

**LEGEND:**

ZONING DISTRICT: R6 & C4-4 OVERLAY

PROPOSED USE: NEW FIVE (5) STORY AND CELLAR CHARTER SCHOOL

— — — — — PROPERTY LINE

● ● ● ● ● ZONING ENVELOPE

**ZR24-35(b)ZR33-25:**

NO SIDE YARD REQUIRED BUT IF PROVIDED, MINIMUM 8 FT.  
PROPOSED SIDE YARD: 0'

**ZR24-36:**

REQUIRED REAR YARD 30'  
PROPOSED REAR YARD 42'-7"

LOT AREA: 14,721 SF (10,275 SF + 4,446 SF)

INTERIOR LOT: 4,446 SF

PERMITTED INTERIOR LOT COVERAGE PERMITTED: 60% = 2,667.60 SF

PROPOSED INTERIOR LOT COVERAGE: 56.33% = 2,546.30 SF

**HEIGHT & SETBACK:**

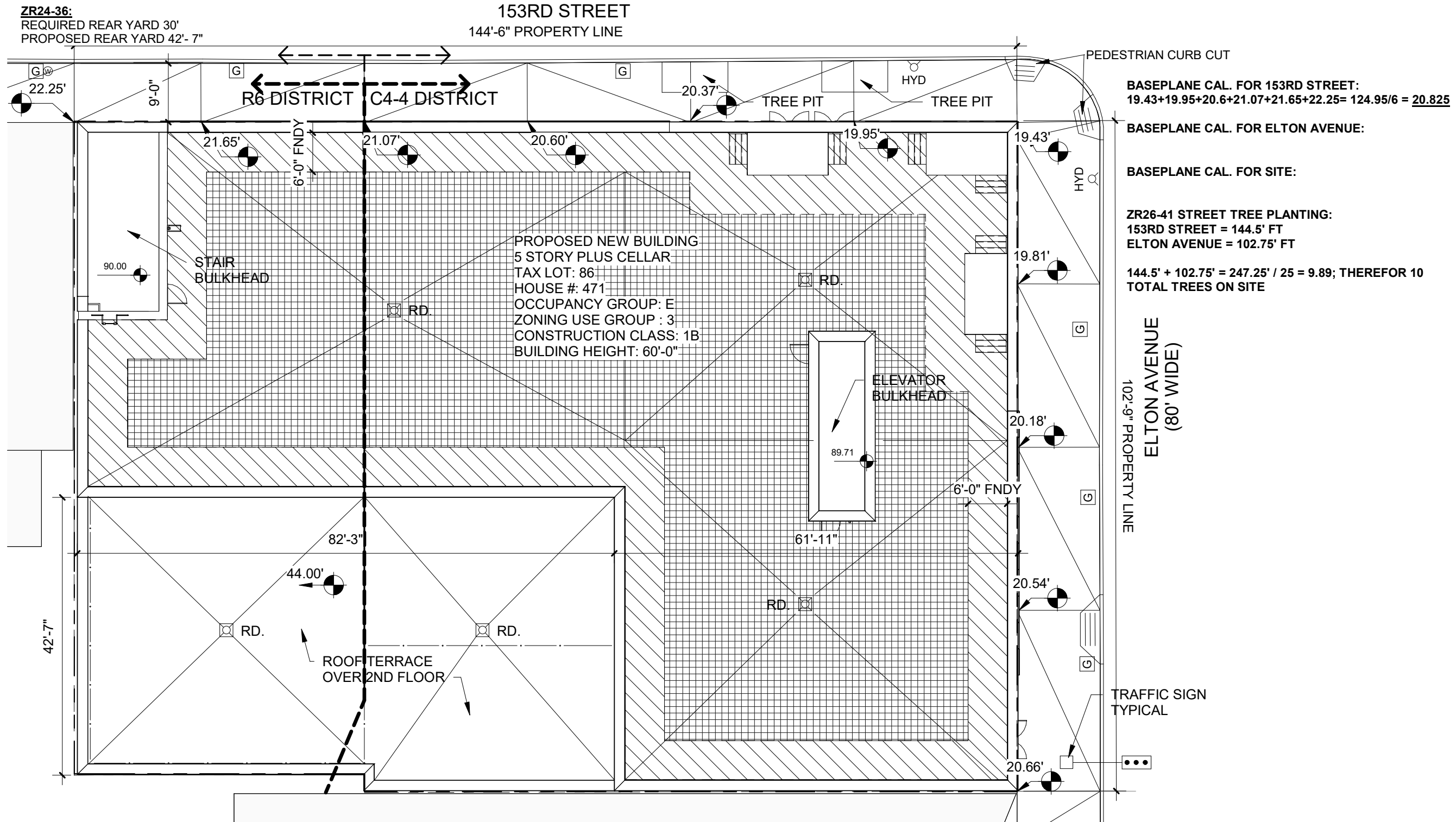
ZR33-432, ZR24-522

• PERMITTED MAXIMUM HEIGHT OF FRONT WALL: 60'-0" OR 6 STORIES

**PROPOSED BUILDING HEIGHT: 60'-0" AND 5 STORIES**

SETBACK REQUIRED BEYOND MAXIMUM BASE HEIGHT:

15'-0" ON A WIDE STREET  
20'-0" ON A NARROW STREET



BASEPLANE CAL. FOR 153RD STREET:  
 $19.43+19.95+20.6+21.07+21.65+22.25 = 124.95/6 = 20.825$

BASEPLANE CAL. FOR ELTON AVENUE:

BASEPLANE CAL. FOR SITE:

**ZR26-41 STREET TREE PLANTING:**  
153RD STREET = 144.5' FT  
ELTON AVENUE = 102.75' FT

$144.5' + 102.75' = 247.25' / 25 = 9.89$ ; THEREFOR 10  
TOTAL TREES ON SITE

ELTON AVENUE  
(80' WIDE)  
102'-9" PROPERTY LINE



**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) 647  
Street ELTON AVE  
Name \_\_\_\_\_  
Borough BRONX  
Block 2374  
Lot 84, 85, & 86  
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 rule of any agency, I may be barred from filing further applications of documents with the Department.

NAME (PLEASE PRINT)

Designer JONATHAN IMANI

SIGNATURE \_\_\_\_\_ DATE 11/09/23



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

Internal Use Only

Bis Doc # \_\_\_\_\_

PLAN EXAMINERS SIGN AND DATE

**1** Site Plan\_ZD1  
1/16" = 1'-0"

**ZD1 Zoning Diagram**  
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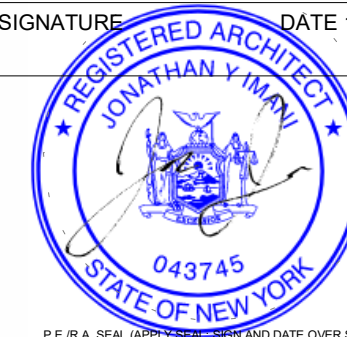
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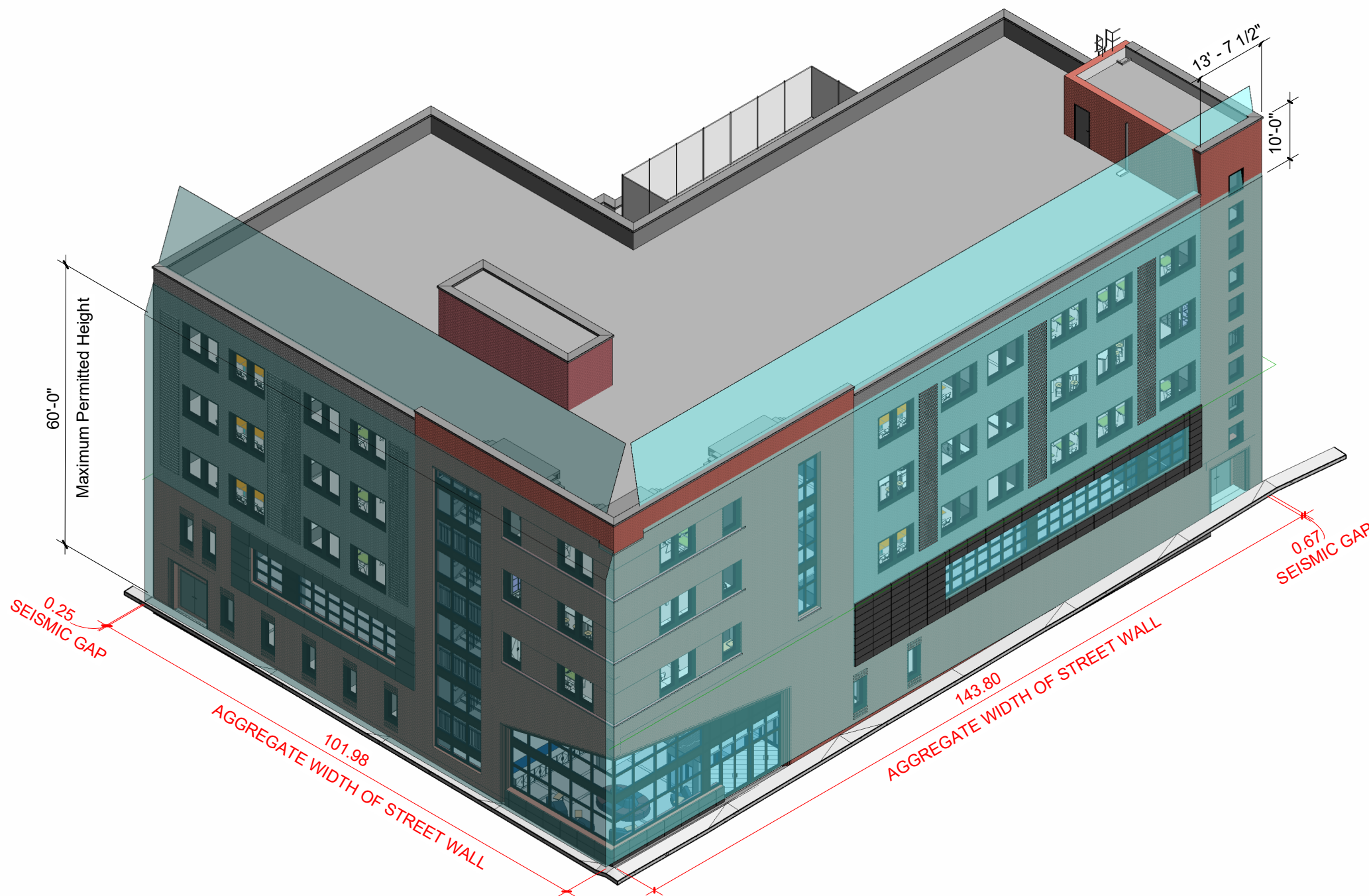


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**1** AXONOMETRIC - ZONING DIAGRAM NORTH EAST

## ZD1 Zoning Diagram

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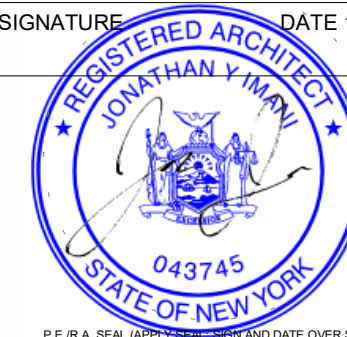
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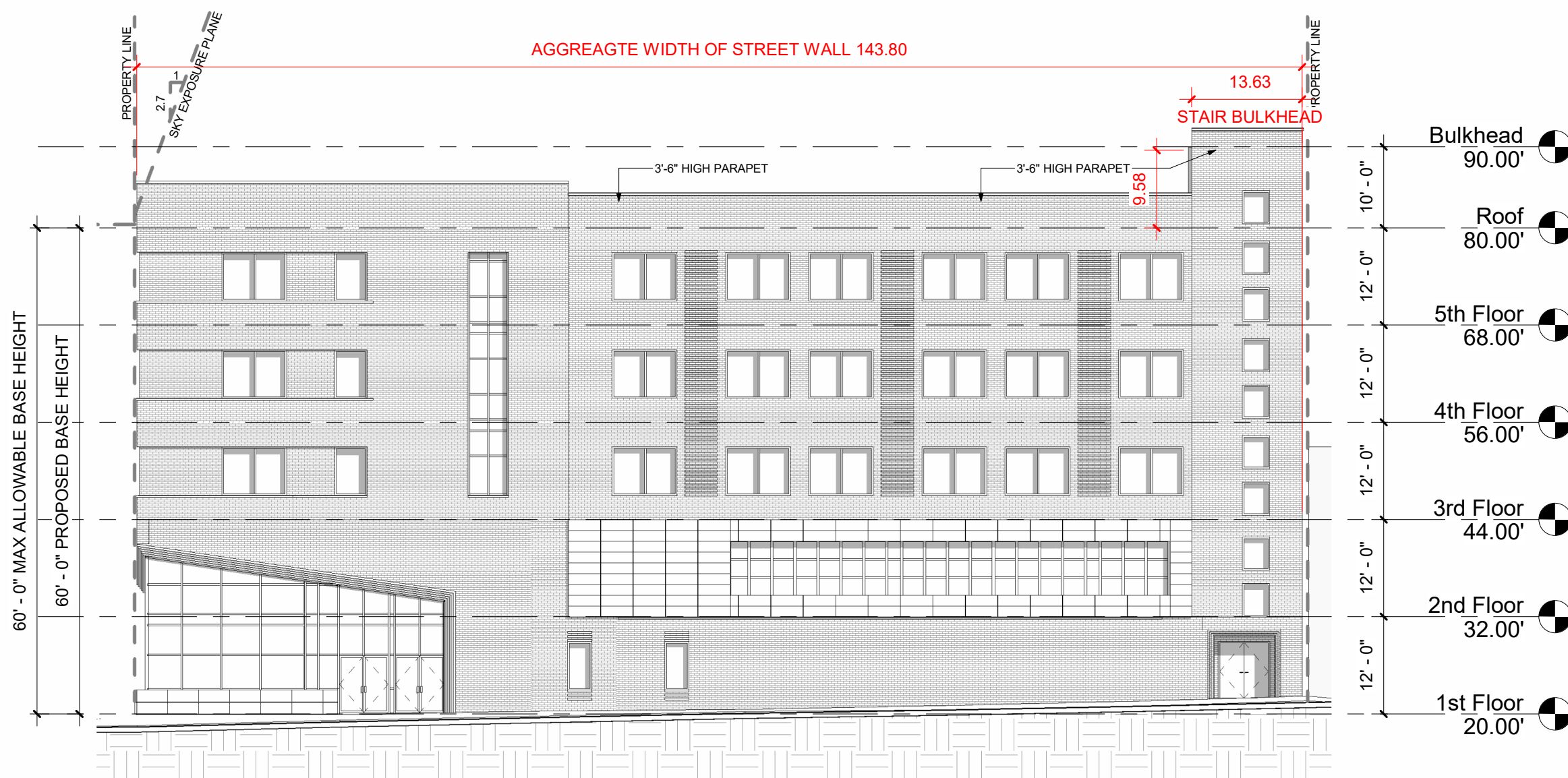


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**1** HEIGHT AND SETBACK DIAGRAM NORTH ZD1  
 1/16" = 1'-0"

## ZD1 Zoning Diagram

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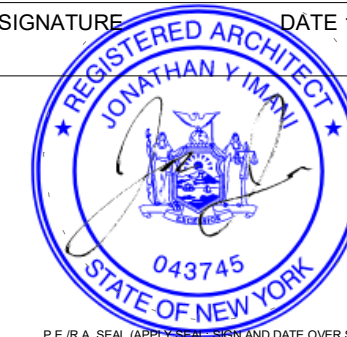
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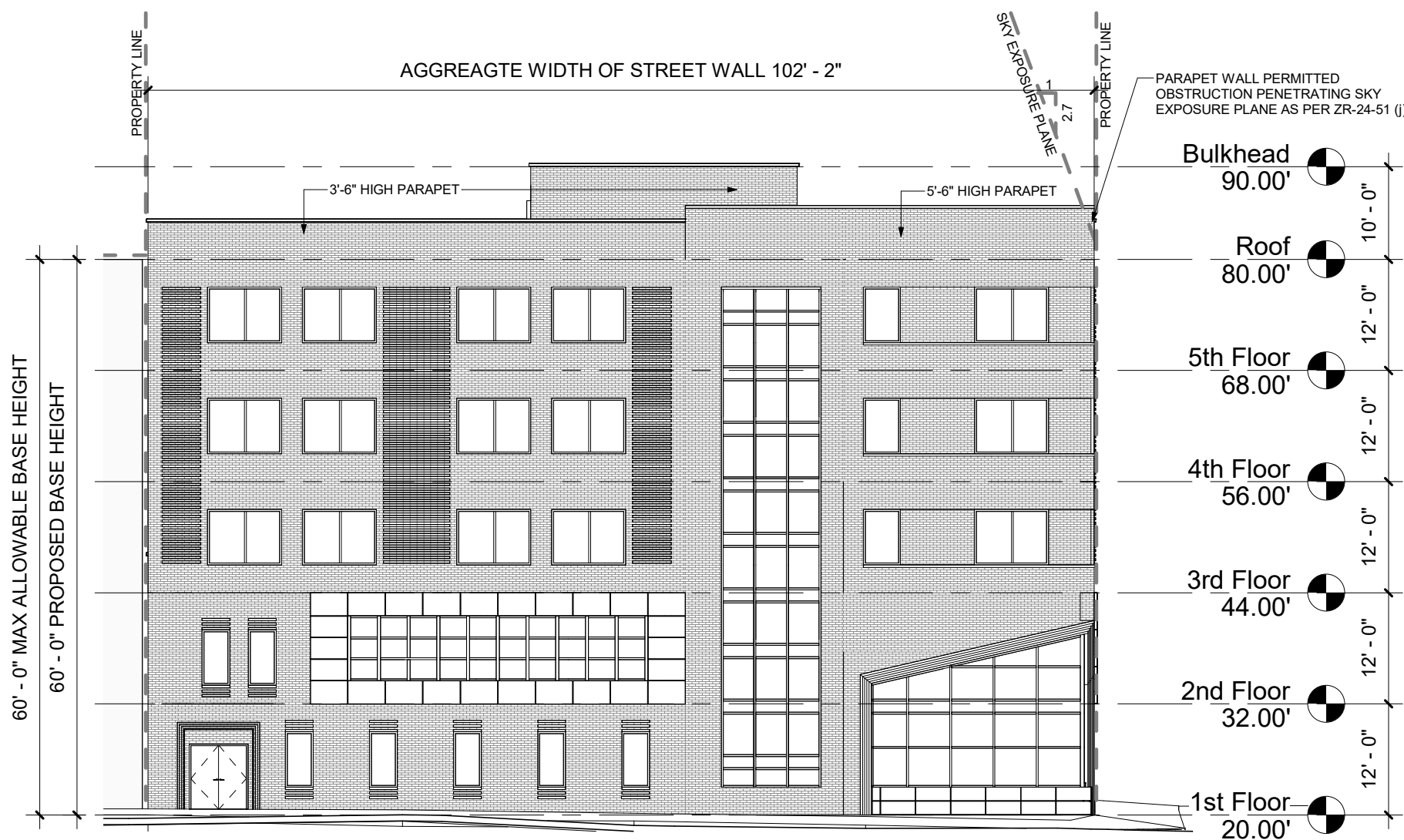


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**1** HEIGHT AND SETBACK DIAGRAM EAST ZD1  
 1/16" = 1'-0"

