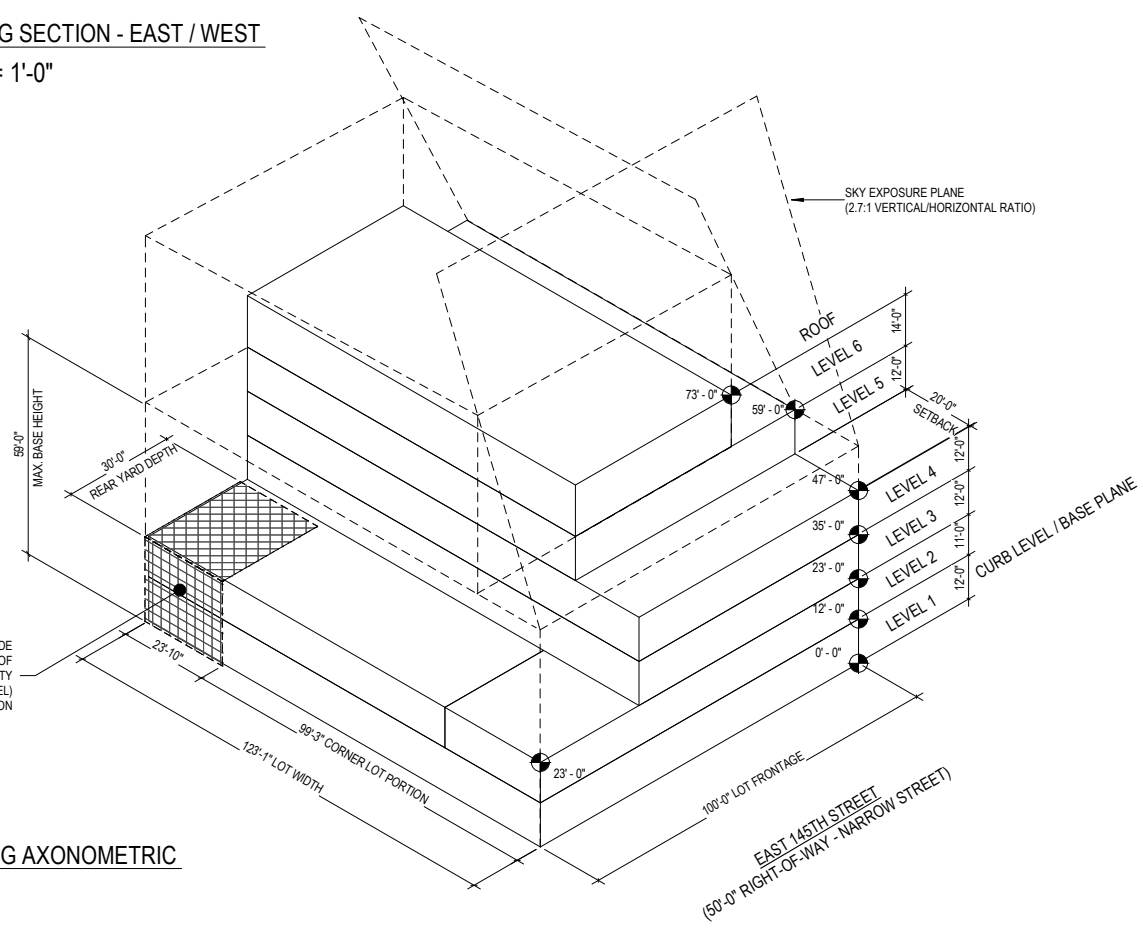


2 ZONING SECTION - EAST / WEST
3/64" = 1'-0"



3 ZONING AXONOMETRIC

1 ZONING LOT PLAN
1/32" = 1'-0"

ZONING DISTRICT: R7-2

LOT AREA: 12,310 SF
 MAXIMUM FAR: 4.80 FOR COMMUNITY FACILITY USE
 MAXIMUM FLOOR AREA = 12,310 X 4.80 = 59,088 SF
 PROVIDED FLOOR AREA = 44,800.4 SF (FAR OF 3.64)
 USE GROUP: 3A (SCHOOLS)

LOT COVERAGE:
 65% FOR INTERIOR/THRU LOT, 70% FOR CORNER LOT PER ZR 24-11
 ADJUSTED MAXIMUM LOT COVERAGE =
 10,000 SF X 0.70 + 2,310 SF X 0.65 = 7,000 SF + 1,501.5 SF = 8,501.5 SF
 PROVIDED LOT COVERAGE (ABOVE 23' FOR COMMUNITY FACILITIES) = 8,087 SF
 COMMUNITY FACILITY BULK UP TO 23'-0" ABOVE CURB LEVEL IS EXCLUDED FROM LOT COVERAGE PER ZR 24-12

REQUIRED YARDS:
 FRONT: 0'-0" PER ZR 24-34
 SIDE: 0'-0" OR 8'-0" (IF PROVIDED) PER ZR 24-35
 REAR: 30'-0" AT REAR LOT LINES PER ZR 24-36
 NO REAR YARDS REQUIRED WITHIN 100'-0" OF A CORNER PER ZR 24-39
 1 STORY COMMUNITY FACILITY UP TO 23'-0" ABOVE CURB LEVEL IS A PERMITTED OBSTRUCTION PER ZR 24-33(b)

MAXIMUM HEIGHTS:
 STREET WALL: 60'-0" OR SIX STORIES PER ZR 24-522
 INITIAL SETBACK DISTANCE: 20'-0" ON NARROW STREETS PER ZR 24-522
 SKY EXPOSURE PLANE: 2.7 TO 1 ON NARROW STREETS PER ZR 24-522
 PERMITTED OBSTRUCTIONS: ACCESSORY MECHANICAL, STAIR AND ELEVATOR BULKHEADS, PARAPETS PER ZR 24-51



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) 447
 Street Name WALES AVENUE

Borough BRONX
 Block 2577
 Lot 60, 61, 63
 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 or documents with the Department.

Name (please print)

MATTHEW M. GREENER ARCHITECT

Signature _____ Date _____



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

