

**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) **#308**  
 Street Name **EAST 162nd STREET**  
 Borough **Bronx**  
 Block **2421**  
 Lot **26 (CURRENT)**  
 BIN **2805793**

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 11-15-24**

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



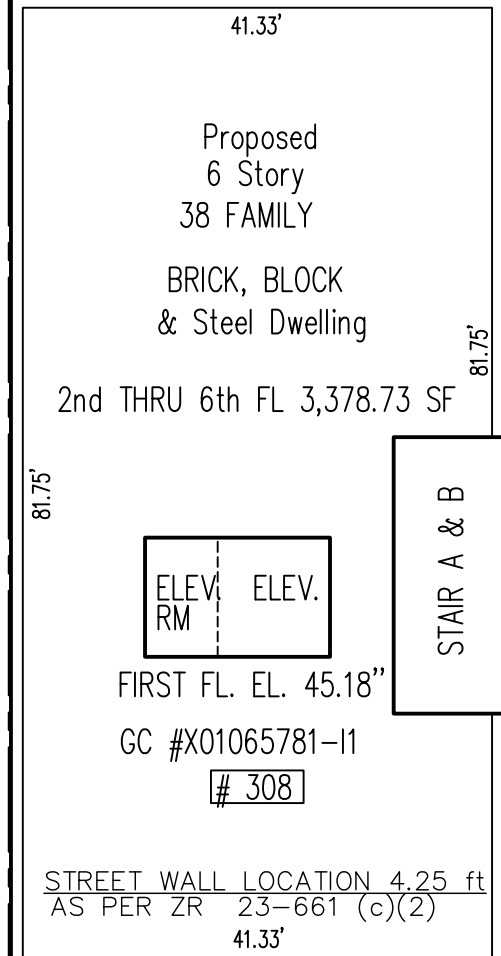
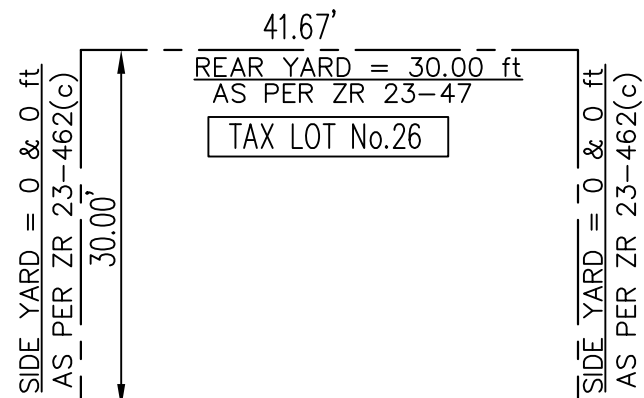
P.E / R.A. Seal \_\_\_\_\_

**Internal Use Only**

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

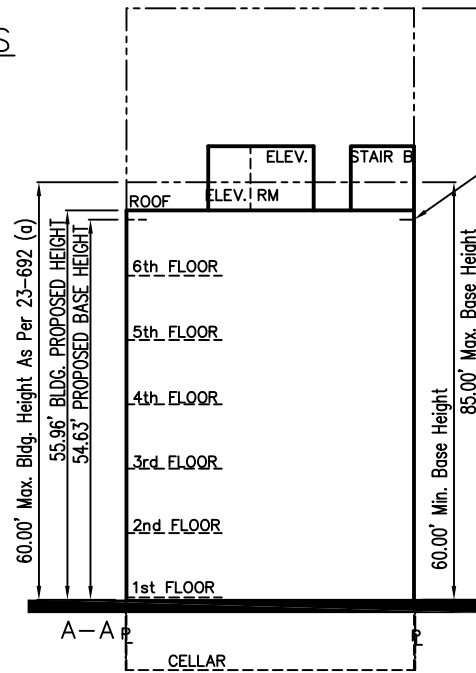
PLAN EXAMINER SIGN AND DATE

**SITE PLAN DIAGRAM**  
 NOT TO SCALE  
 LOT AREA 4,833.72 sf  
 MAX LOT COVERAGE 3,378.73 sf  
 AS PER ZR 23-153

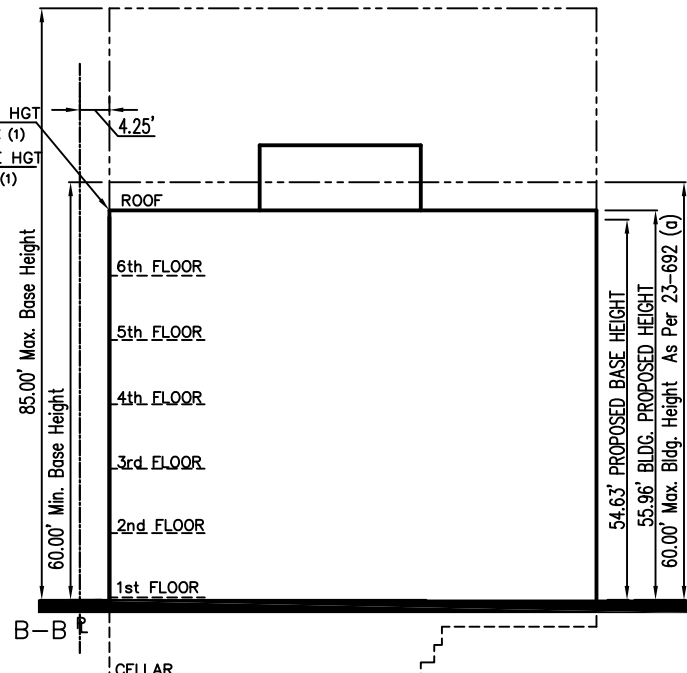


Proposed  
6 Story  
38 FAMILY  
BRICK, BLOCK  
& Steel Dwelling  
2nd THRU 6th FL 3,378.73 SF  
FIRST FL. EL. 45.18"  
GC #X01065781-11  
# 308  
STREET WALL LOCATION 4.25 ft  
AS PER ZR 23-661 (c)(2)

**SECTION DIAGRAMS**  
 NOT TO SCALE

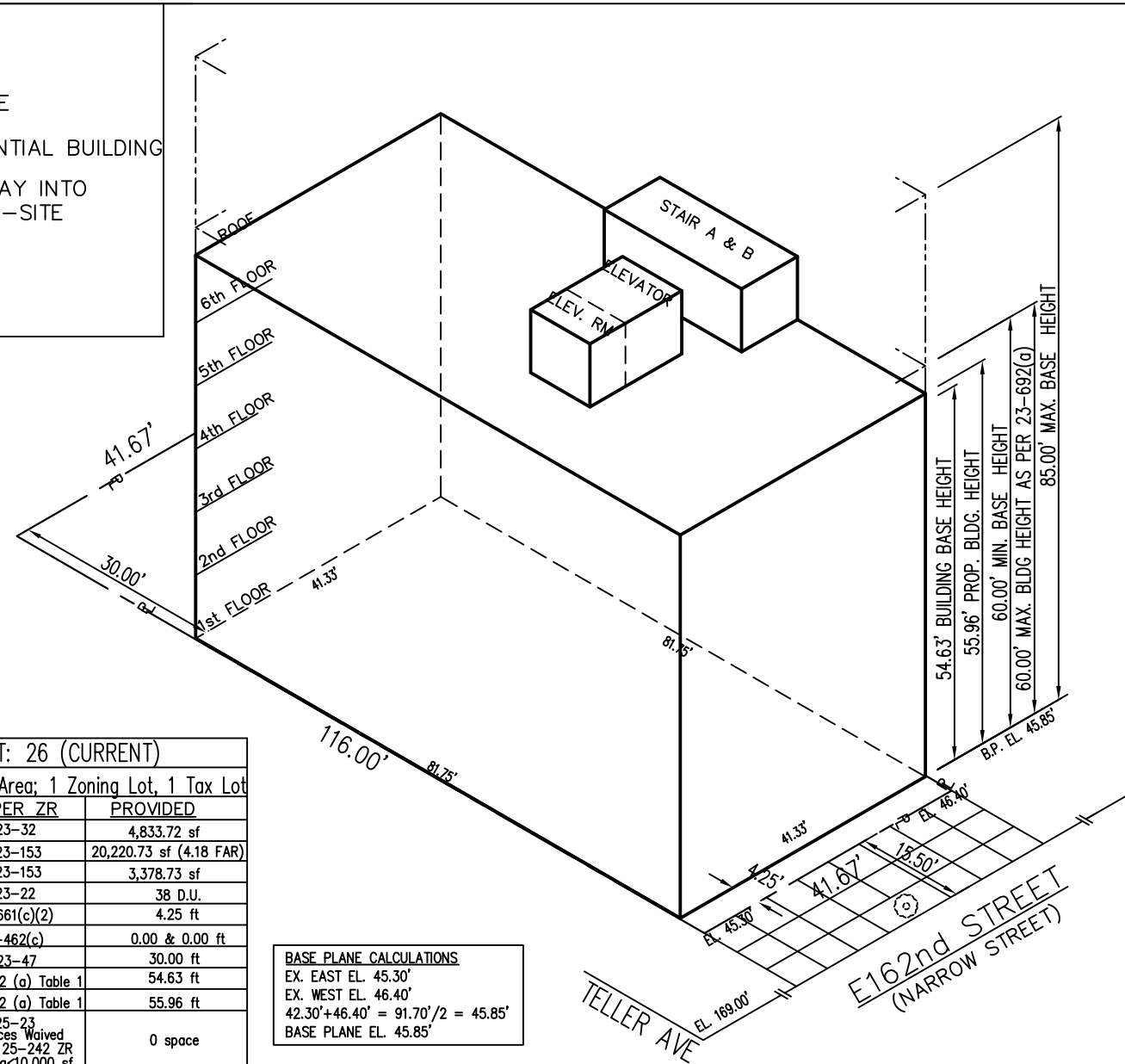


55.96' PROP. BLDG HGT  
AS PER 23-662 TABLE (1)  
54.63' PROP. BASE HGT  
AS PER 23-662 TABLE (1)



**LEGEND**

- LOT LINE
- BUILDING ENVELOPE
- ▭ PROPOSED RESIDENTIAL BUILDING
- 26-41 TREE TO PAY INTO TREE FUND AS ON-SITE PLANTING
- ⊙ EXISTING TREE



**BASE PLANE CALCULATIONS**  
 EX. EAST EL. 45.30'  
 EX. WEST EL. 46.40'  
 $42.30' + 46.40' = 91.70' / 2 = 45.85'$   
 BASE PLANE EL. 45.85'

**AXONOMETRIC DIAGRAM**  
 NOT TO SCALE

| ZONING DISTRICT: R8A; BLOCK: 2421; LOT: 26 (CURRENT)                             |                         |  |                         |
|--|-------------------------|--|-------------------------|
| RESIDENCE BUILDING: Quality Housing; IH Designated Area; 1 Zoning Lot, 1 Tax Lot |                         |  |                         |
|  | REQUIRED                | AS PER ZR  | PROVIDED                |
| LOT AREA   | 1,700 sf min            | 23-32  | 4,833.72 sf             |
| RES. FL AREA R8A   | 26,102.08 sf (5.40 FAR) | 23-153   | 20,220.73 sf (4.18 FAR) |
| LOT COVERAGE   | 3,383.61 sf             | 23-153   | 3,378.73 sf             |
| MAX DWELLING UNITS   | 26,102.08/680=38.38     | 23-22  | 38 D.U.                 |
| STREET WALL LOCATION   | 70% w/in 15.00 ft       | 23-661(c)(2)   | 4.25 ft                 |
| SIDE YARD  | 0.00 & 0.00 ft          | 23-462(c)  | 0.00 & 0.00 ft          |
| REAR YARD  | 30.00 ft                | 23-47  | 30.00 ft                |
| BASE HEIGHT Min/Max  | 60.00/85.00 ft          | 23-662 (a) Table 1   | 54.63 ft                |
| BUILDING HEIGHT Max  | 60.00 ft                | 23-662 (a) Table 1   | 55.96 ft                |
| PARKING  | 38 D.U. / 40% = 15.20   | 25-23<br>All Spaces Waived<br>As Per 25-242 ZR<br>Lot Area < 10,000 sf | 0 space                 |
| BICYCLES   | 38 D.U. / 50% = 19.00   | 25-811   | 19 spaces               |
| STREET TREE  | 41.67' / 25 = 1.67      | 26-41  | 2 Trees                 |
| PLANTING AREA  | 106.25 sf               | 28-892   | 106.25 sf               |

TELLER AVE

**E 162nd STREET**  
 (NARROW STREET)



