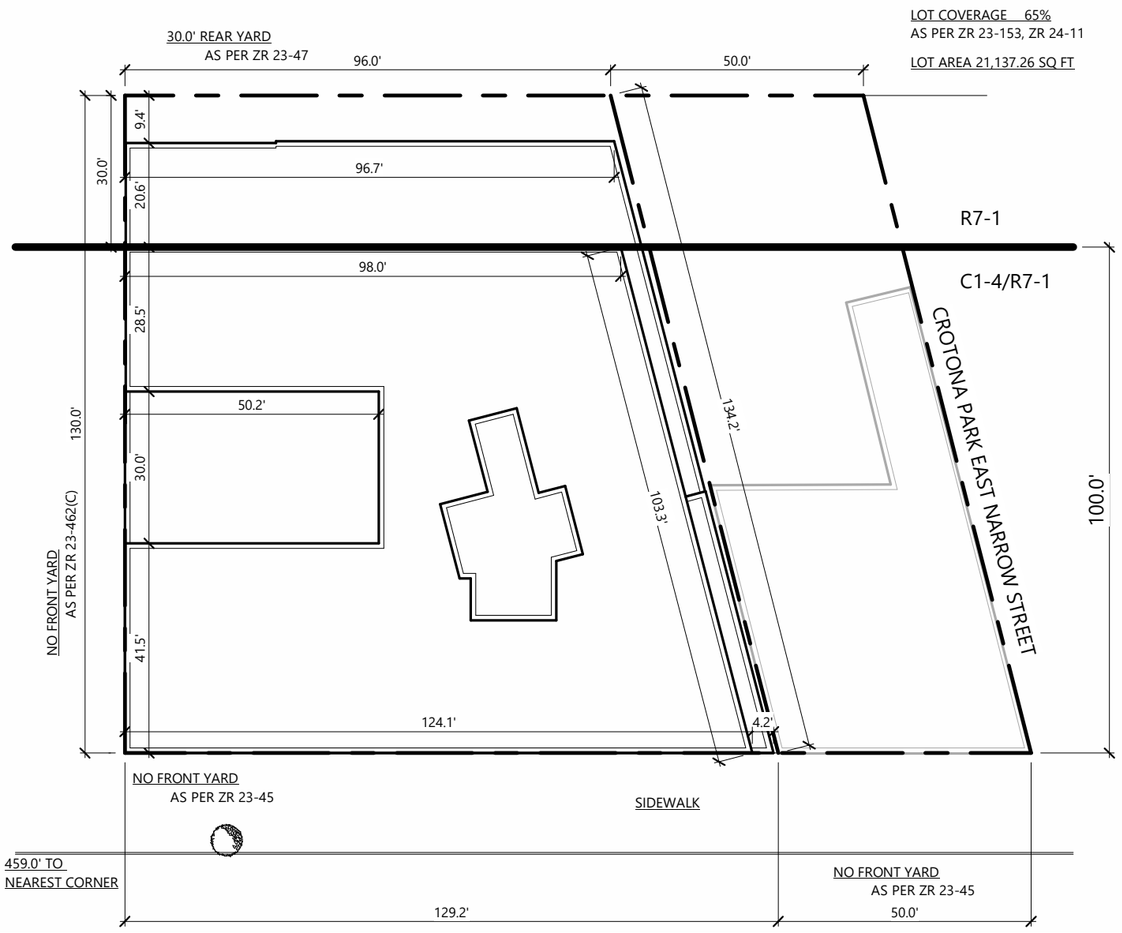
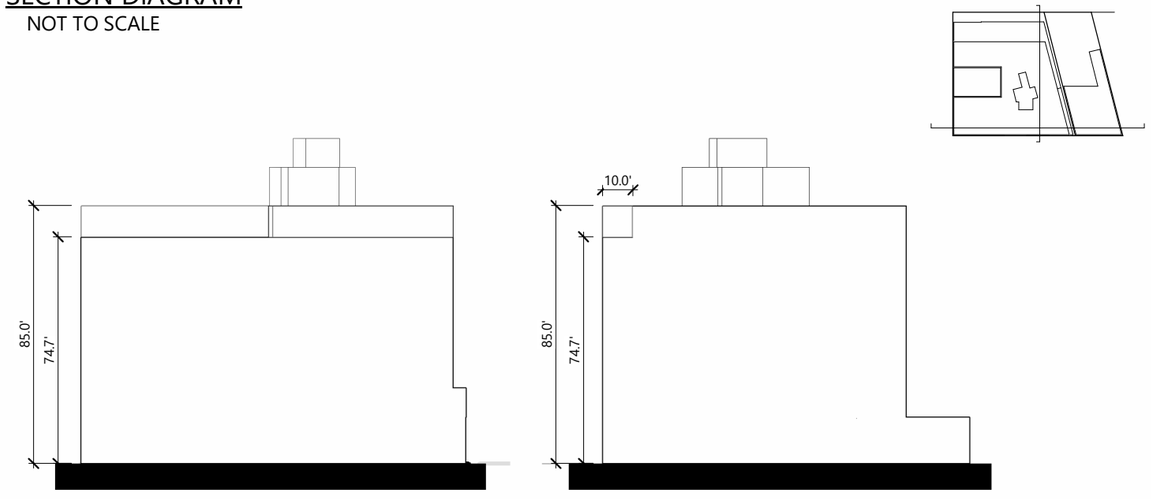
SITE PLAN DIAGRAM

1"=30'-0"



SECTION DIAGRAM

NOT TO SCALE



LEGEND

C1-4

RESIDENTIAL DISTRICT EQUIVALENT
R7A QUALITY HOUSING PROGRAM

PROPOSED BUILDING

ZONING LOT LINE

PROPOSED BUILDING

MAXIMUM BUILDING ENVELOPE

MAXIMUM DORMER ENVELOPE

EXISTING TREE

PROPOSED TREE

AXONOMETRIC DIAGRAM

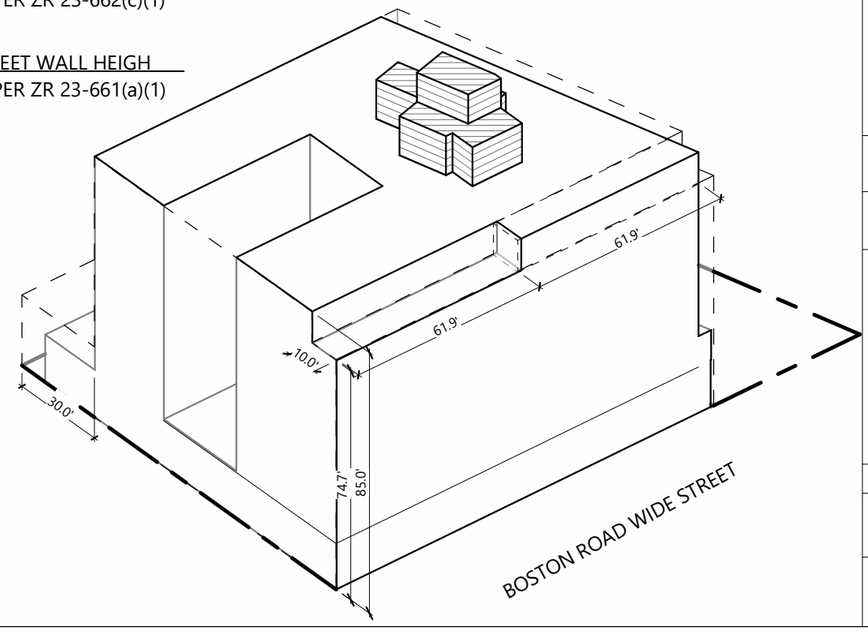
NOT TO SCALE

REQUIRED SETBACKS
FRONT: 10.0' AS PER ZR 35-652
ZR 23-662(c)(1)

85.0' BUILDING HEIGH
AS PER ZR 23-652
ZR 23-662(a)(1)(2)

PERMIITED OBSTRUCTIONS
AS PER ZR 23-662(c)(1)

74.7 STREET WALL HEIGH
AS PER ZR 23-661(a)(1)



Buildings

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) 1723
Street Name BOSTON ROAD

Borough BRONX
Block 2940
Lot 53
BIN 2009881

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)
KAO-HWA LEE

SIGNATURE DATE 2.13.24

REGISTERED ARCHITECT
KAO-HWA LEE
024519
STATE OF NEW YORK

P.E./R.A. SEAL (APPLY SEAL, SIGNATURE OVER SEAL)

Internal Use Only

Bis Doc # _____

PLAN EXAMINERS SIGN AND DATE

ISSUANCE 7/09

NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 2

1 Applicant Information *Required for **all** applications.*

Last Name	LEE	First Name KAO-HWA	Middle Initial
Business Name	KAO-HWA ARCHITECTS P.C.	Business Telephone	609-216-2975
Business Address	670 MYRTLE AVE	Business Fax	
City	BROOKLYN State NY Zip 11205	Mobile Telephone	
E-Mail	KAOHWALEEARCHITECTS@GMAIL.COM	License Number	024519

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 99 Parking area 6630 sq. ft. Parking Spaces: Total 50 Enclosed 50

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.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.) Residential	Community Facility	Commercial	Manufacturing	FAR
CELLAR	4275.56	II	0				0
1ST	16748.26	II,III(B), VI	1964.61	4809.50	3166.49		0.26
2ND	9809.17	II	9809.17				0.46
3RD	9591.49	II	9591.49				0.45
4TH	9584.66	II	9584.66				0.45
5TH	9584.66	II	9584.66				0.45
6TH	9584.66	II	9584.66				0.45
7TH	9584.66	II	9584.66				0.45
8TH	8924.16	II	8924.16				0.42
ROOF	698.80	II	698.80				0.03

4 Proposed Floor Area *Required for **all** applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.) Residential	Community Facility	Commercial	Manufacturing	FAR
Totals	88,386.08		69326.87	4809.50	3166.49		3.66

Total Zoning Floor Area	77302.86

07/09