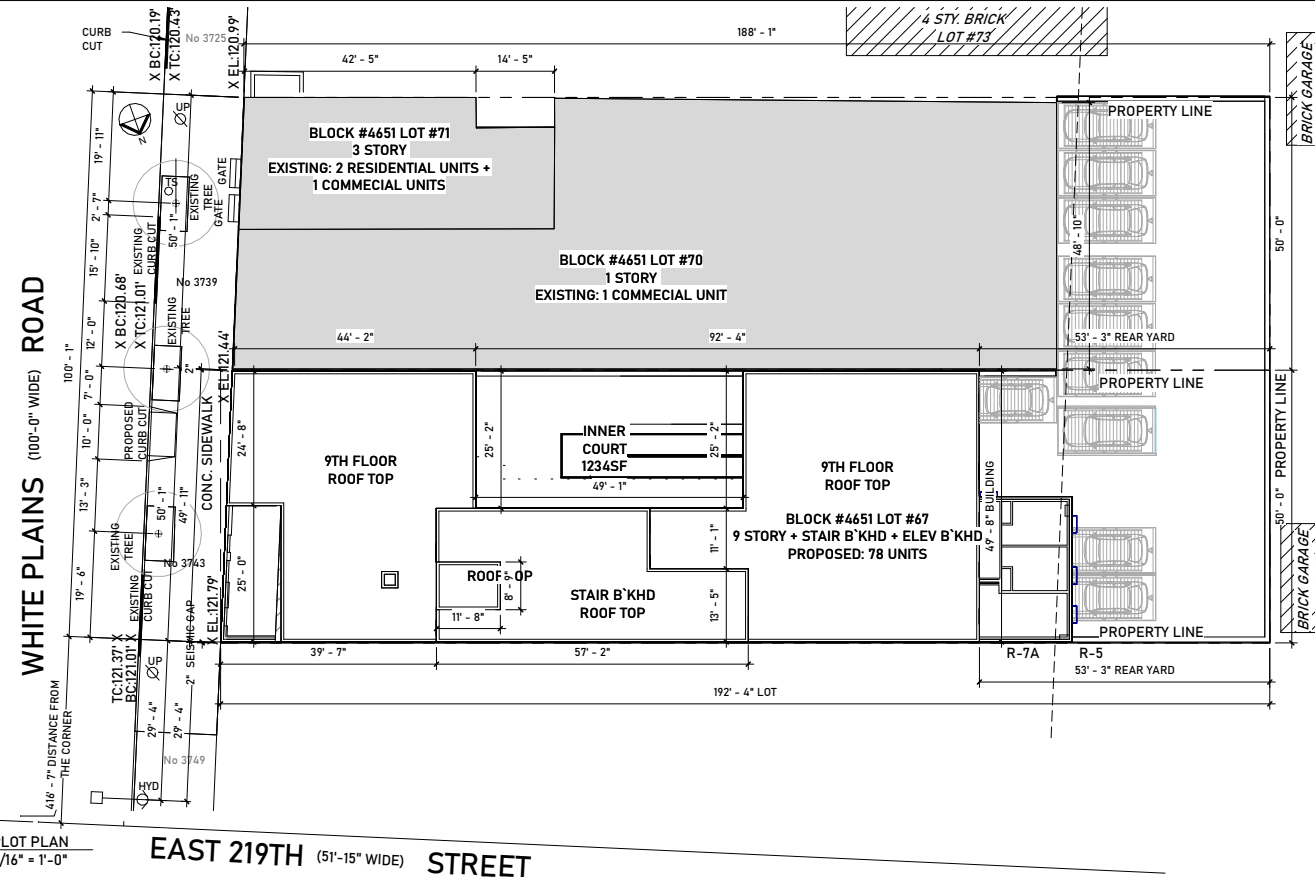


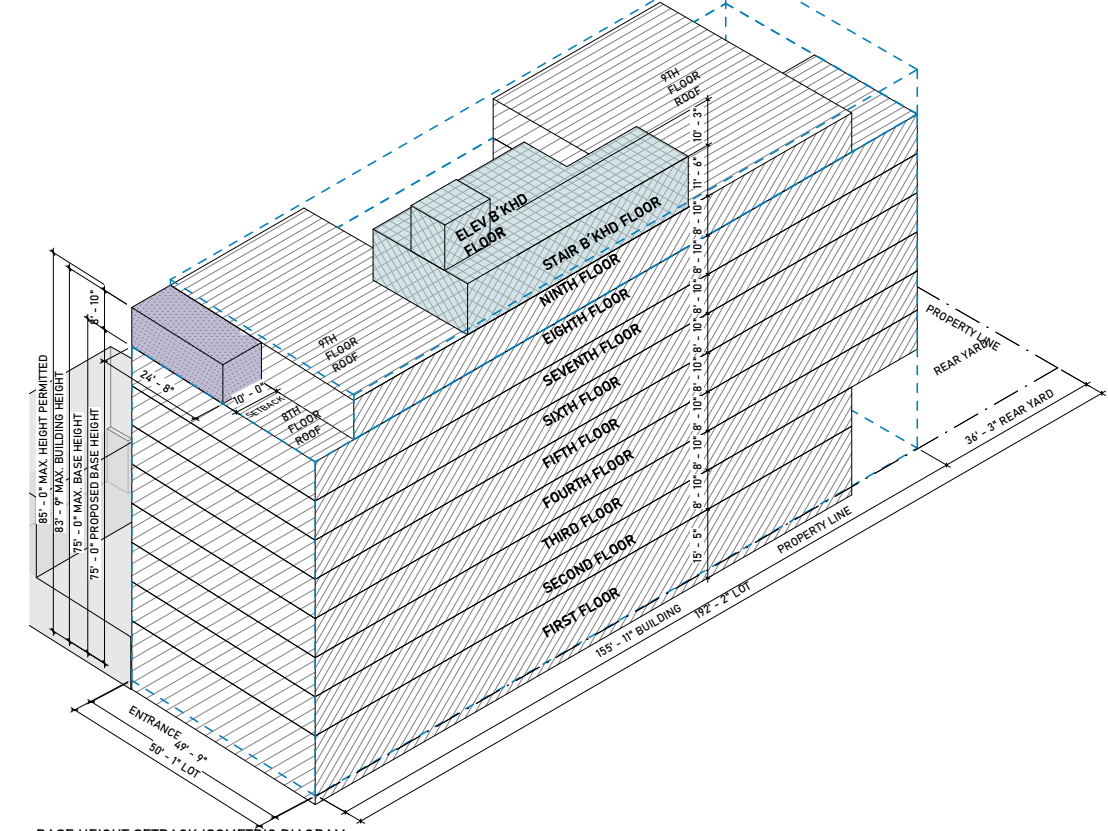
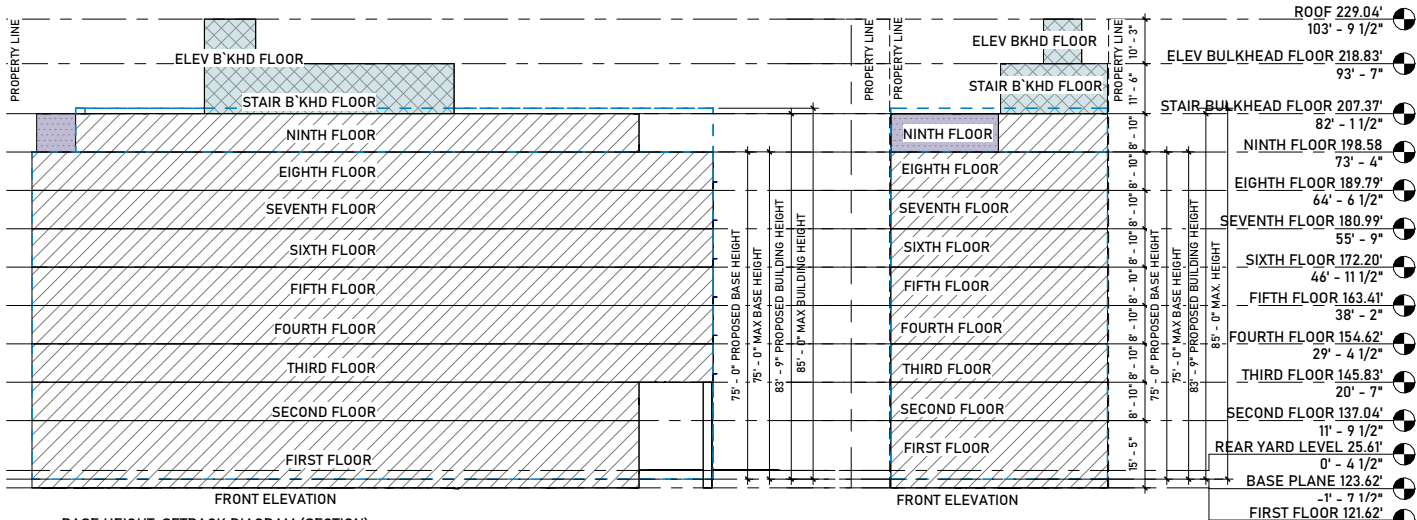
ZONING ANALYSIS:

ITEM	PERMITTED / REQUIRED	EXISTING	PROPOSED
ZR 22-10	USE PERMITTED	II, III, IV, V, VI, VII, VIII, IX	USE GROUP II, VI(SEVICE) USE GROUP II, VI(SEVICE)
ZR 77-02	ZONING LOTS NOT EXISTING PRIOR TO EFFECTIVE DATE OR AMENDMENT OF RESOLUTION	Whenever a zoning lot is divided by a boundary between two or more districts and such zoning lot did not exist on December 15, 1961, or any applicable subsequent amendment thereto, each portion of such zoning lot shall be regulated by all the provisions applicable to the district in which such zoning lot is located. However, the provisions of Section 77-22 (Floor Area Ratio) shall apply to zoning lots created at any time where different bulk regulations apply to different portions of such zoning lot.	
ZR 77-22	FLOOR AREA RATIO	The maximum floor area ratio permitted on each portion of such zoning lot for the applicable type of building or buildings on such zoning lot shall be determined under the applicable regulations of this Resolution. Each such floor area ratio shall be multiplied by the percentage of the zoning lot to which such floor area ratio applies. The sum of the products thus obtained shall be the adjusted maximum floor area ratio applicable to such zoning lot. The floor area resulting from application of the adjusted maximum floor area ratio may be located anywhere on the zoning lot, subject to all other regulations of this Resolution, and provided that the floor area ratio for any portion of the zoning lot within one district shall not exceed the maximum floor area ratio, specified for that district, or the adjusted maximum floor area ratio for the zoning lot, whichever is greater, except that the portion of the zoning lot fronting on and within 100 feet of a wide street and permitting the greater maximum permitted residential floor area ratio may exceed the maximum permitted residential floor area ratio for the portion of the zoning lot by up to 20 percent.	
ZR 23-22	FAR RESIDENTIAL + RSA FAR RESIDENTIAL + R7A MAX FLOOR	R7A % FROM TOTAL LOT - 1,5000/19,021.5x100 + 78.85% R5A % FROM TOTAL LOT - 4,021.5/19,021.5x100 + 21.15% R7A FAR = 78.85% x 4 + 3.15 R5A FAR = 21.15% x 1.5 = 0.31 3.15 + 0.31 = 3.46 3.46 x 19,021.5 = 65,814.39SF MAX PERMITTED	PROPOSED + 49,487.77 SF EXISTING = 3,387.57 SF TOTAL = 52,875.34 SF + 65,814.39 SF 52,875.34/19,021.50 = 2.78 FAR PROPOSED
ZR 33-121	FAR COMMERCIAL MAX FLOOR AREA RATIO C2-4	2.0 - 15,000.00 X 2.0 = 30,000 SF	NO CHANGE
ZR 35-31	MAXIMUM FAR		MAX FAR ALLOWED: 15,000 SF x 4.0 = 60,000 SF MAX FAR PROPOSED: 59,419.66 SF + 60,000 SF = 119,419.66 SF
ZR 23-362 (a)	LOT COVERAGE	80% 19,021.5 SF = 15,217.20 SF MAX PERMITTED	LOT COVERAGE EXISTING RESIDENTIAL BUILDING: 1,300.60 SF = 6.84% 1,300.60 SF (EXISTING) + 5,421.73 SF (PROPOSED) = 6,722.33 SF = 35.33% 36.33% + 80% = 116.33% SEE SHEET Z-003.00
ZR 23-52 (b)	DENSITY	(3.46 x 19,021.5) 65,814.39 SF (FAR) + 65,814.39 / 680 (FACTOR) = 96.78 - 97DU PERMITTED	EXISTING 2 UNITS EXISTING 2 PROPOSED 87 89 TOTAL UNITS
ZR 23-12	MINIMUM LOT AREA	1,700 SF.	19,021.5 SF
ZR 23-12	MINIMUM LOT WIDTH	18.00	50'-1"
YARDS			
ZR 23-322	FRONT YARD	0'-0"	0'-0"
ZR 23-33	SIDE YARD	0'-0" - 8'-0"	0'-0"
ZR 23-342 (a) (i)	REAR YARD	For detached and zero lot line buildings, for buildings or portions thereof at or below a height of 75 feet, as measured from base plane, a rear yard with a depth of not less than 20 feet shall be provided at every rear lot line on any zoning lot, and for portion above 75 feet, where permitted, a rear yard with a depth of 30 feet shall be provided;	39'-2" 53'-3"
ZR 23-352	MINIMUM DIMENSIONS OF INNER COURTS	In the districts indicated, the area of an inner court shall not be less than 800 square feet, and the minimum dimension of such inner court shall not be less than 20 feet.	PROPOSED COURT 25'-2" X 49'-1" = 1,224.85 S.F.
HEIGHT AND SETBACK			
ZR 23-431 (b)(i)	STREET WALL LOCATION	Along wide streets, at least 70 percent 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 23-432, or the height of the building, whichever is less. Up to 30 percent of the aggregate width of street walls may be recessed beyond eight feet of the street line, provided that any such recesses deeper than 10 feet along a wide street or 15 feet along a narrow street are located within an outer court.	PROPOSED STREET WALL IS LOCATED 0'-0" FROM THE STREET LINE.
ZR 23-432	MINIMUM BASE HEIGHT	40'-0"	32'-6"
	MAXIMUM BASE HEIGHT	75'-0"	74'-10"
	MAXIMUM BUILDING HEIGHT	85'-0"	83'-9"
ZR 24-413 (a)(i)(i)	PERMITTED OBSTRUCTIONS IN CERTAIN DISTRICTS	The aggregate width of all dormers at the maximum base height does not exceed 60 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;	(9TH FLOOR PROPOSED DORMER HEIGHT ABOVE THE PERMITTED BASE HEIGHT - 8' - 9") 8'-10", 8'-10" x 1% = 8.83%, 60% - 8.83% = 51.17% PERMITTED DORMER 49'-9" (wall on 8th fl.) x 51.17% = 25.44' ALLOWED, PROPOSED DORMER WIDTH 24'-8" - THEREFORE OK
PARKING REQUIREMENTS			
ZR 25-241 (a)	SPECIAL PROVISIONS FOR CERTAIN COMMUNITY DISTRICTS	50% OF ALL DWELLING UNITS 87 * 50 = 44	44 PROPOSED
ZR 25-811	BICYCLE PARKING	1 PER 2 NEW DWELLING UNITS 87/2 = 44	44 BIKES PROPOSED - 44 * 9 3/86SF REQUESTED 480.62 SF PROPOSED
ZR 23-611	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE 100'-2" - 100'-2"/25 = 4 - 4 TREES	3 EXISTING AND 1 TO BE PAID INTO THREE FOUND



TOTAL FLOOR AREA TABLE

FLOOR	L70 - EXISTING		L71 - EXISTING		L67 - PROPOSED		TOTAL RESID. GFA	TOTAL COMM GFA	TOTAL GFA	DEDUCTION	PROPOSED ZFA	TOTAL RES ZFA	TOTAL ZFA
	EXISTING COMM. GFA	RES. GFA	EXISTING COMM. GFA	RES. GFA	EXISTING COMM. GFA	RES. GFA							
FIRST FLOOR 121.62'	6030.09 SF	786.37 SF	514.23 SF	3661.93 SF	5621.73 SF	4468.30 SF	6544.32 SF	10992.62 SF	1568.20 SF	2093.73 SF	2880.10 SF	9424.42 SF	
SECOND FLOOR 137.04'	0.00 SF	1300.60 SF	0.00 SF	5621.73 SF	6922.33 SF	0.00 SF	6922.33 SF	6922.33 SF	0.00 SF	5621.73 SF	6922.33 SF	6922.33 SF	
THIRD FLOOR 145.83'	0.00 SF	1300.60 SF	0.00 SF	5621.73 SF	6922.33 SF	0.00 SF	6922.33 SF	6922.33 SF	0.00 SF	5621.73 SF	6922.33 SF	6922.33 SF	
FOURTH FLOOR 154.62'	0.00 SF	0.00 SF	0.00 SF	4074.97 SF	4074.97 SF	0.00 SF	4074.97 SF	4074.97 SF	0.00 SF	4074.97 SF	4074.97 SF	4074.97 SF	
FIFTH FLOOR 163.41'	0.00 SF	0.00 SF	0.00 SF	4074.97 SF	4074.97 SF	0.00 SF	4074.97 SF	4074.97 SF	0.00 SF	4074.97 SF	4074.97 SF	4074.97 SF	
SIXTH FLOOR 172.20'	0.00 SF	0.00 SF	0.00 SF	4074.97 SF	4074.97 SF	0.00 SF	4074.97 SF	4074.97 SF	0.00 SF	4074.97 SF	4074.97 SF	4074.97 SF	
SEVENTH FLOOR 180.99'	0.00 SF	0.00 SF	0.00 SF	4074.97 SF	4074.97 SF	0.00 SF	4074.97 SF	4074.97 SF	0.00 SF	4074.97 SF	4074.97 SF	4074.97 SF	
EIGHTH FLOOR 189.79'	0.00 SF	0.00 SF	0.00 SF	4074.97 SF	4074.97 SF	0.00 SF	4074.97 SF	4074.97 SF	0.00 SF	4074.97 SF	4074.97 SF	4074.97 SF	
NINTH FLOOR 198.58'	0.00 SF	0.00 SF	0.00 SF	5378.39 SF	5378.39 SF	0.00 SF	5378.39 SF	5378.39 SF	0.00 SF	5378.39 SF	5378.39 SF	5378.39 SF	
STAIR BULKHEAD FLOOR 207.37'	0.00 SF	0.00 SF	0.00 SF	1201.96 SF	1201.96 SF	0.00 SF	1201.96 SF	1201.96 SF	0.00 SF	907.43 SF	294.53 SF	294.53 SF	
ELEV BULKHEAD FLOOR 218.83'	0.00 SF	0.00 SF	0.00 SF	102.81 SF	102.81 SF	0.00 SF	102.81 SF	102.81 SF	0.00 SF	102.81 SF	102.81 SF	102.81 SF	
TOTAL	6030.09 SF	3387.57 SF	514.23 SF	51963.40 SF	53550.97 SF	6544.32 SF	61895.29 SF	2475.63 SF	49487.77 SF	52875.34 SF	59419.66 SF		



ZD1 Zoning Diagram
Must be typewritten.

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Location Information

House No(s) 3743
Street Name WHITE PLAINS RD
Borough BRONX
Block 4651
Lot (s) 67, 70, 71
BIN 2057530

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 of documents with the Department.

NIKOLAI KATZ

Name (please print)

Signature Date 08/05/2025



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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

