

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) 195
 Street Name EAST 163 ST.
 Borough BRONX
 Block 2461
 Lot (s) 81
 BIN 2824378

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.

NIKOLAI KATZ RA

Name (please print)

Signature _____ Date _____

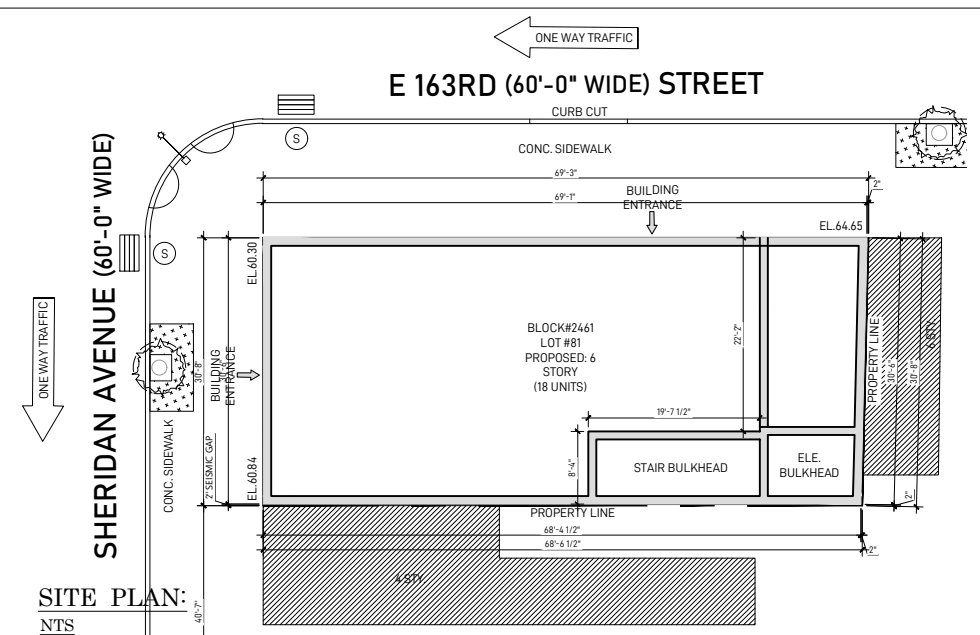


P.E. / R.A. Seal (print name, sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



RESIDENTIAL GROSS FLOOR AREA				
FLOOR	TOTAL GROSS	TOTAL RESIDENTIAL	TOTAL COMMUNITY	TOTAL ZFA
FIRST	2108.31 SQ. FT.	999.90 SQ. FT.	1093.20 SQ. FT.	2093.10 SQ. FT.
SECOND	2108.31 SQ. FT.	2108.31 SQ. FT.		2108.31 SQ. FT.
THIRD	2108.31 SQ. FT.	2108.31 SQ. FT.		2108.31 SQ. FT.
FOURTH	2108.31 SQ. FT.	2108.31 SQ. FT.		2108.31 SQ. FT.
FIFTH	2108.31 SQ. FT.	2108.31 SQ. FT.		2108.31 SQ. FT.
SIXTH	2108.31 SQ. FT.	2108.31 SQ. FT.		2108.31 SQ. FT.
STAIRS BULKHEAD	664.84 SQ. FT.	664.84 SQ. FT.		664.84 SQ. FT.
ELE. BULKHEAD	95.33 SQ. FT.			
TOTAL	13410.05 SQ. FT.	12206.31 SQ. FT.	1093.20 SQ. FT.	13299.51 SQ. FT.

ZONING ANALYSIS :			
	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-12	USE PERMITTED	USE GROUP 12.3.4	USE GROUP 2.4A
ZR 23-153	MAX F.A.R. R8	6.02, 2112.9 X 6.02 = 12,719.65	12,206.31 SF. (SEE TABLE ABOVE) 12,206.31 SF / 2,112.9 SF = 5.77 FAR
ZR 23-153	LOT COVERAGE (100% OF CORNER)	100% 2112.9 x .100 = 2112.9 SF	2108.31 SF - 2112.9 SF = - 99.78%
ZR 24-165	LOT COVERAGE FOR ZONING LOTS CONTAINING COMMUNITY FACILITY AND RESIDENTIAL USES	Where different maximum percentages of lot coverage apply to residential and community facility uses, the higher lot coverage shall be applied to any level containing both such uses. Furthermore, the maximum percent of lot coverage for community facility uses located below the level of residential uses need not be lower than the maximum percent of lot coverage permitted for such residential uses.	
ZR 24-11	MAX F.A.R. COMMUNITY FACILITY	6.50 2112.9 SF x 6.50 = 13,733.85	1093.20 SF - .517
ZR 24-11	TOTAL BUILDING F.A.R.	GREATEST F.A.R. USED ON ZONING LOT COMMUNITY FACILITY 6.50 2112.9 SF x 6.50 = 13,733.85	13,299.51 SF - 6.29
ZR 23-22	DENSITY	12719.65 / 680 = 18.70 18 UNITS PERMITTED	18 UNITS PROPOSED
ZR 23-32	MINIMUM LOT AREA	1,700 SF	2112.9 SF
ZR 23-32	MINIMUM LOT WIDTH	18 FT	30'-8"

YARDS			
ZR 23-45	FRONT YARD	NOT REQUIRED	0'-0"
ZR 23-462	SIDE YARD	0'-0" OR 8'-0"	0'-0"
ZR 23-541	REAR YARD	0'-0"	0'-0"

HEIGHT AND SETBACK			
ZR 23-661 (c)(1)(2)	STREET WALL LOCATION	Along narrow streets beyond 50 feet of their intersection with a wide street, at least 70 percent of the street wall shall be located within 15 feet of the street line	PROPOSED STREET WALL IS LOCATED AT 0'-0" FROM STREET LINE. SEE PLOT PLAN
ZR 23-662	MINIMUM BASE HEIGHT	60'-0"	60'-0"
	MAXIMUM BASE HEIGHT	85'-0"	60'-0"
	MAXIMUM BUILDING HEIGHT	115'-0"	60'-0"

PARKING REQUIREMENTS			
ZR 25-23	RESIDENTIAL PARKING SPACES	40% OF NEW DWELLING UNITS 18 * .40 = 7.2	NONE PROPOSED
ZR 25-242	PARKING WAIVER LOT IS LESS THAN 10,000	waived for zoning lots of 10,000 square feet or less.	7 WAIVED
ZR 25-31	COMMUNITY FACILITY PARKING SPACES	NONE REQUIRED	NONE PROPOSED
ZR 25-81	RESIDENTIAL BICYCLE PARKING	1 PER 2 DWELLING UNITS - 18 UNITS / 2 = 9, 9 REQUIRED	9 PROPOSED.
ZR 25-811	COMMUNITY FACILITY BICYCLE PARKING	All other Use Group 3 and Use Group 4 uses not otherwise listed in this table 1 per 10,000 square feet of floor area	1,123.74 SF. NONE PROPOSED.
ZR 23-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE - 99'-9' / 25' = 4 REQUIRED	1 EXISTING TREE, 3 TREES TO BE PAID INTO TREE FUND
ZR 26-41			

