

## 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) 585  
 Street Name JACKSON AVENUE  
 Borough BRONX  
 Block 2623  
 Lot (s) 165  
 BIN 2004422

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 \_\_\_\_\_

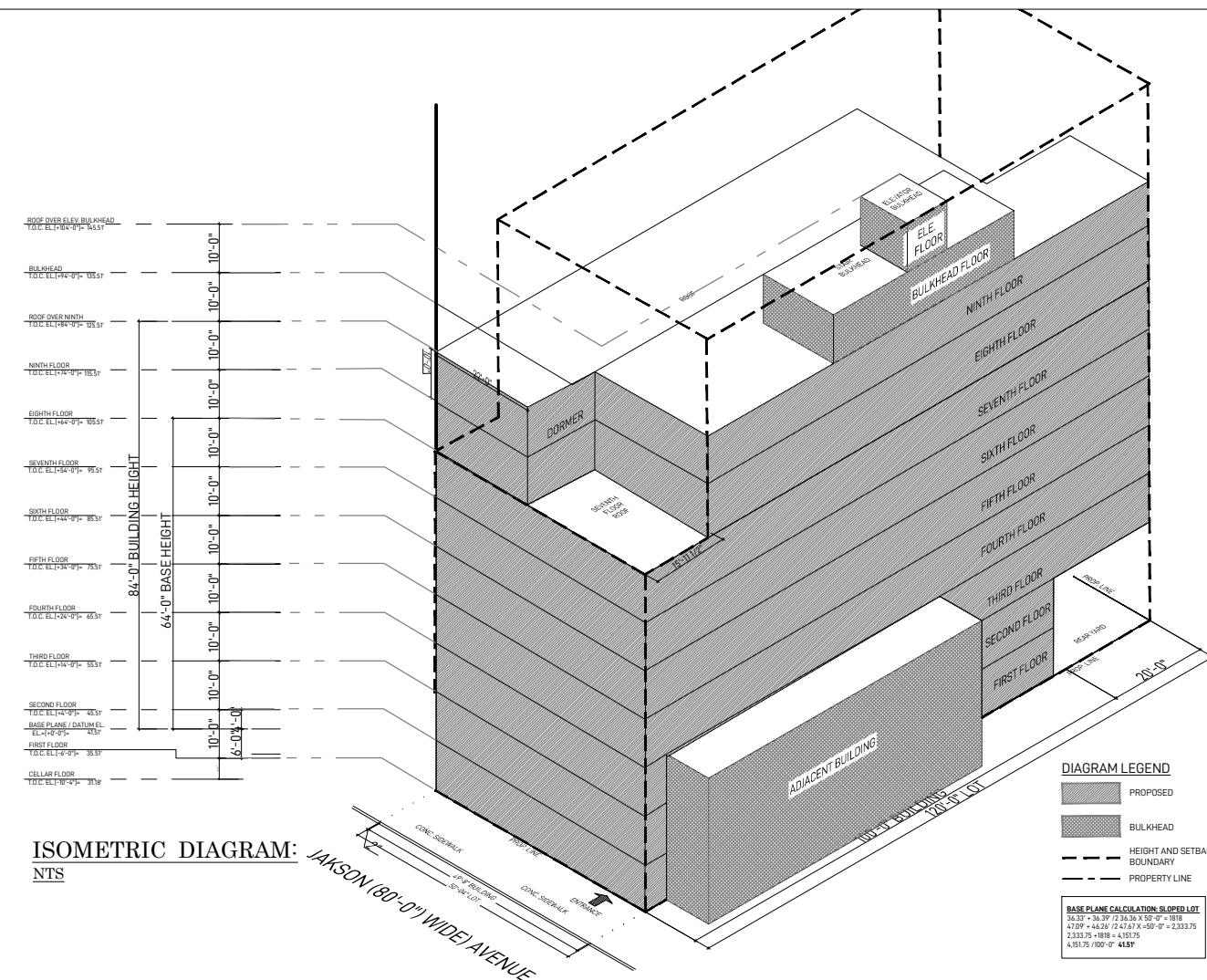


P.E. / R.A. Seal (apply seal, then sign and date over seal)

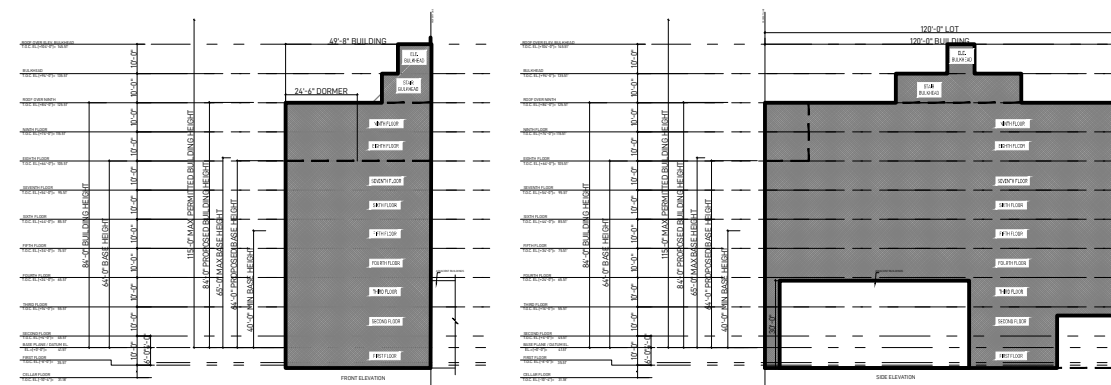
Internal Use Only

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

PLAN EXAMINER SIGN AND DATE

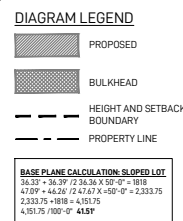


ISOMETRIC DIAGRAM:  
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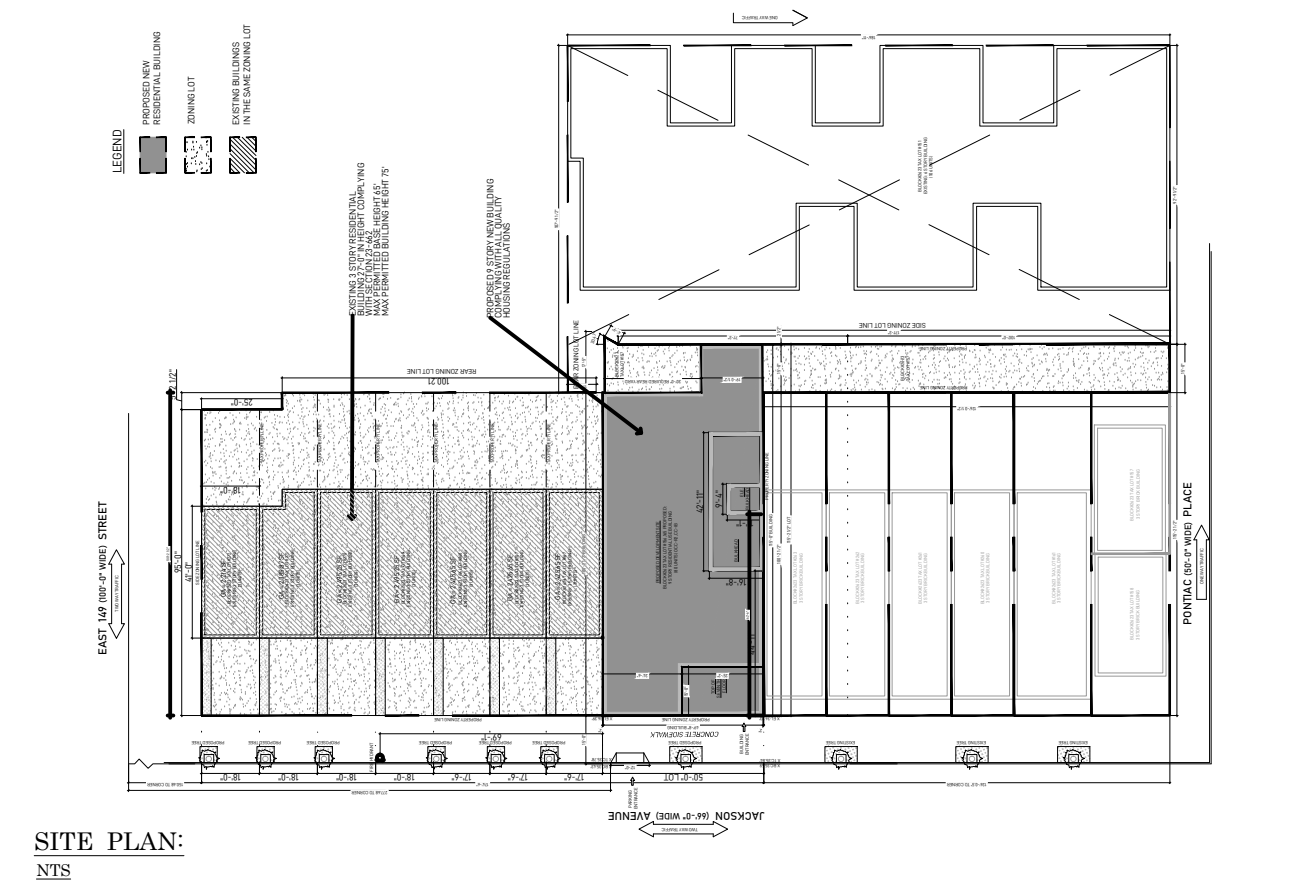


SECTION DIAGRAM:  
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FRONT VIEW  
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ZONING ANALYSIS			
ITEM	PERMITTED / REQUIRED	PROPOSED	
ZR 22-12	USE PERMITTED	II, VIA Retail [PRC-B]	II, VIA Retail [PRC-B]
ZR 32-15			
ZR 23-22	MAX FLOOR AREA RATIO R7-1	3.44: 19,987 X 3.44 = 68,755.28 SF	63,659.44 SF. < 68,771.79 OK
ZR 33-121	MAX F.A.R. COMMERCIAL C2-4	2.0 - 19,987 SF x 2.0 = 39,974 SF	PROVIDED 285.2 SF OK
ZR 23-362	LOT COVERAGE	65% 19,987 SF. x .65 = 12,991.55 SF	PROPOSED LOT COV. 10,889.4 SF < 12,991.55
ZR 23-52(b)	DENSITY	68,771.79-285.2 = 68,486.6 / 680 (FACTOR) = 100.70 - 101 D.U.	EXISTING -21, PROPOSED -80, = TOTAL 101 UNITS
ZR 35-20	BULK REGULATIONS	PORTION OF BUILDING USED FOR RESIDENTIAL ARE SUBJECT TO BULK REGULATION OF ARTICLE 2 CHAPTER 3,	SEE ANALYSIS BELOW
ZR 23-12	MINIMUM LOT AREA	1,700 SF.	19,991.8 SF.
ZR 23-12	MINIMUM LOT WIDTH	18.00	174.5'
YARDS & COURTS			
ZR 23-322	FRONT YARD	0'-0"	0'-0"
ZR 23-334	SIDE YARD	0'-0" - 8'-0"	0'-0"
ZR 23-342	REAR YARD	30'-0"	30'-0"
HEIGHT AND SETBACK			
ZR 35-631 (b)	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. For zoning lots bounded by more than one street line, these street wall location provisions shall be mandatory along only one street line;	PROPOSED STREET WALL ON JACKSON AVENUE IS LOCATED AT 0'-0" FROM STREET LINE. STREET WALL ON PONTIAC PLACE IS LOCATED AT 100'-0" FROM STREET LINE. SEE PLOT PLAN
ZR 23-432	MINIMUM BASE HEIGHT	40'-0"	64'-0"
	MAXIMUM BASE HEIGHT	65'-0"	64'-0"
ZR 23-434 (a)(ii)	MAXIMUM BUILDING HEIGHT	Height and setback modifications for eligible sites. An interior lot, or portions thereof, has a depth that is greater than or equal to 115 feet, can go up to 155 FEET	84'-0"
ZR 23-412 (c)(1)(2)(3)(4)(5)	ADDITIONAL PERMITTED OBSTRUCTIONS	Elevator or stair bulkheads (including shafts, and vestibules not larger than 60 square feet in area providing access to a roof), roof water tanks, energy infrastructure equipment, and accessory mechanical equipment (including enclosures), other than solar or wind energy systems (whether accessory or as part of energy infrastructure equipment), provided that: (1) such obstructions shall be located not less than 10 feet from the street wall of a building, except that such obstructions need not be set back more than 25 feet from a narrow street line or more than 20 feet from a wide street line, (2) the aggregate area of such obstructions, including any required screening, does not exceed 50 percent of the lot coverage of the building, (3) the height of obstructions within an aggregate area equivalent to at least 20 percent of the lot coverage of the building shall not exceed 15 feet above the maximum permitted height, (4) the height of obstructions within the remaining lot coverage, not to exceed 30 percent of the building shall not exceed: in R6 through R10 Districts: where the maximum permitted height of a building is 120 feet or lower, a height of 35 feet above the maximum permitted height, (5) all equipment shall be subject to the applicable provisions of Section 26-60	(1) MORE THEN 10' FROM STREET LINE (2) DOES NOT EXCEED 50 PERCENT OF THE LOT COVERAGE PROPOSED AT 85'-0" 44'-11" From property line 10 feet above permitted height 448.61/5266.67 = 8% > 50% (3) PROPOSED AT 95'-0", 62'-6" From property line 20 feet above permitted height, 104.22/5266.67 = 1% > 20% (4) LESS THEN 35' ABOVE PERMITTED HEIGHT (5) 44'-11" From property line
ZR 23-412 (b)	ADDITIONAL 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 40 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.	ABOVE PERMITTED HEIGHT 10'-0" BUILDING WALL AT 7TH FLOOR 49'-8" 49'-8" X 50 = 24'-8" PERMITTED PROPOSED 24'-6" - OK
PARKING REQUIREMENTS			
ZR 25-222	PARKING SPACES	25% OF ALL DWELLING UNITS CREATED AFTER 1961 80 * 25 = 20	20 SPACES PROVIDED
ZR 36-21	COMMERCIAL PARKING SPACES GENERAL RETAIL OR SERVICE USES, FOOD STORES WITH LESS THAN 2,000 SQUARE FEET OF FLOOR AREA, USES IN PRC-B IN USE GROUP 4,	1 PER 1,000 SF, PROPOSED 372 SF / 1,000 = 0.372, 1 REQUIRED	NONE PROPOSED
ZR 36-232 (a)	PARKING WAIVER	UP TO 40 SPACES	WAIVED 1 COMMERCIAL SPACES
ZR 25-811	BICYCLE PARKING	1 PER 2 DWELLING UNITS 80 / 2 = 40 40 x 15 = 600 SF REQUIRED BIKE ROOM SPACE	40 SPACES PROVIDED ON THE 2nd-3rd-4th & 5th FLOORS
ZR 23-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE OF PROPOSED BUILDING - 174'-6" 15 / 25' = 8	1 TREE TO BE PAID OFF SITE 7 TREES TO BE PAID ON SITE
ZR 23-63	RECREATION	ZFA X 2% = 46,492.48 SF X .02 = 930 SF MIN	PROVIDED RECREATION AT ROOF 1,536 SF



SITE PLAN:  
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