

ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number 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) _____
 Street Name _____
 Borough _____
 Block 2533
 Lot 29
 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 rule of any agency, I may be barred from filing further applications of documents with the Department.

NAME (PLEASE PRINT) _____

Designer _____

SIGNATURE _____ DATE 4/9/2024

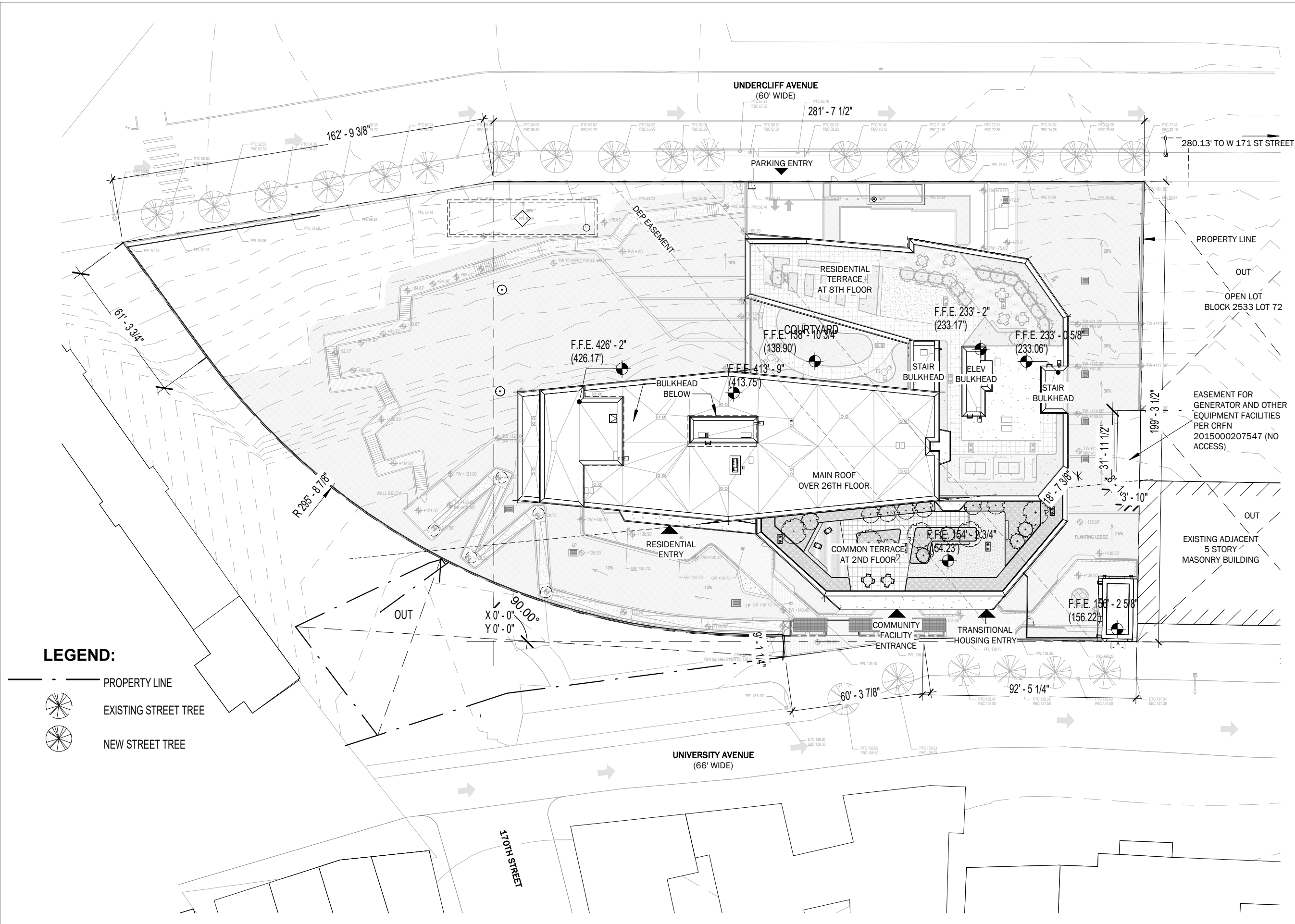


P.E./R.A. SEAL (APPLY SEAL: SIGN AND DATE OVER SEAL)

Internal Use Only

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PLAN EXAMINERS SIGN AND DATE
 ISSUANCE 7/09



- LEGEND:**
- PROPERTY LINE
 - EXISTING STREET TREE
 - NEW STREET TREE

1 SITE PLAN
 1" = 40'-0"

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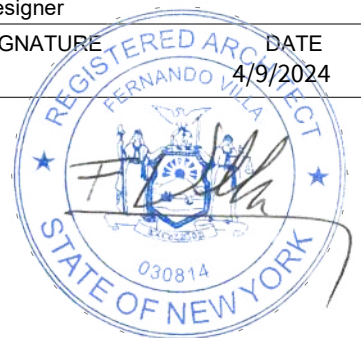
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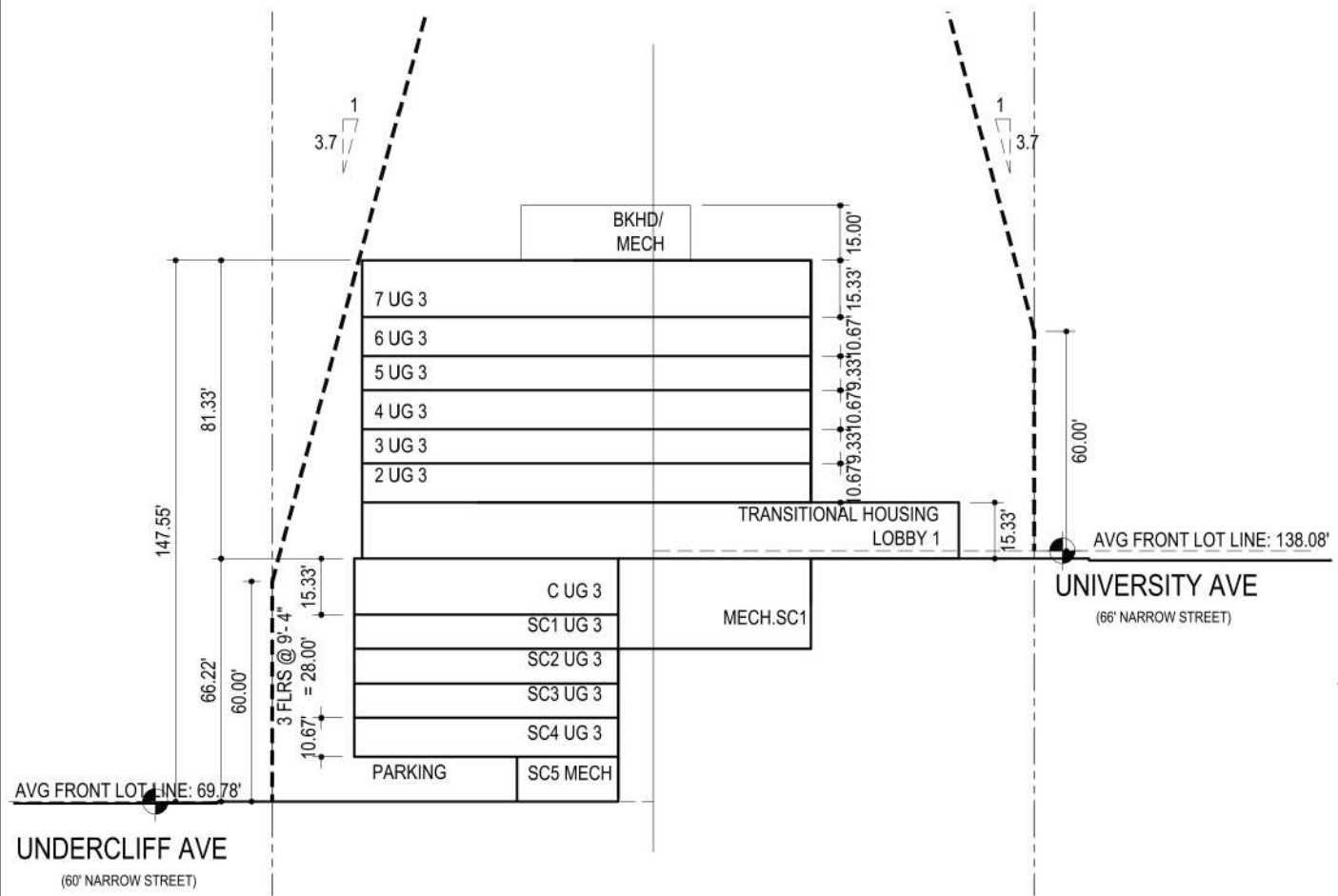
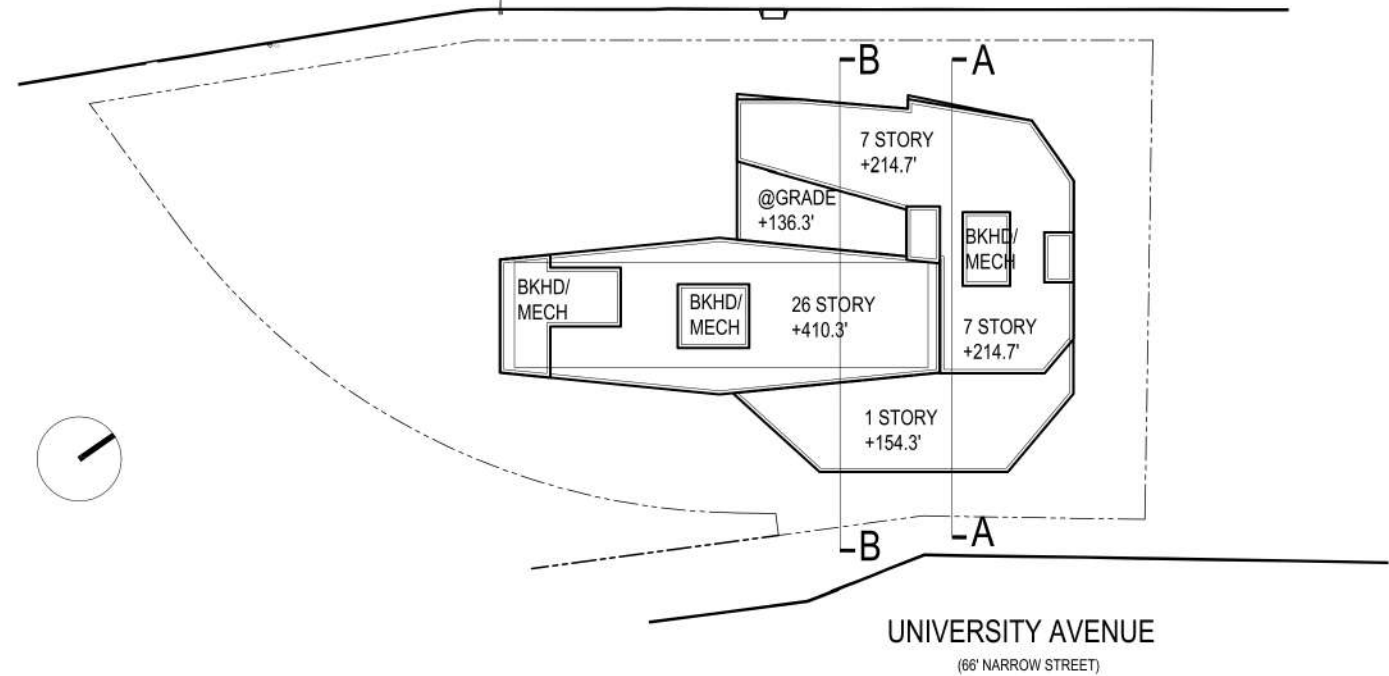
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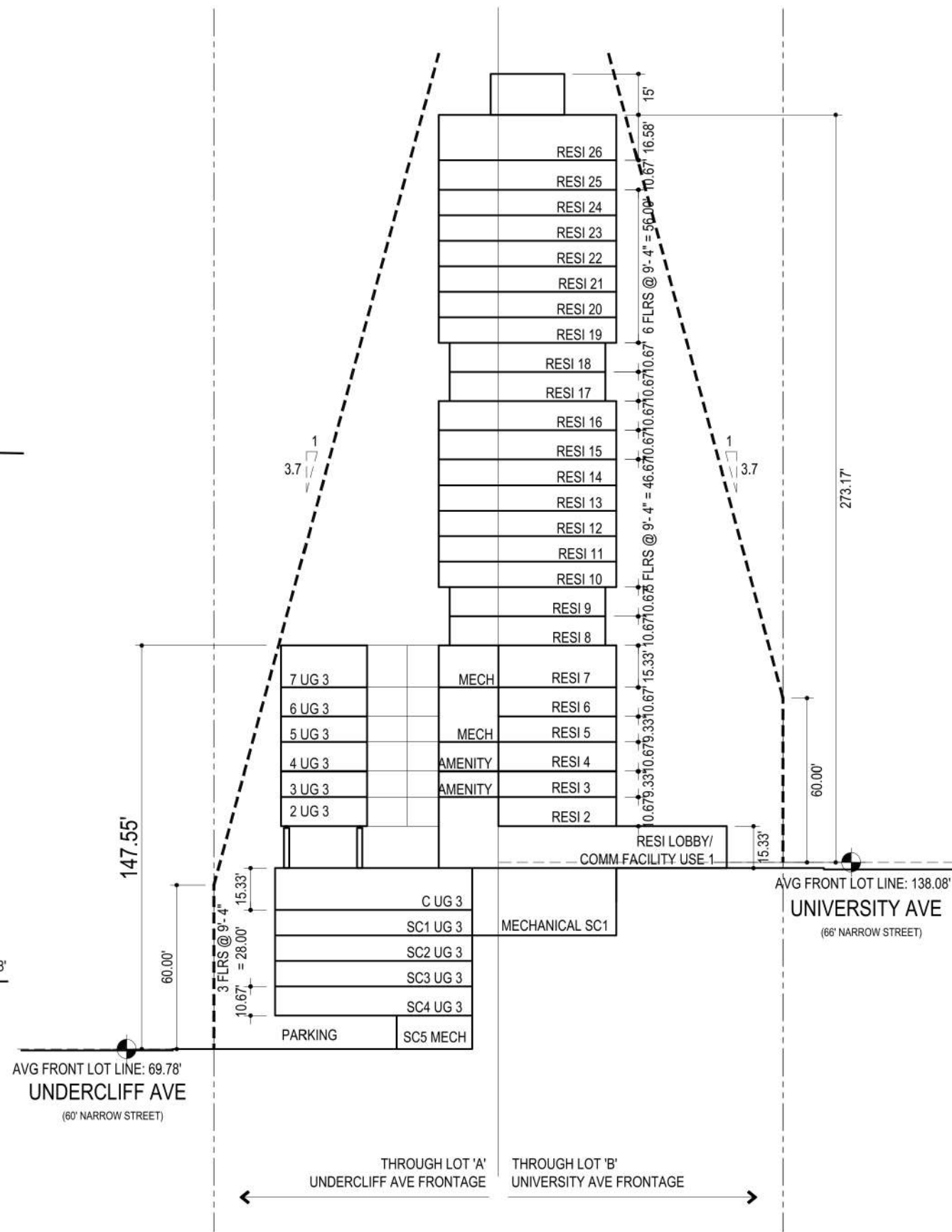
ISSUANCE 7/09

UNDERCLIFF AVENUE
(60' NARROW STREET)



1 SECTION A
SCALE: 1"=50'

2 SECTION B
SCALE: 1"=50'



2 SECTION B
SCALE: 1"=50'

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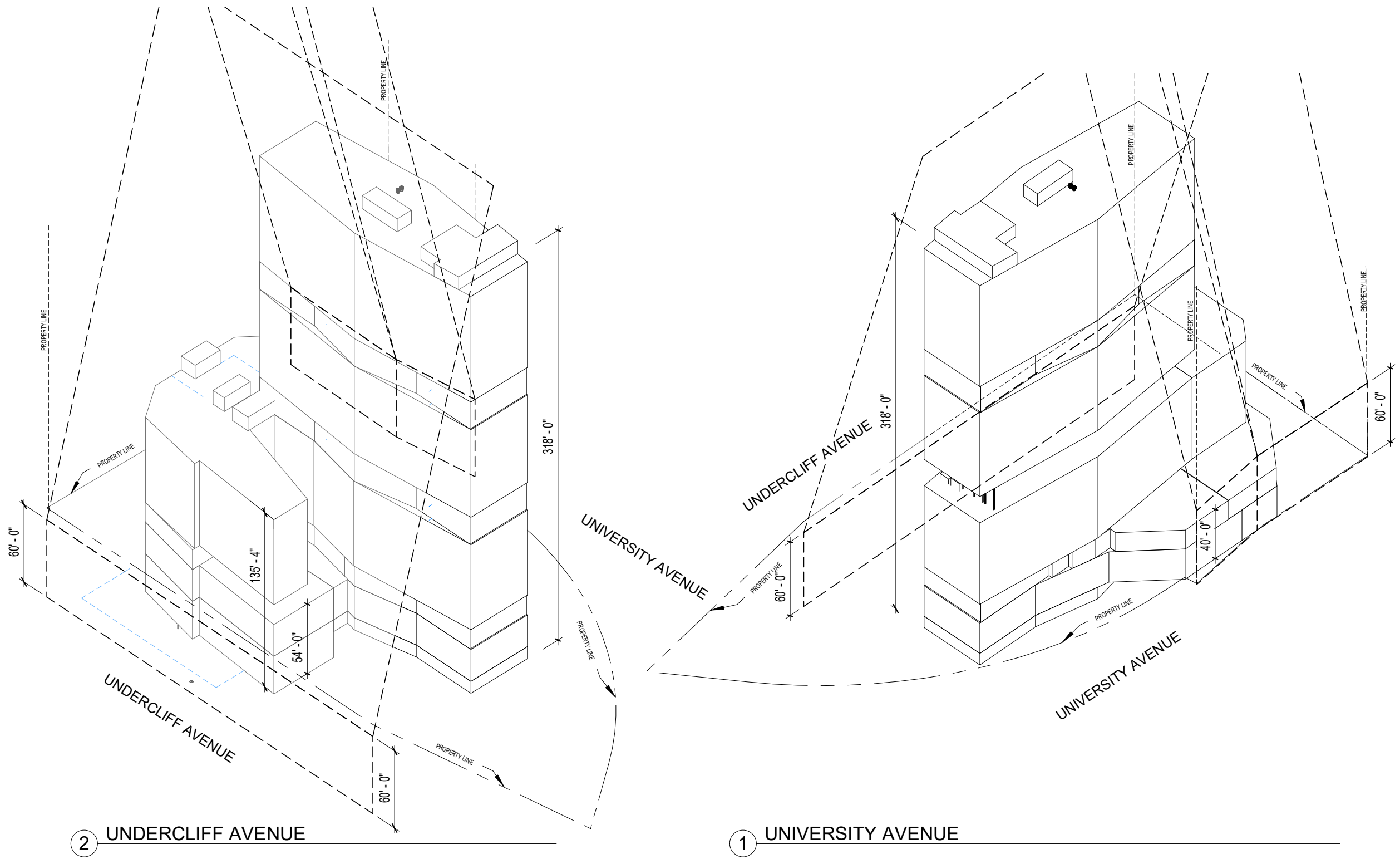


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② UNDERCLIFF AVENUE

① UNIVERSITY AVENUE



ZD1 Zoning Diagram

Must be typewritten.
Sheet ____ of ____



ZD1

Sheet ____ of ____

1 Applicant Information Required for all applications.

Last Name	VILLA	First Name	FERNANDO	Middle Initial	
Business Name	MAGNUSSON ARCHITECTURE AND PLANNING		Business Telephone	(212) 253-7820	
Business Address	42 W 39TH ST, 15FL		Business Fax		
City	NEW YORK	State	NY	Zip	10018
E-Mail	FVILLA@MAPARCHITECTS.COM		License Number	030814	

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 422 Parking area 7181 sq. ft. Parking Spaces: Total 11 Enclosed

3 BSA and/or CPC Approval for Subject Application Required as applicable.

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 Required for all applications. One Use Group per line.

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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	
008	10,786	2 & 3	5,447	15,124		0.29
009	9,307	2 & 3	6,436	3,121		0.13
010	10,144	2 & 3	4,851	2,384		0.10
011	10,144	2 & 3	4,851	4,792		0.13
012	10,144	2 & 3	4,851	4,792		0.13
013	10,144	2 & 3	4,851	4,792		0.13
014	10,144	2 & 3	4,851	4,792		0.13
015	10,144	2 & 3	4,851	4,792		0.13
016	10,144	2 & 3	4,851	4,792		0.13
017	9,286	2 & 3	4,989	4,792		0.13
018	8,622	2 & 3	5,060	3,059		0.11
019	10,144	2 & 3	5,307	3,103		0.12
020	10,144	2 & 3	5,307	4,326		0.13
021	10,144	2 & 3	5,307	4,326		0.13
022	10,144	2 & 3	5,307	4,326		0.13
023	10,144	2 & 3	5,307	4,326		0.13
024	10,130	2 & 3	6,751	4,326		0.15
025	10,130	2 & 3	6,751	2,868		0.13
026	10,143	2 & 3	5,942	3,755		0.14
ROOF	1,278	2 & 3	0	0		0
Totals	394751		111869	220,002		4.66

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)			FAR
			Residential	Community Facility	Commercial	
SC5	10,231	3	0	1,436		0.02
SC4	7,943	3	0	6,690		0.09
SC3	7,940	3	0	7,436		0.1
SC2	7,928	3	0	7,417		0.1
SC1	15,511	2 & 3	1,599	9,302		0.15
CELLAR	21,178	2 & 3	1,355	18,224		0.28
001	20,557	2, 3 & 4	1,890	12,668		0.20
002	18,220	2 & 3	1,754	18,224		0.28
003	18,917	2 & 3	1,950	15,469		0.25
004	18,917	2 & 3	1,950	15,873		0.25
005	18,948	2 & 3	1,811	15,873		0.25
006	18,103	2 & 3	1,763	15,124		0.24
007	18,948	2 & 3	1,811	15,246		0.24

Total Zoning Floor Area	331871
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