

**ZD1 Zoning Diagram**

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) **#2311**  
 Street Name **GRAND AVENUE**  
 Borough **Bronx**  
 Block **3209**  
 Lot **55 (Current)**  
 BIN **2809546**

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 property 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) **FERNANDO GEREMIA, RA 09-26-24**

Signature \_\_\_\_\_ Date \_\_\_\_\_



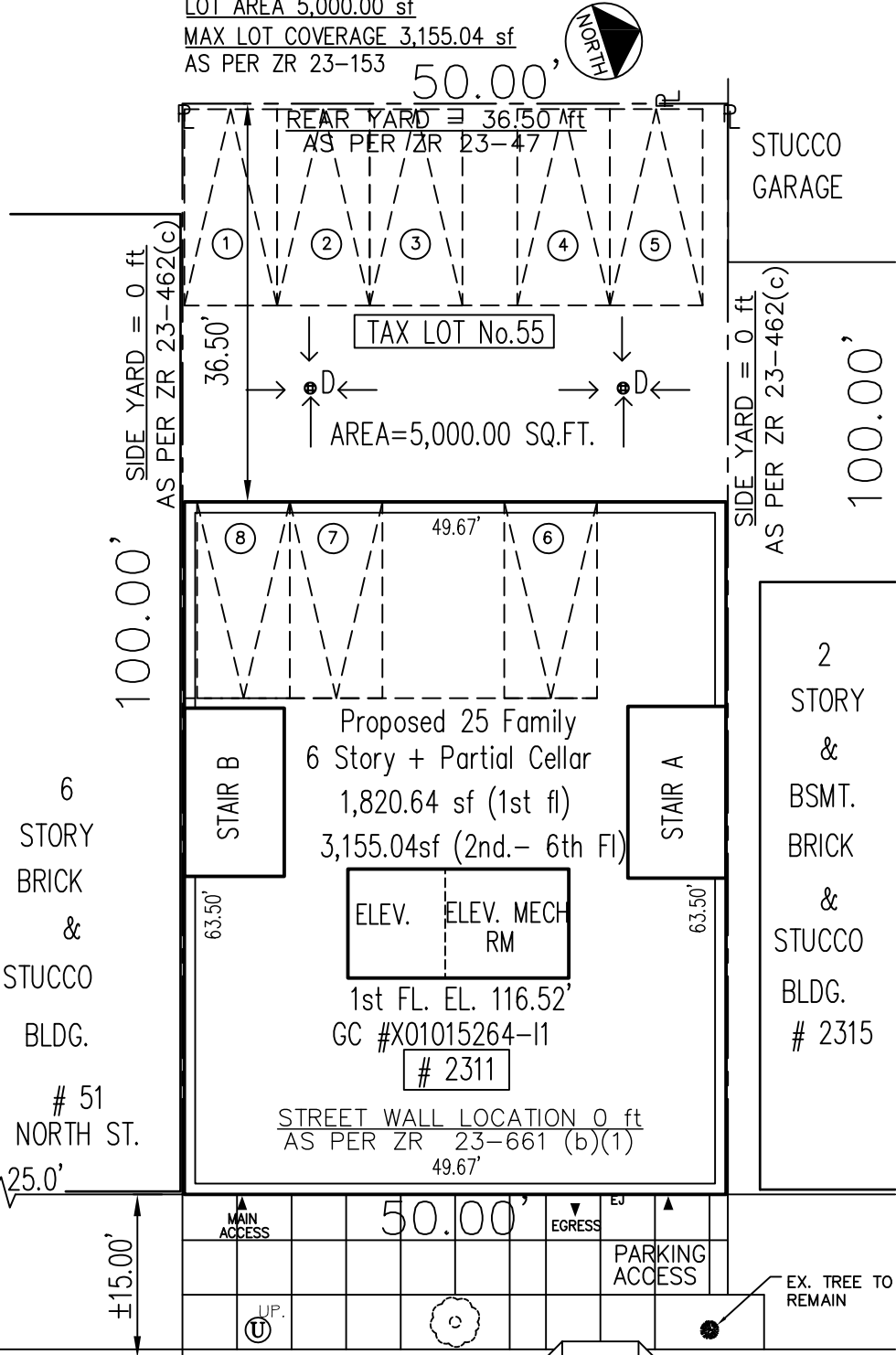
P.E / R.A. Seal

**Internal Use Only**

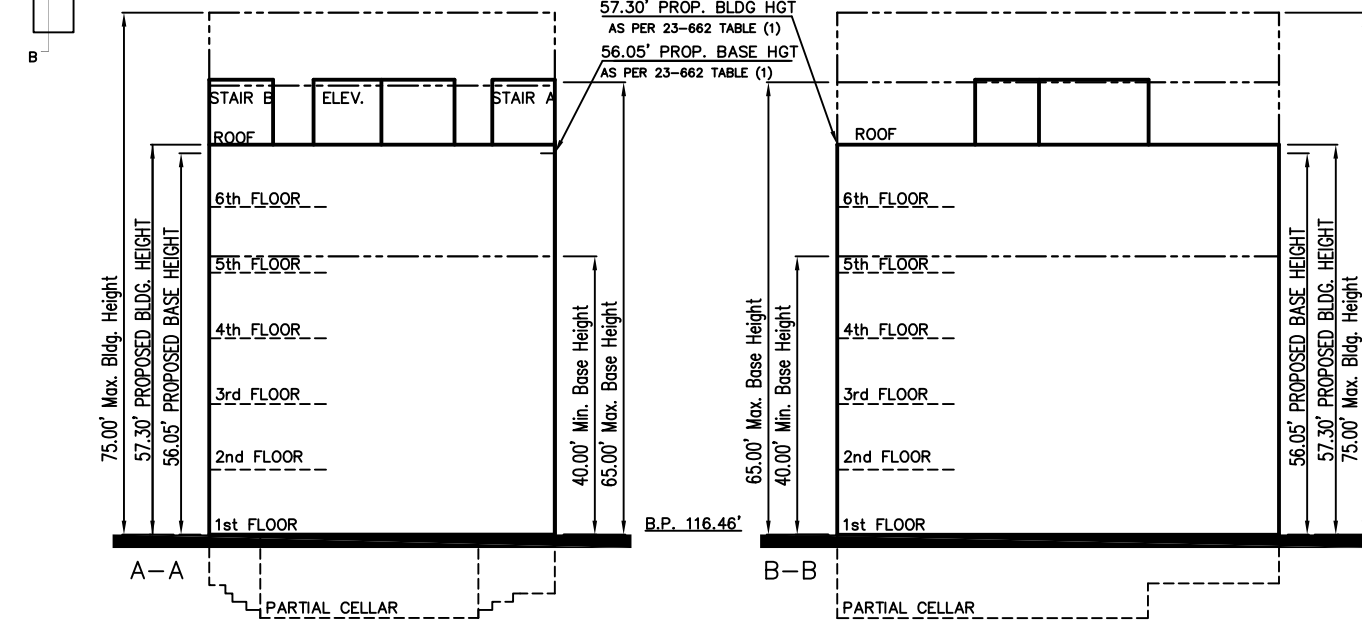
BIS Doc # \_\_\_\_\_

PLAN EXAMINER SIGN AND DATE

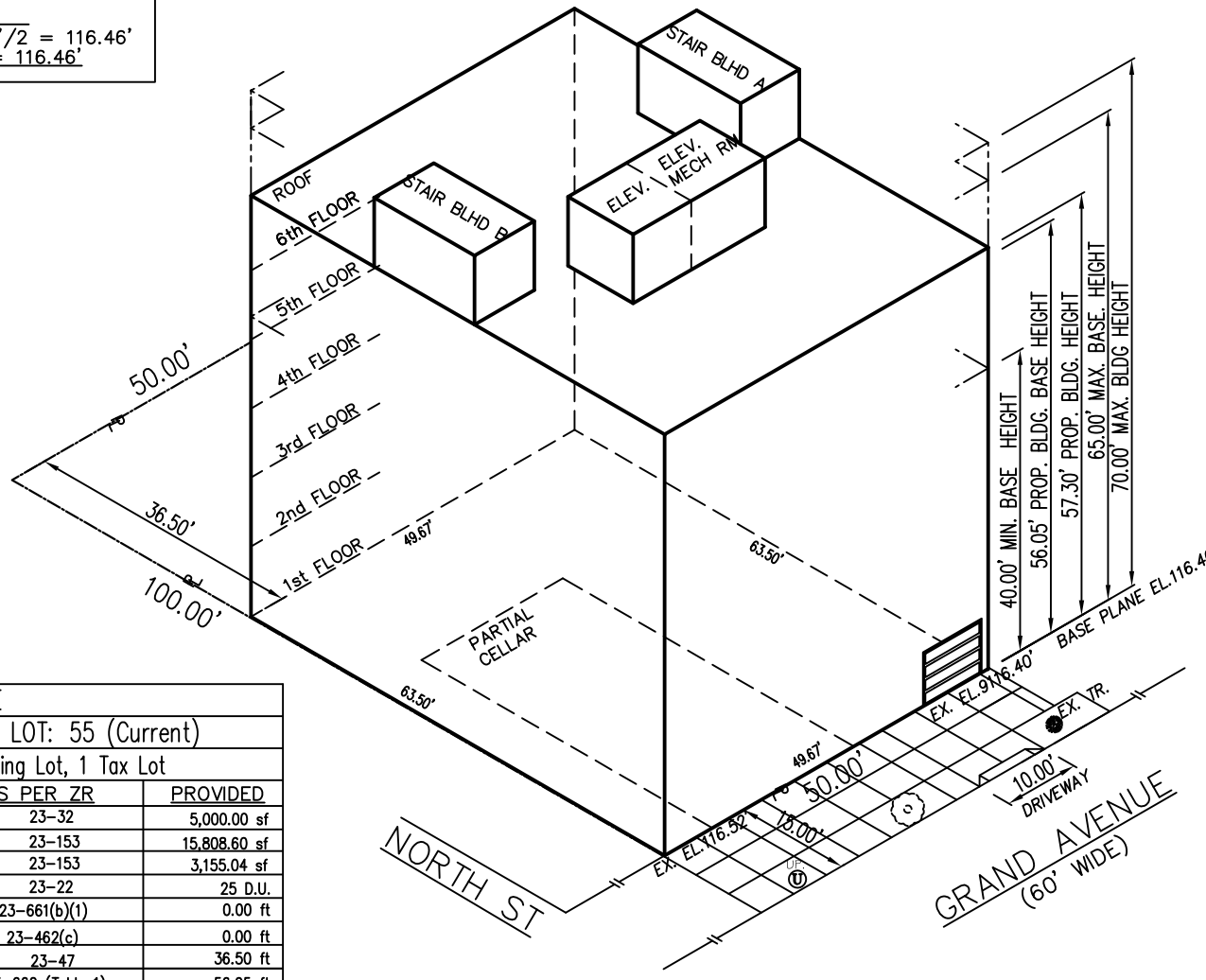
**SITE PLAN DIAGRAM**  
 NOT TO SCALE  
 LOT AREA 5,000.00 sf  
 MAX LOT COVERAGE 3,155.04 sf  
 AS PER ZR 23-153



**SECTION DIAGRAMS**  
 NOT TO SCALE



**BASE PLANE CALCULATIONS**  
 EX. SOUTH EL. 116.52'  
 EX. NORTH EL. 116.40'  
 $116.52' + 116.40' = 232.92' / 2 = 116.46'$   
 BASE PLANE ELEVATION = 116.46'



**AXONOMETRIC DIAGRAM**  
 NOT TO SCALE

2311 GRAND AVENUE			
ZONING DISTRICT: R7-1; BLOCK: 3209; LOT: 55 (Current)			
RESIDENCE BUILDING: Quality Housing, 1 Zoning Lot, 1 Tax Lot			
	REQUIRED	AS PER ZR	PROVIDED
LOT AREA	1,700 sf min	23-32	5,000.00 sf
RES. FL AREA (FAR) 3.44	5,000.00sf x 3.44=17,200.00 sf	23-153	15,808.60 sf
LOT COVERAGE	5,000.00 x 65% = 3,250.00	23-153	3,155.04 sf
MAX DWELLING UNITS	17,200.00/680=25.29	23-22	25 D.U.
STREET WALL LOCATION	MATCH ADJ. 0.00 ft	23-661(b)(1)	0.00 ft
SIDE YARD	0.00 ft	23-462(c)	0.00 ft
REAR YARD	30.00 ft	23-47	36.50 ft
BASE HEIGHT min/max	40.00/65.00 ft	23-662 (Table 1)	56.05 ft
BUILDING HEIGHT max	75.00 ft	23-662 (Table 1)	57.30 ft
PARKING	25 D.U. / 30% = 7.50	25-241 ZR	8 Spaces
BICYCLES	25 D.U. / 50% = 12.50	25-811	13 Spaces
STREET TREE PLANTING AREA	50.00'/25 = 2.00	26-41	2 Trees
PLANTING AREA	0 sf	23-892	0 sf

- LEGEND**
- LOT LINE
  - BUILDING ENVELOPE
  - ▭ PROPOSED RESIDENTIAL BLDG.
  - ⊙ RELOCATED TREE
  - ⊙ EXISTING TREE

NORTH STREET

# 51 NORTH ST.

GRAND AVENUE (60' WIDE)

STREET TREE PLANTING AS PER ZR 26-41

