

**BUILDING DATA**  
**PROJECT / BUILDING DATA:**  
 882 MORRIS AVENUE,  
 BRONX 10451

BLOCK: 2421  
 LOT: 6  
 ZONE: R8A/C2-4  
 MAP#: 6A  
 CONSTRUCTION TYPE: IB  
 MDL CLASS: HAEA

**SCOPE OF WORK**

PROPOSED NEW 8 STORY RESIDENTIAL USE BUILDING,  
 28 DWELLING UNITS

FIRST FLOOR = RESIDENTIAL R2 (QUALITY HOUSING);EQUIPMENT, MECHANICAL U  
 SECOND FLOOR = RESIDENTIAL R2 (QUALITY HOUSING)  
 THIRD FLOOR = RESIDENTIAL R2 (QUALITY HOUSING)  
 FOURTH FLOOR = RESIDENTIAL R2 (QUALITY HOUSING)  
 FIFTH FLOOR = RESIDENTIAL R2 (QUALITY HOUSING)  
 SIXTH FLOOR = RESIDENTIAL R2 (QUALITY HOUSING)  
 SEVENTH FLOOR = RESIDENTIAL R2 (QUALITY HOUSING)  
 EIGHT FLOOR = RESIDENTIAL R2 (QUALITY HOUSING)

PERMITTED USE GROUPS:  
 22-10;

1-6

PROPOSED USE GROUP: 2 -OK

**ZONING CALCULATIONS FOR RESIDENTIAL AREA**

LOT AREA: 100'-0" X 35'-0" = 3500.0 S.F.

**RESIDENTIAL USE**

MAX F.A.R. ZR 23-154(b) LOT AREA X 5.4 = 35'-0" X 100'-0" X 5.4 = 18,900 SF

PROPOSED F.A.	GROSS	DEDUCTIONS	ZONING	FAR	
1ST FLOOR	2426.67 S.F.	632.44 S.F.	1794.22 S.F.	0.51	(SEE ZONING DIAGRAMS)
2ND FLOOR	2426.67 S.F.	72.0 S.F.	2354.67 S.F.	0.67	
3RD FLOOR	2426.67 S.F.	72.0 S.F.	2354.67 S.F.	0.67	
4TH FLOOR	2426.67 S.F.	72.0 S.F.	2354.67 S.F.	0.67	
5TH FLOOR	2426.67 S.F.	12.0 S.F.	2414.67 S.F.	0.67	
6TH FLOOR	2426.67 S.F.	12.0 S.F.	2414.67 S.F.	0.69	
7TH FLOOR	2426.67 S.F.	12.0 S.F.	2414.67 S.F.	0.69	
8TH FLOOR	2426.67 S.F.	12.0 S.F.	2414.67 S.F.	0.69	
TOTAL PROPOSED FLOOR AREA	19840.42 S.F.	950.28 S.F.	18890.14 S.F.	5.4	
PROPOSED F.A.R.	18890.14 S.F. / 3500.0 S.F. = 5.4				
PROPOSED F.A.R.	18890.14 S.F. / 3500.0 S.F. = 5.4				

**LOT COVERAGE**

RESIDENTIAL 23-153 MAX LOT COVERAGE FOR AN INTERIOR LOT SHALL BE 70% FOR DISTRICT R8A  
 L.A. X 70% = 3500.0 S.F. X 70% = 2,450 S.F.  
 PROPOSED 2426.67 S.F. < 2,450 S.F. = OK (SEE ZONING DIAGRAMS)

**DENSITY**

MAX DENSITY 23-22 MAX F.A. (18,900) / 680 = 27.79 D.U.  
 PROPOSED 28 D.U. = 0.K

**HEIGHT REQUIREMENTS**

MAX HEIGHT ZR 23-662 (a) MIN. BASE HEIGHT = 60'-0"  
 MAX BASE HEIGHT = 85'-0"  
 MAX BUILDING HEIGHT 120'-0"  
 PROPOSED PROPOSED BUILDING HEIGHT 80'-0" = 0.K  
 NO SETBACK PROPOSED (BUILDINGS IS BELOW MAX BASE HEIGHT)

**STREET WALL LOCATION**

ZR:23-661(c)(1) ALONG WIDE STREETS THE STREET WALL SHALL EXTEND ALONG THE ENTIRE STREET FRONTAGE OF A ZONING LOT. AT LEAST 70% OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FEET OF THE STREET LINE AND EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT SPECIFIED IN SECTION 23-662, OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS.  
 ADJACENT BUILDING'S PROPOSED BUILDING WALL IS FULLY WITHIN 8' OF THE STREET LINE (IS LOCATED ON THE STREET LINE)

**SETBACK REGULATIONS**

FRONT SETBACK ZR:23-662 (c)(1) A SETBACK WITH A DEPTH OF AT LEAST 10 FEET SHALL BE PROVIDED FROM ANY #STREET WALL# FRONTING ON A #WIDE STREET#.  
 PROPOSED: OK

**LEGAL WINDOW DISTANCE REQUIREMENTS**

ZR:23-861 THE MINIMUM DISTANCE BETWEEN A #LEGALLY REQUIRED WINDOW# AND: (A) ANY WALL; (B) A #REAR LOT LINE#, OR VERTICAL PROJECTION THEREOF; OR (C) A #SIDE LOT LINE#, OR VERTICAL PROJECTION THEREOF; SHALL BE 30 FEET, MEASURED IN A HORIZONTAL PLANE AT THE SILL LEVEL OF, AND PERPENDICULAR TO, SUCH WINDOW FOR THE FULL WIDTH OF THE ROUGH WINDOW OPENING.  
 PROPOSED 30'-0" PROVIDED, OK

**YARD REGULATIONS**

SIDE YARDS: ZR 23-462 (c) NONE REQ'D, OR 8'0" SIDE YARD IF ANY OPEN AREA  
 PROPOSED 0 = 0.K.  
 REAR YARD: ZR 23-47 30' REQ'D  
 PROPOSED 30'-0" PROVIDED

**PARKING REQUIREMENTS**

ZR 25-23 40% X D.U. = 28 D.U. X 40% = 11.2 SPACES  
 PROPOSED PARKING WAIVED AS PER ZR 25-261 UP TO 15 SPACES NO PARKING TO BE PROVIDED AT THIS APPLICATION  
 BICYCLE PARKING ZR 25-711 = 28 D.U. X 50% = 14 SPACES  
 PROPOSED 12 BICYCLE PARKING SPACES AT 2ND THRU 4TH (4 SPACES PER FLOOR) 2 BICYCLE SPACES AT 1ST FLOOR  
 TOTAL OF 14 BICYCLE SPACES

**BULKHEAD**

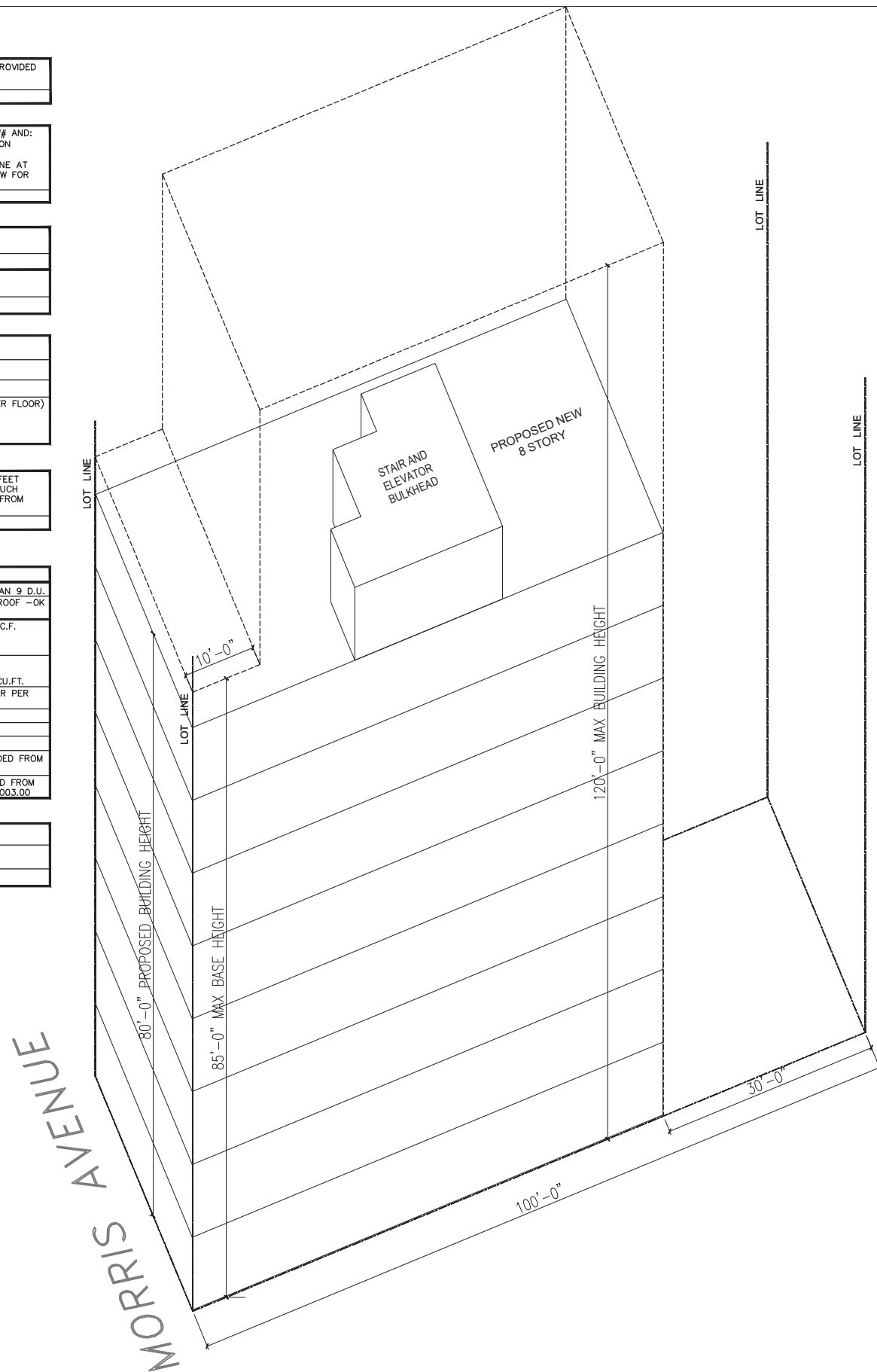
BULKHEAD ZR:23-622 (c)(1) SUCH OBSTRUCTIONS SHALL BE LOCATED NOT LESS THAN 10 FEET FROM THE #STREET WALL# OF A #BUILDING#, EXCEPT THAT SUCH OBSTRUCTIONS NEED NOT BE SET BACK MORE THAN 25 FEET FROM A #NARROW STREET LINE#  
 PROPOSED =OK

**QUALITY HOUSING ELEMENTS**

ZR 28-00: ELEVATED GROUND FLOOR UNITS - NOT APPLICABLE  
 ZR 28-11 18890.14 SF X 3.3% = 623.37 S.F. - PROPOSED 630 S.F. AT ROOF -OK  
 ZR 28-12 REQUIRED REFUSE NOT LESS 12 S.F. AND STORAGE SPACE 2.9 C.F. /UNIT FOR MORE THAN 9 D.U. STORAGE 2.9 C.F. X 28 (D.U.) = 81.2 CU.F.  
 PROPOSED REFUSE PROVIDED SEE FLOOR PLANS RESIDENTIAL STORAGE PROVIDED @1st FL 2'-6" x 4'-0" X 9'(HIGH)=90 CU.F. / 28 D.U.=3.21 CU.F.T. > 2.9 CU.F.T.  
 ZR 28-13 LAUNDRY ROOM: ONE WASHING MACHINE PER 20 D.U. & ONE DRYER PER 40 D.U.  
 PROPOSED N/A  
 ZR 28-23 PLANTING BTW STREET WALL AND STREET LINE  
 PROPOSED N/A - SEE PLOT PLAN  
 28-14 DAYLIGHT IN CORRIDORS 50% OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF F.A. - SEE DEDUCTION SHEET Z-003.00  
 28-31 DENSITY IN CORRIDORS 50% OF THE SQUARE FEET OF THE CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF #FLOOR AREA# - SEE DEDUCTION SHEET Z-003.00

**PLANTING REQUIREMENTS**

ZR 23-03 TREE PLANTING REQ'D ; ONE TREE FOR EVERY 25' OF FRONTAGE  
 PROPOSED FRONTAGE 35'-0" / 25' = 1.4 ONE TREE REQUIRED  
 PROPOSED TREE ONE EXISTING TREE TO PROTECT



**NYC**  
 Buildings

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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

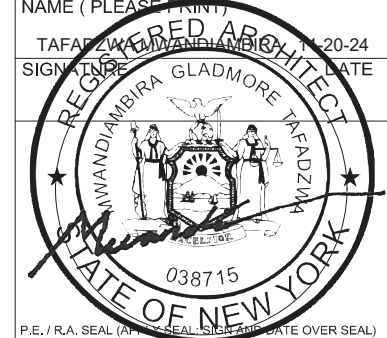
Yes  No

**Location Information**

House No(s) 882  
 Street Name MORRIS AVE  
 Borough BROOKLYN  
 Block 2421  
 Lot 6  
 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 made a false statement or 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) TAFARWA Mwandambira  
 SIGNATURE Mwandambira TAFARWA  
 DATE 12-24



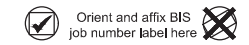
P.E. / R.A. SEAL (AFFIX SEAL, SIGN AND DATE OVER SEAL)

Internal Use Only

BIS Doc #

PLAN EXAMINERS SIGN AND DATE  
 ISSUANCE 7/09

Must be typewritten.



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NAME (PLEASE PRINT)  
 TAFADZWA MWANDIMBEIRA 11-20-24  
 SIGNATURE TAFADZWA MWANDIMBEIRA DATE



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

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