shall be located within eight feet of the street line and shall extend to at least the minimum base height specified in Sections 35-652 and 23-662 (Maximum height of buildings and setback regulations), 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: See Site Plan		
ZR 23-661 (d)	Street Wall Articulation	Street wall articulation, including, but not limited to, window recesses and structural expression on the building facade, shall be permitted to project or recess beyond the street wall locations established in paragraphs (a), (b) or (c) of this Section, provided such articulation does not exceed a depth or projection of 12 inches. In addition, to accommodate other forms of street wall articulation, such as bay windows, and facade recesses, up to 50 percent of the aggregate width of street wall, at any level, may recess or project beyond such street wall location provisions of this Section, provided that no such recess or projection exceeds a depth of three feet, as measured perpendicular to the street wall, or portion thereof. Proposed: See Site Plan		
per ZR 23-662 (c)(1)(2)	Setback requirements	(1) At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district in paragraph (b) of this Section, a setback with a depth of at least 10 feet shall be provided from any street wall fronting on a wide street, and a setback with a depth of at least 15 feet shall be provided from any street wall fronting on a narrow street.(2) The depth of such required setback may be reduced by one foot for every foot that the #street wall# is located beyond the #street line#, but in no event shall a setback of less than seven feet in depth be provided, except as otherwise set forth in this Section. Proposed: See Site Plan		
ZR 35-65, 23-621 (c)(1)	Permitted Obstructions	Dormers shall be allowed as a permitted obstruction, provided that on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 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. Proposed: See Dormer Diagram		
Parking Regulations:				
ZR Section	Title	Required / Permitted	Proposed / Provided	Notes and Compliance
ZR 36-21, 25-251, 25-31	Required Accessory Off-Street Parking Spaces	UG 3: Community Facilities	None required in R7A	21 Spaces Philanthropic or non-profit institutions with sleeping accommodations COMPLIES
ZR 36-711, 25-811	Bicycle Parking	UG 3: Community Facilities	1 per 10,000 SF of FA FA: 96,472.54 SF Spaces: 10	23 Spaces Philanthropic or non-profit institutions with sleeping accommodations COMPLIES
Special Urban Design Guidelines - Street Tree Planting				
ZR Section	Title	Required / Permitted	Proposed / Provided	Notes and Compliance
ZR 26-41	Street Tree Planting	1 Tree per 25 LF of Frontage	Existing trees to protect: 1 Proposed trees to remove/relocate: 19 Proposed trees to plant: 5 Trees to plant off-site: 0 Trees to pay into tree fund off site: 10 Total Trees: 16	On-site trees pending feasibility, otherwise to be provided off-site COMPLIES
Quality Housing Requirements				
Mandatory	Title	Required / Permitted	Proposed / Provided	Notes and Compliance
ZR 28-12	Refuse Storage and Disposal	Min. 12 sf/No dim. <3'-0"	3.3% 3,183.59 SF 3.72% > 3.3% Provided	See Floor Plans - COMPLIES
ZR 28-21	Required Recreation Space	Outdoor: min 225 sf; min. 15'-0" dim. Indoor: min. 300 sf; min. 15'-0" dim. Windows: min 9.5% of FA	3,183.59 SF 3,299.87 SF Indoor: 1,289.79 SF 3,589.66 SF > 3,183.59 SF	See Recreation Area Diagram - COMPLIES
ZR 28-23	Planting Areas	Required	Provided	See Site Plan - COMPLIES
Curb Level Calculations				
See Building Pavement Plan for referenced Proposed Property Line (PPL) & Existing Property Line (EPL) Elevation Heights				
White Plains Road	114.58 + 113.63 = 228.21 /2= 114.105 Avg. Curb Level			



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) 3663
Street Name White Plains Road

Borough Bronx
Block 4647
Lot 66
BIN 2057426

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)
Alen Mochaddam

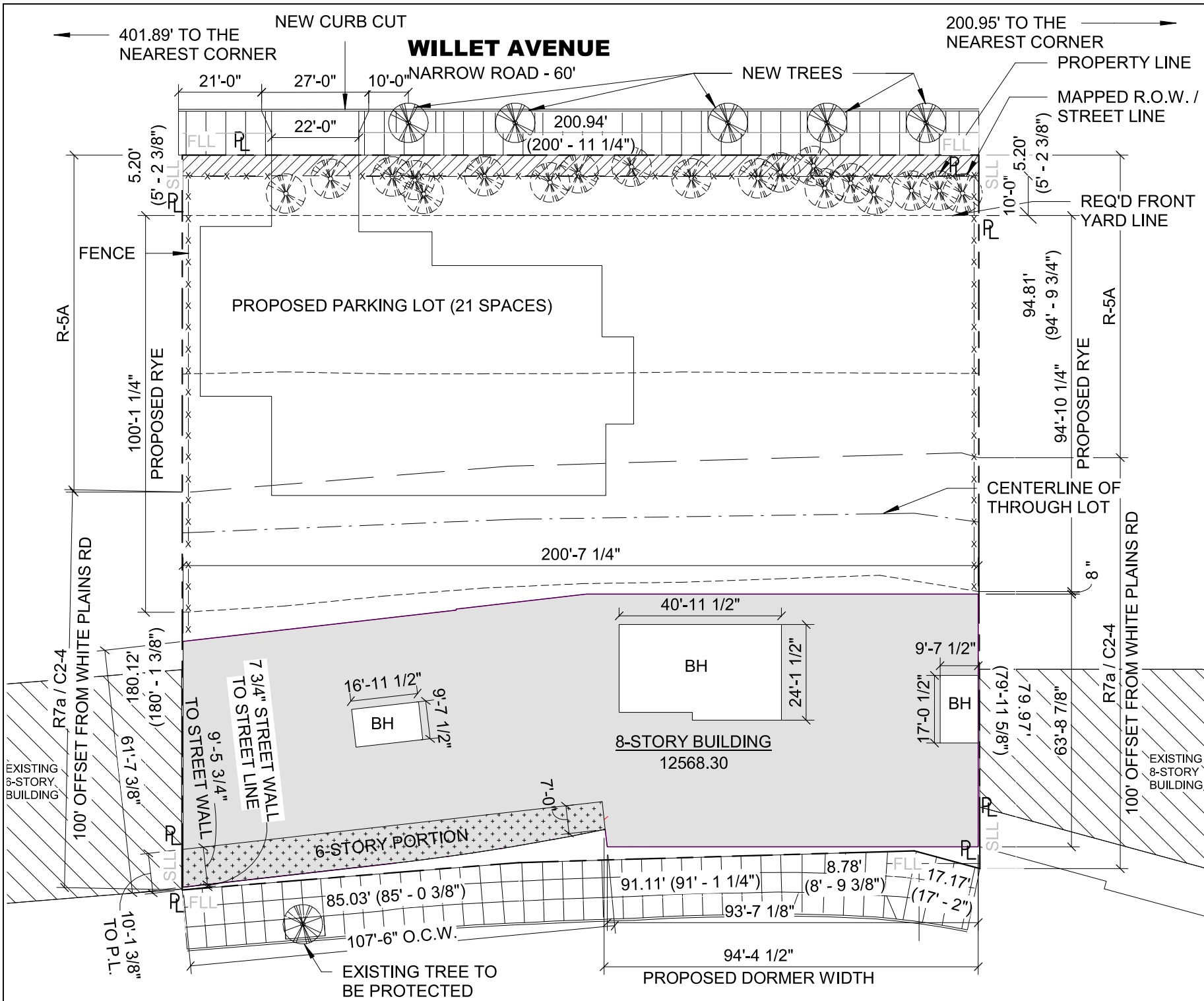
Signature  Date 12/05/23

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



LEGEND

	PROPOSED BUILDING
	LOT LINE
	4' HT. METAL GRID FENCE/GATE ON 8" WD. CONC. CURB
	BULKHEAD
	FRONT LOT LINE
	SIDE LOT LINE
	TREES TO BE REMOVED

WHITE PLAINS ROAD
WIDE ROAD - VARIABLE WIDTH

ZONING DISTRICT	R5A; R7A/C2-4 AS PER ZONING MAP 2b
FRONT YARD REQUIRED R5A	MIN. 10'-0" AS PER ZR 23-45, 77-27 PROPOSED: N/A
FRONT YARD REQUIRED R7A/C2-4	NOT REQ'D AS PER ZR 35-5, 23-45, 77-27 PROPOSED: VARIES - 7 3/4" AT MIN.
SIDE YARD REQUIRED R5A	MIN. 8'-0" AS PER ZR 23-462, 77-27 PROPOSED: N/A
SIDE YARD REQUIRED R7A/C2-4	NOT REQ'D OR MIN. 8'-0" AS PER ZR 35-52, 23-462, 77-27 PROPOSED: NONE PROVIDED
REAR YARD EQUIVALENT REQUIRED - R5A, R7A/C2-4	MIN. 60'-0" WITHIN 10'-0" CENTER AS PER ZR 35-53, 23-533, 77-27 PROPOSED: MIN. 60'-0" WITHIN 10' OF CENTER
STREET TREE PLANTING	AS PER ZR 26-41 EXISTING TREES TO PROTECT: 1 PROPOSED TREES TO REMOVE/RELOCATE: 19 PROPOSED TREES TO PLANT: 5 TREES TO PLANT OFF SITE: 0 TREES TO PAY INTO TREE FUND OFF SITE: 10 TOTAL TREES: 16
VEHICLE PARKING	NONE REQUIRED IN R7A AS PER ZR 36-21, 25-251, 25-31 PROVIDED: 21 SPACES
BICYCLE PARKING	AS PER ZR 36-711, 25-811 1 PER 10,000 SF NEW: (96,472.54 SF)/10,000 SF=10 SPACES PROVIDED: 23 SPACES EXISTING: NOT APPLICABLE
LOT AREA	TOTAL LOT AREA: 35,994.69* *PER SURVEY. INCLUDES R.O.W. AREA. R.O.W. AREA EXCLUDED IN ZONING ANALYSIS PER BUILDING BULLETIN 2014-001. R.O.W. AREA: 1,044.60 SF TOTAL LOT AREA LESS R.O.W. AREA: 34,950.09 SF LOT AREA R5A: 14,777.75 SF** ** (R5A PORTION EQUALS 15,822.35 SF (TOTAL AREA) LESS 1,044.60 SF (R.O.W. AREA)= 14,777.75 SF LOT AREA R7A/C2-4: 20,172.34 SF
LOT COVERAGE ANALYSIS	R.O.W. PORTION: 1,044.60 SF R-5A PORTION: 15,822.35 SF - 1,044.60 SF= 14,777.75 SF PROPOSED: 0 SF, 0% R-7A/C2-4 PORTION: 20,172.34 SF PROPOSED: 12,568.30 SF, 62.3% (<65% MAX)



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

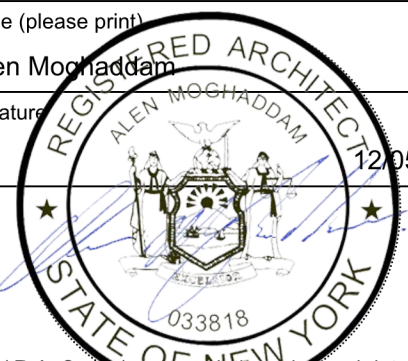
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15. Yes No

Location Information

House No(s)	3663
Street Name	White Plains Road
Borough	Bronx
Block	4647
Lot	66
BIN	2057426

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)
Alen Mochaddam
Signature _____ Date **12/05/23**



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

Orient and affix BIS job number label here

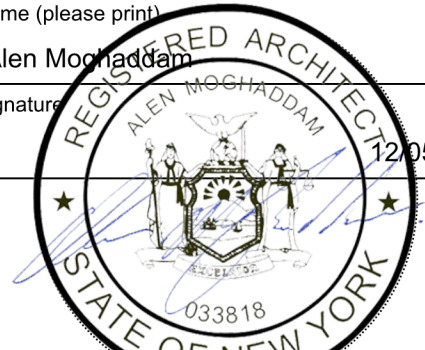
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15. Yes No

Location Information

House No(s) 3663
Street Name White Plains Road
Borough Bronx
Block 4647
Lot 66
BIN 2057426

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) Alen Mochammad
Signature *Alen Mochammad* Date 12/05/23

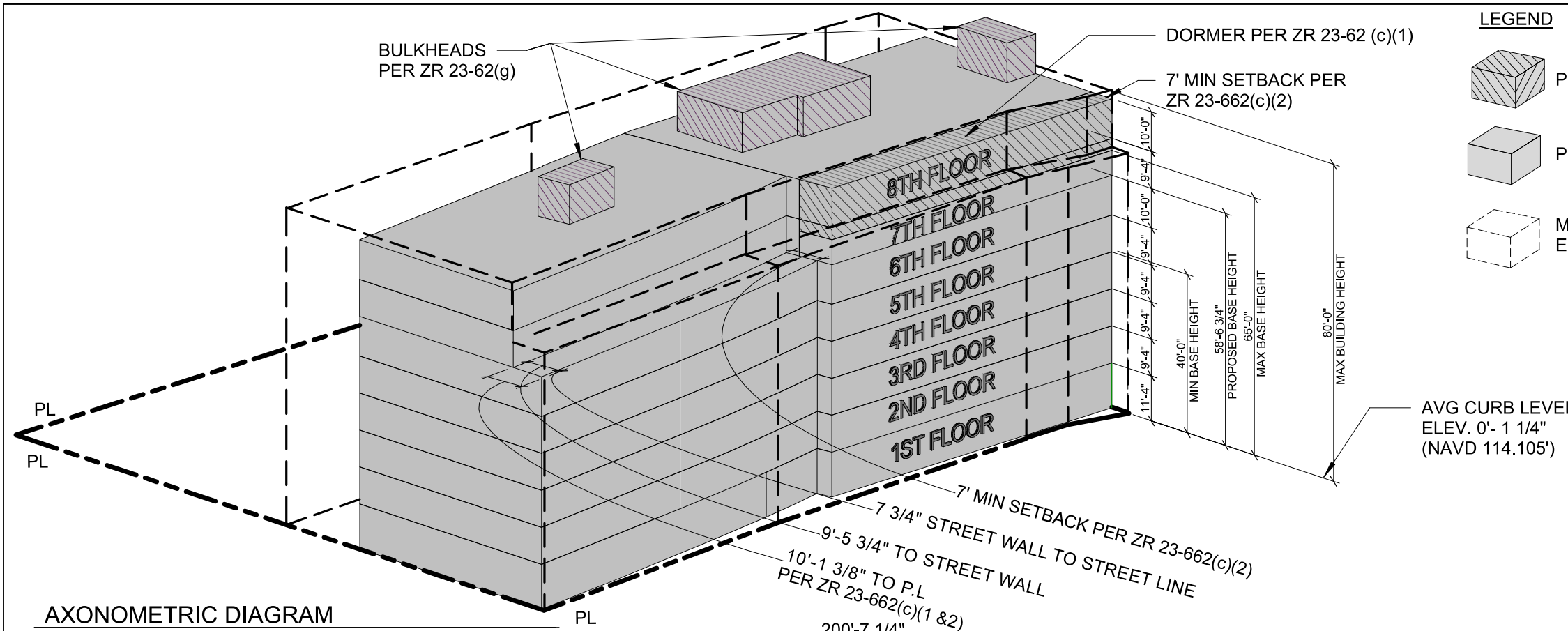


P.E. / R.A. Seal (apply seal then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



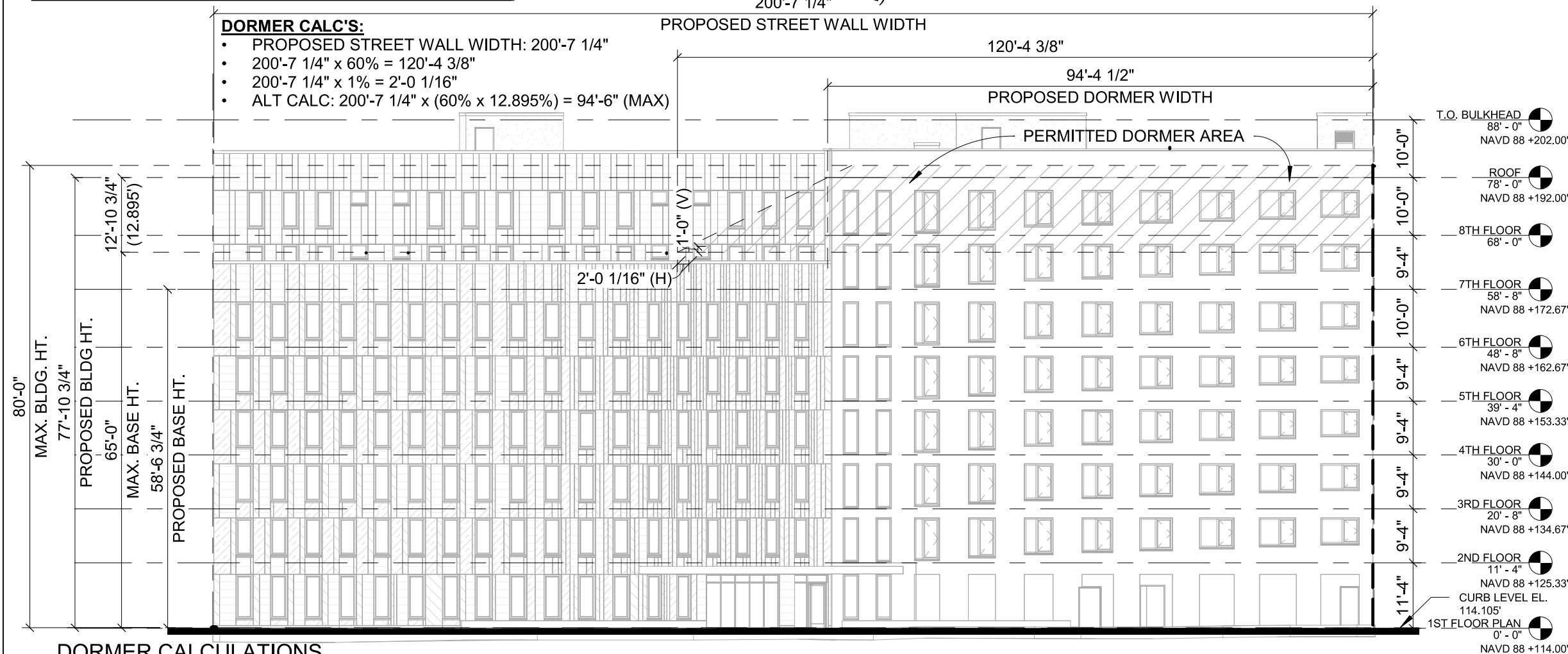
LEGEND

- PERMITTED OBSTRUCTION
- PROPOSED BUILDING
- MAXIMUM BUILDING ENVELOP

AXONOMETRIC DIAGRAM

DORMER CALC'S:

- PROPOSED STREET WALL WIDTH: 200'-7 1/4"
- $200'-7 \frac{1}{4} \times 60\% = 120'-4 \frac{3}{8}''$
- $200'-7 \frac{1}{4} \times 1\% = 2'-0 \frac{1}{16}''$
- ALT CALC: $200'-7 \frac{1}{4} \times (60\% \times 12.895\%) = 94'-6''$ (MAX)



DORMER CALCULATIONS

$\frac{3}{64}'' = 1'-0''$

Orient and affix BIS job number label here

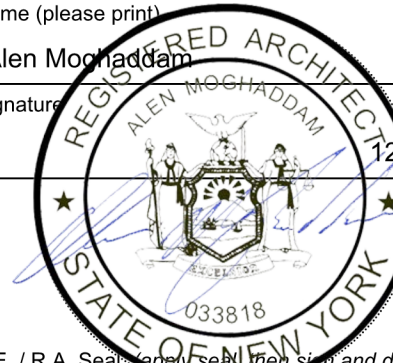
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) 3663
Street Name White Plains Road
Borough Bronx
Block 4647
Lot 66
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 or documents with the Department.

Name (please print) Alen Mochaddam
Signature ALLEN MOCHADDAM Date 12/05/23

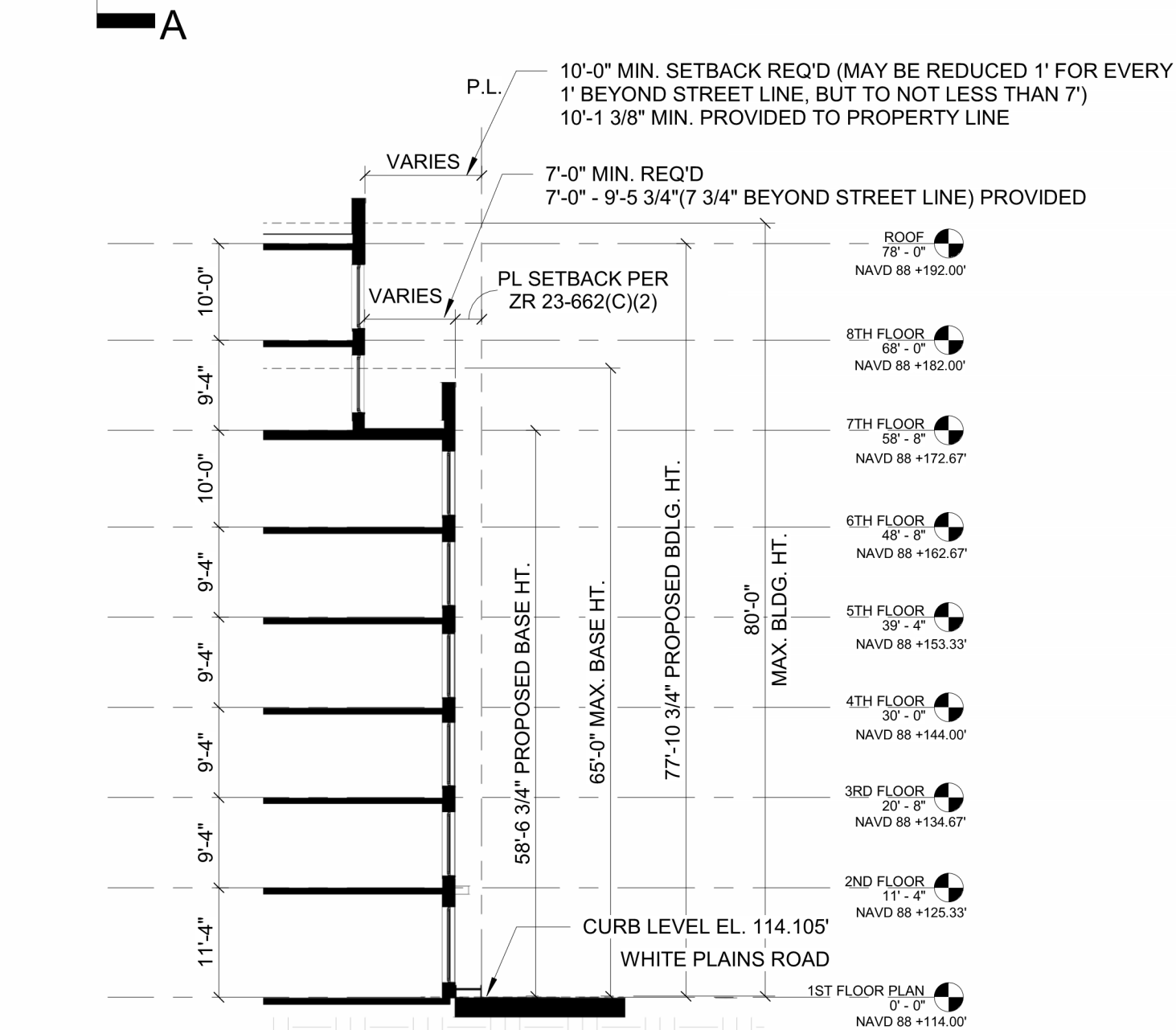
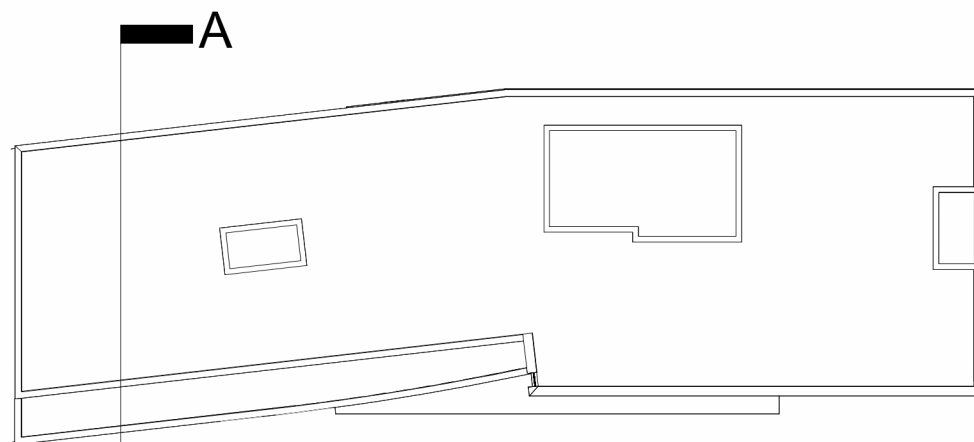


P.E. / R.A. Seal (apply seal when sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



ZONING SECTION-A
1/16" = 1'-0"

