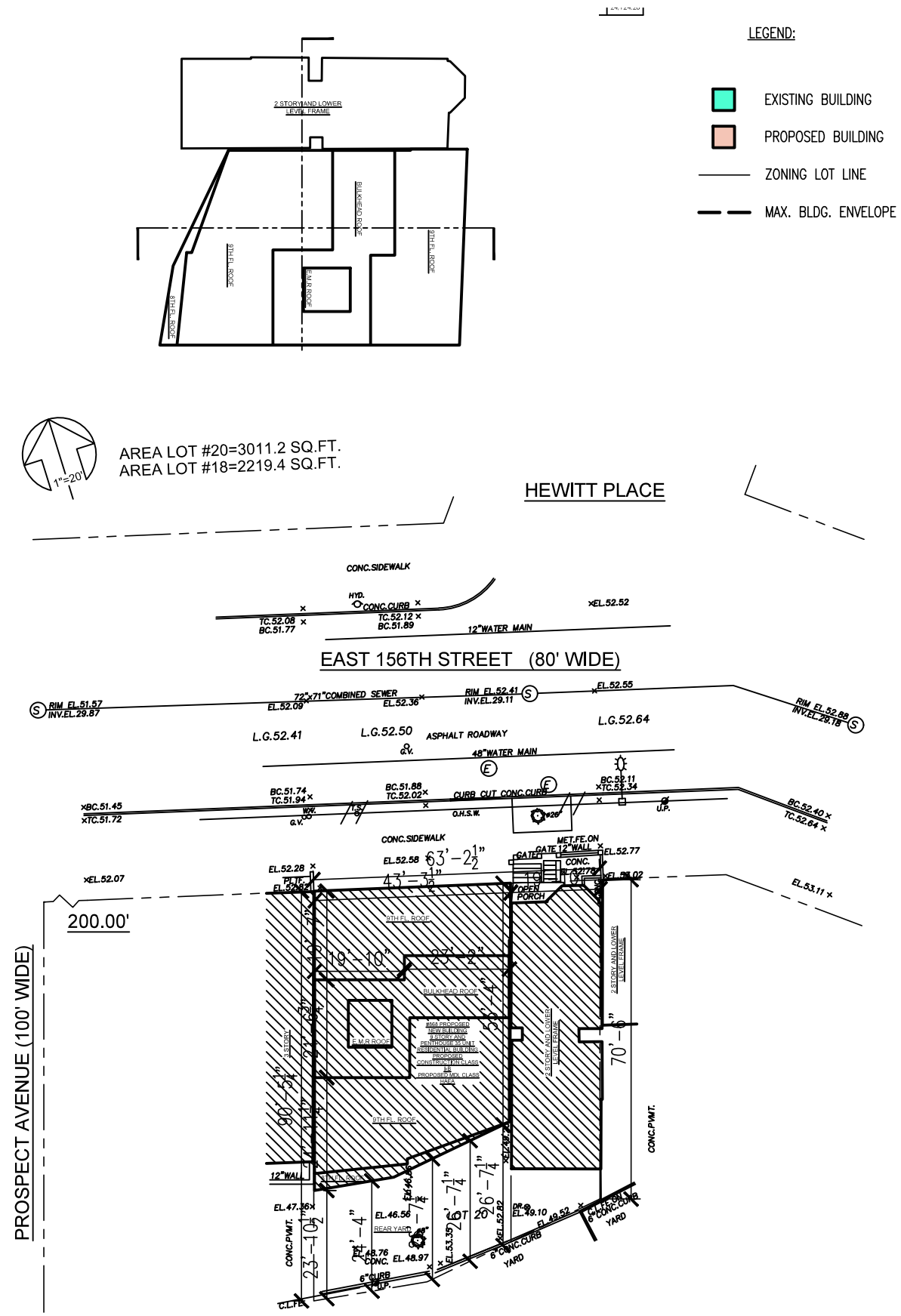




REQUIRED SETBACKS
FRONT: 15' AS PER ZR 23-662(c)(1)
PROPOSED: NONE, OKAY
REAR: 30 FT AS PER ZR 23-47
PROPOSED: NONE, OKAY
SIDE: NONE AS PER ZR 23-462
PROPOSED: NONE OKAY

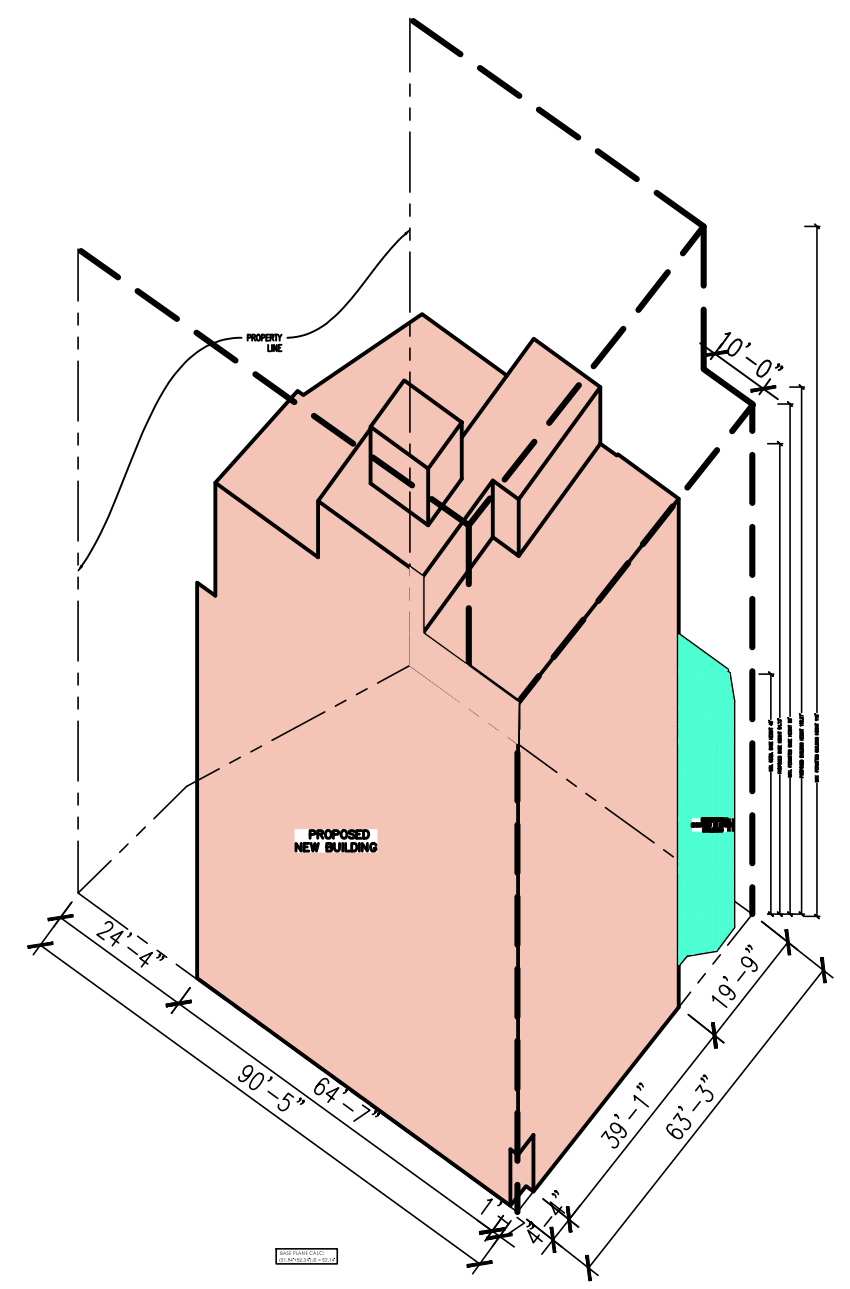
BASE HEIGHT AS PER ZR 23-662(a)
MIN. BASE HEIGHT: 40'-0"
MAX. BASE HEIGHT: 85'-0"
PROPOSED BASE HEIGHT: 84.75'

BUILDING HEIGHT AS PER ZR 23-662(a)
MAX. BUILDING HEIGHT: 115'-0"
PROPOSED BUILDING HEIGHT: 103.57'

BASE PLANE: 52.14'
AS PER ZR 12-10

SITE PLAN DIAGRAM
SCALE: 1/32" = 1'-0"
LOT AREA:
5,234.2 S.F.

LOT COVERAGE: 80%
AS PER ZR 23-362
R71 ZONING



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)	868
Street Name	EAST 156 STREET
Borough	BRONX NY
Block	2687
Lot (s)	18-20
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 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.

Name (please print)	
Signat	Date
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Internal Use Only	
BIS Doc #	
PLAN EXAMINER SIGN AND DATE	



ZD1 Zoning Diagram

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☐ Yes

☒ No

Location Information

House No(s) 868
Street Name EAST 156 STREET
Borough BRONX NY
Block 2687
Lot (s) 18-20
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Name (please print)

Signa

Date



P.E. / R.A.
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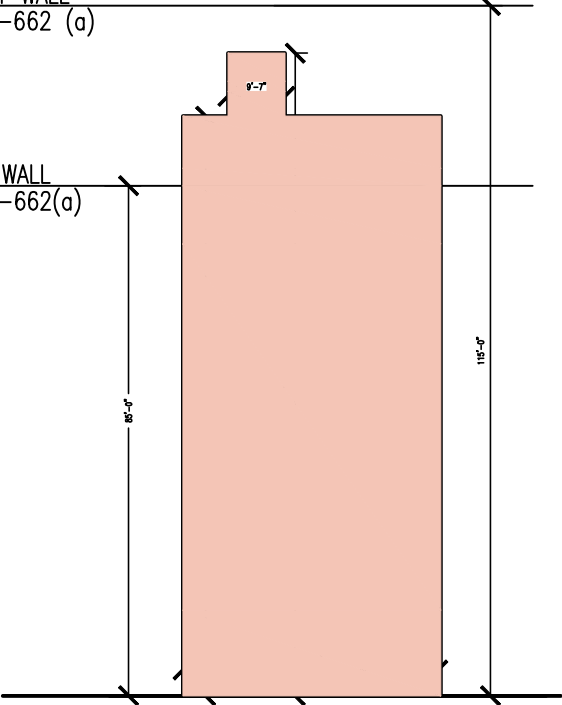


BIS Doc #

PLAN EXAMINER SIGN AND DATE

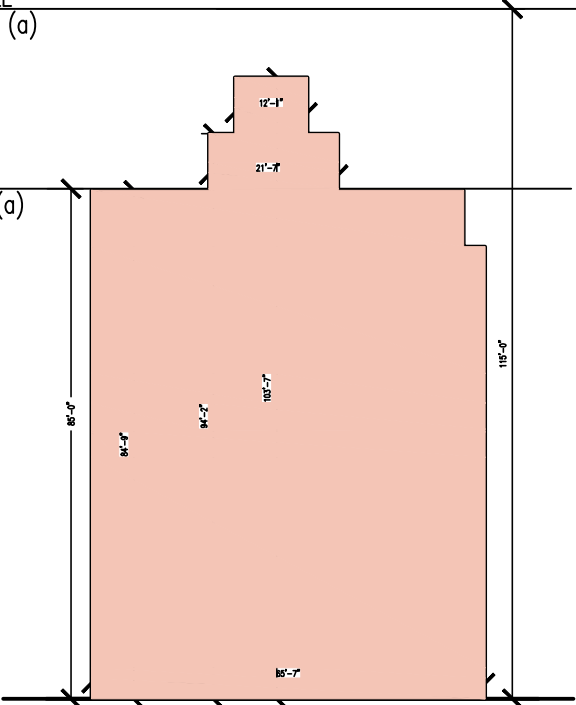
115'-0" STREET WALL
AS PER ZR 23-662 (a)

85'-0" STREET WALL
AS PER ZR 23-662(a)



115'-0" STREET WALL
AS PER ZR 23-662 (a)

85'-0" STREET WALL
AS PER ZR 23-662(a)



ZONING ANALYSIS:			
SECTION	ITEM	PERMITTED/REQUIRED	PROPOSED
ZR 22-10	USE PERMITTED	USE GROUP II - III	USE GROUP II - III
ZR 23-12	MINIMUM LOT AREA	1,700 SF	5,234.2 SF
	MINIMUM LOT WIDTH	18 FT	63'-2 1/2"
ZR 23-22	MAX RESIDENTIAL FLOOR AREA R7-1 (WIDE STREET) (STANDARD RESIDENCES)	STANDARD RESIDENCES: 4.00 x 5,234.2 = 20,936.8	20,059.6 < 20,936.8
ZR 23-22	MAX RESIDENTIAL FLOOR AREA R7-1 (WIDE STREET) (QUALIFYING AFFORDABLE HOUSING)	QUALIFYING AFFORDABLE HOUSING: 5.01 x 5,234.2 = 26,380.36	4,064.60 20,059.6 + 4,064.60 =24,124.20
ZR 23-231	FA PROVISIONS FOR AMENITIES	RESIDENTIAL AMENITIES MAY BE EXEMPTED OF FA, NOT EXCEED 5%	PROVIDED
ZR 23-232(a)(2)	DAYLIGHT IN CORRIDOR	50% OF THE SF OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF F.A. IF A WINDOW WITH A GLAZED AREA OF AT LEAST 20 SF IS PROV. IN SUCH CORRIDOR	PROVIDED
ZR 23-232(b)	LENGTH OF CORRIDOR	50% OF THE SF OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF F.A. WHERE THE LENGTH OF THE CORRIDOR, DOES NOT EXCEED 100 LINEAR FEET	65' < 100'
YARDS, COURTS AND OTHER OPEN AREA REGULATIONS			
ZR 23-334	SIDE YARD	NOT REQUIRED	20' ABOVE ADJACENT BUILDING
ZR 23-342 (1)	REAR YARD	<75' HEIGHT = 20' -- >75' = 30'	<75' = 24' -- > 75' PER ZR 23-342 (3) SEE DIAGRAM ON SHEET Z-101
ZR 23-362	MAX LOT COVERAGE	80%, 5,234.2 X 0.80 = 4,187.36 SF	3,786.91 SF < 4,187.36
HEIGHT AND SETBACK			
ZR 23-411(f) ZR 23-412(c)	PERMITTED OBSTRUCTIONS IN HEIGHT AND SETBACK	STAIR AND HWH BULKHEAD / PARAPET WALLS / MECHANICAL EQUIPMENT	BUILDING DOES NOT EXCEED BASE HEIGHT
ZR 23-431(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.	THE STREET WALLS ARE LOCATED WITHIN EIGHT FEET OF THE STREET LINE.
ZR 23-432	MINIMUM BASE HEIGHT	40'-0"	84.73'
	MAXIMUM BASE HEIGHT	85'-0"	
	MAXIMUM BUILDING HEIGHT	115'-0"	103.57'
ADDITIONAL DESIGN ELEMENTS			
ZR 23-52(b)	DENSITY	26,380.36 / 680 = 39 UNITS	2 EXISTING 35 PROPOSED UNITS (25,000 /680)
ZR 23-613	PLANTING AREA BETWEEN STREET LINE AND BUILDING	THE AREA BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING SHALL BE PLANTED	N/A
ZR 23-63	REQUIRED RECREATION SPACE	REQUIRED: 35 DWELLING UNITS > 9, 24,196.68 X 0.03% = 725.90 SF	954.40 SF ON ROOF
PARKING REQUIREMENTS			
ZR 25-222	REQUIREMENTS IN THE OUTER TRANSIT ZONE R7	35 X 25% = 9 < 15 WAIVED	WAIVED
ZR 25-811	BICYCLE PARKING	1 PER 2 DWELLING UNITS, 35 / 2 = 18	18 SPOTS PROVIDED
ZR 25-83	SIZE OF BICYCLE PARKING	MINIMUM 15 SF PER SPOT 18 x 15 = 270 SF	126.94 SF AT BULKHEAD 143.09 SF ON 2ND FLOOR
ZR 26-41	STREET TREE PLANTING	1 TREE REQUIRED FOR EVERY 25 FEET OF STREET FRONTAGE OF THE ZONING LOT, 63.21' STREET FRONTAGE / 25' = 2.52	1 EXISTING , 2 TREES TO BE PAID INTO TREE FUND

PROJECT INFORMATION
ZONING DISTRICT: R7-1
ZONING MAP: 6c
WIDE STREET

- TOTAL LOT **5,234.2 SF**
- BEYOND 100' OF CORNER
- WITHIN 100' OF WIDE STREET

TOTAL FLOOR AREA					
RESIDENTIAL FLOOR AREA	EXISTING				
USE	GROSS FA	NET FA	GROSS FA	FA DEDUCTIONS	NET FA
1ST FLOOR	1,161.59	1,161.59	2,618.92	-668.33	1,950.59
2ND FLOOR	1,161.59	1,161.59	2,625.32	-242.83	2,382.49
3TH FLOOR			2,625.32	-159.75	2,465.57
4TH FLOOR			2,625.32	-159.75	2,465.57
5TH FLOOR			2,625.32	-159.75	2,465.57
6TH FLOOR			2,625.32	-159.75	2,465.57
7TH FLOOR			2,625.32	-159.75	2,465.57
8TH FLOOR			2,625.32	-159.75	2,465.57
9TH FLOOR			2,533.10	-159.75	2,373.35
BULKHEAD			761.31	-460.14	301.17
TOTAL	2,323.18	2,323.18	24,290.57	-911.16	21,801.02
TOTAL FLOOR AREA RESIDENTIAL					24,124.20



ZD1 Zoning Diagram

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job number label here

☒

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☐ Yes

☒ No

Location Information

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868

Street Name

EAST 156 STREET

Borough

BRONX NY

Block

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Lot (s)

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Signc

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ZD1 Zoning Diagram

Must be typewritten.
Sheet 02 of 02

1	Applicant Information <i>Required for all applications.</i>
---	--

Last Name GOLANI		First Name BOAZ		Middle Initial M.
Business Name BOAZ M GOLANI ARCHITECT			Business Telephone (347) 346-1117	
Business Address 5615 NETHERLAND AVE			Business Fax	
City BRONX	State NY	Zip 10471	Mobile Telephone (516) 708-9860	
E-Mail BOAZM.GOLANI@GMAIL.COM			License Number 34142	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
☐ 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 <i>Required for all applications. One Use Group per line.</i>
---	--

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
EXISTING 001	1,161.59	2	1,169.59				0.22
EXISTING 002	1,169.59	2	1,169.59				0.22
TOTAL	2,323.18	2	2,323.18				0.44
PROPOSED 001	2,168.92	2	1,950.59				0.58
PROPOSED 002	2,625.32	2	2,382.49				0.69
PROPOSED 003	2,625.32	2	2,465.57				0.47
PROPOSED 004	2,625.32	2	2,465.57				0.47
PROPOSED 005	2,625.32	2	2,465.57				0.47
PROPOSED 006	2,635.32	2	2,465.57				0.47
PROPOSED 007	2,635.32	2	2,465.57				0.47
PROPOSED 008	2,625.32	2	2,465.57				0.47
PROPOSED 009	2,533.10	2	2,373.35				0.45
PROPOSED BULKHEAD	761.31	2	301.17				0.05

ZD1

Sheet 02 of 02

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

Total Zoning Floor Area	24,124.20
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