

ZONING ANALYSIS

PROPERTY DATA

ADDRESS: 1499 BRUCKNER BOULEVARD, BRONX, NY, 10472
 TAX BLOCK: 3712
 TAX LOT: 1
 ZONING MAP NO.: 6C
 ZONING DISTRICT: R6
 COMMUNITY BOARD: BRONX COMMUNITY DISTRICT 9
 PROJECT IS NOT IN SFHA

THIS PROJECT WILL NOT BE A MODULAR CONSTRUCTION

SCOPE OF WORK

PROPOSED 7 STORY AND CELLAR MIXED USE BUILDING
 WITH 49 DWELLING UNITS (R2 - APARTMENT HOUSES) AND
 86 NON-PROFIT UNITS (R2) + OFFICE SPACE

STRUCTURAL OCCUPANCY CATEGORY: II
 SEISMIC DESIGN CATEGORY: B
 OCCUPANCY CLASSIFICATION: R-2, B
 CONSTRUCTION CLASSIFICATION: IB
 MULTIPLE DWELLING CLASSIFICATION: HAEA

USE REGULATION

ZR 22-12 / 22-13:
 PERMITTED USE GROUPS I, II, III(A)(B), V, VI, VII, VIII
 PROPOSED USE GROUPS II, III(A) (PHILANTHROPIC OR NON-PROFIT INSTITUTIONS WITH SLEEPING ACCOMODATIONS)

ZR 24-111 MAXIMUM FLOOR AREA RATIO FOR CERTAIN COMMUNITY FACILITY USES

PERMITTED 2.43 (34,631.68 SF)
 PROPOSED 33,154.63 SF

ZR 23-22 RESIDENTIAL FLOOR AREA RATIO

BEYOND 100 FEET FAR 2.20
 WITHIN 100 FEET FAR 3.00
 MAX FAR: 4.80 - CF FAR = 2.37 (33,776.58 SF)

28,668.71 SF PROPOSED

ZR 23-22 / 23-24 DENSITY

680 (33,776.58/680) = 49 D.U.
 49 DWELLING UNITS PROVIDED

ZR 23-322 FRONT YARDS

NONE REQUIRED

ZR 23-334 SIDE YARDS

NONE REQUIRED

ZR 23-342 REAR YARD REQUIREMENTS

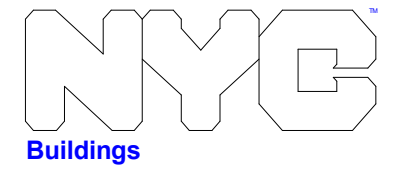
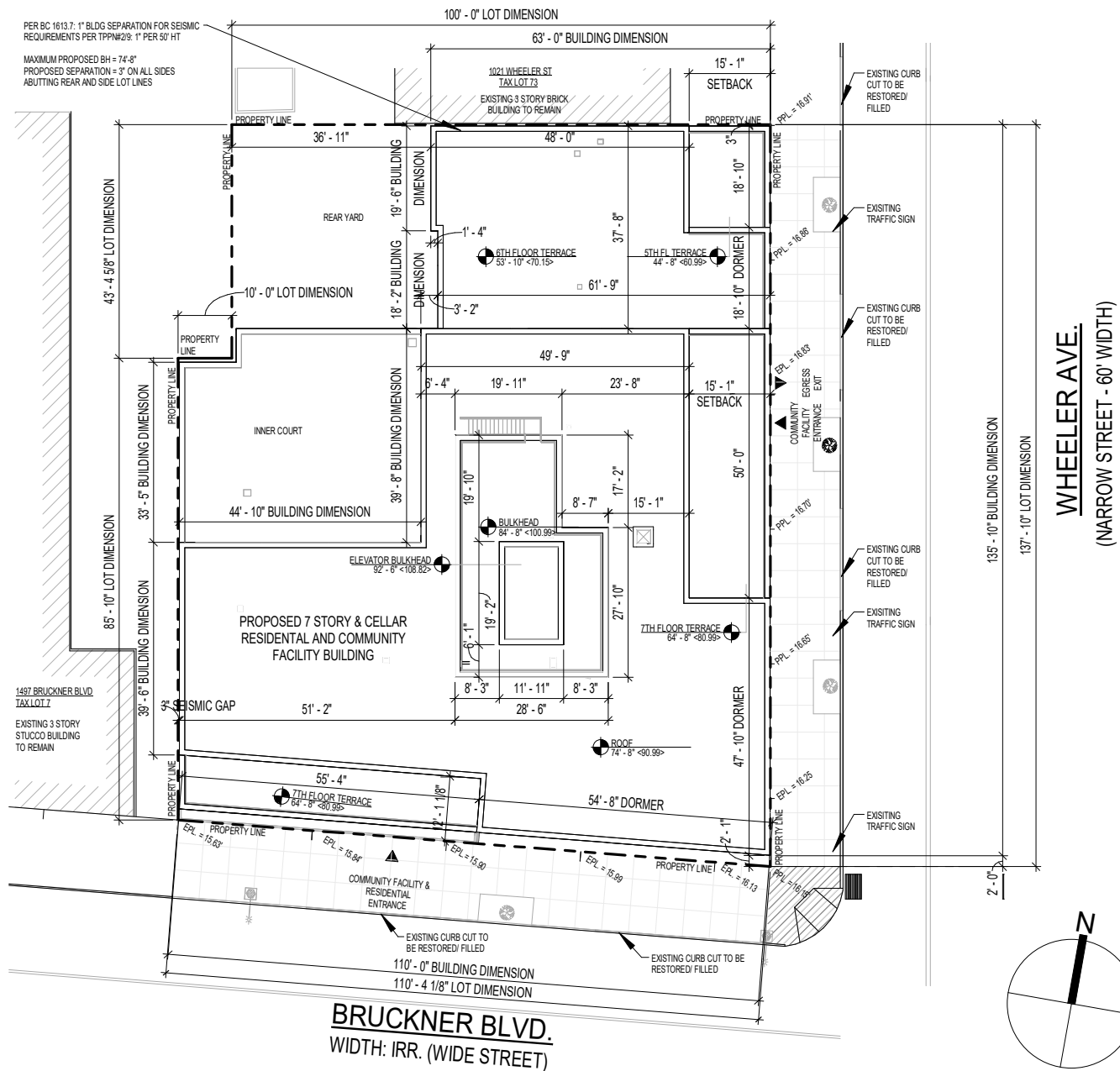
20' REAR YARD REQUIRED BELOW 75'
 30' REAR YARD REQUIRED ABOVE 75'

ZR 24-343 ADDITIONAL REAR YARD MODIFICATIONS

NO REAR YARD REQUIRED WITHIN 100' OF THE STREET CORNER
 REAR YARD PER 23-342 REQUIRED BEYOND 100' OF THE STREET CORNER

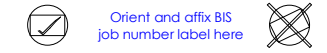
36'-11" PROVIDED BEYOND 100'-0" OF BRUCKNER BLVD.

FLOOR	USE GROUP	GROSS AREAS				DEDUCTIONS				ZONING FLOOR AREA			
		UNSHARED AREA BY USE	SHARED AREA	SHARED AREA BY USE	GROSS AREA BY USE	GROSS AREA BY FLOOR	MECHANICAL DEDUCTIONS	CORRIDOR DEDUCTION (LID)	REFUSE ROOM DEDUCTION	SUBTOTALS	ZFA	ZFA BY FLOOR	FAR
CELLAR	II	651.33	2,836.38	1,330.82	1,982.15	12,653.33				1,982.15	-	-	
	III(B)	9,165.62		1,505.56	10,671.18					10,671.18	-	-	
1ST FLOOR	II	6,565.75	853.75	400.58	6,966.33	9,622.50	245.75	535.41	30.00	811.16	6,155.17	8,699.04	0.43
	III(A)	2,203.00		453.17	2,656.17		112.30	-	-	112.30	2,543.87		0.18
2ND FLOOR	II	4,756.75	591.82	277.68	5,034.43	10,825.57	209.39	231.71	24.00	465.10	4,569.33	9,745.58	0.32
	III(A)	5,477.00		314.14	5,791.14		313.73	301.16	-	614.89	5,176.25		0.36
3RD FLOOR	II	4,756.75	591.82	277.68	5,034.43	10,825.57	209.39	231.71	24.00	465.10	4,569.33	9,745.58	0.32
	III(A)	5,477.00		314.14	5,791.14		313.73	301.16	-	614.89	5,176.25		0.36
4TH FLOOR	II	4,756.75	591.82	277.68	5,034.43	10,825.57	209.39	231.71	24.00	465.10	4,569.33	9,745.58	0.32
	III(A)	5,477.00		314.14	5,791.14		313.73	301.16	-	614.89	5,176.25		0.36
5TH FLOOR	II	4,474.25	591.82	277.68	4,751.93	10,543.07	204.92	231.73	24.00	460.65	4,291.28	9,487.29	0.30
	III(A)	5,477.00		314.14	5,791.14		293.97	301.16	-	595.13	5,196.01		0.36
6TH FLOOR	II	2,407.21	591.82	277.68	2,684.89	8,476.03	135.88	180.16	12.00	328.04	2,356.85	7,540.17	0.17
	III(A)	5,477.00		314.14	5,791.14		306.66	301.16	-	607.82	5,183.32		0.36
7TH FLOOR	II	1,851.94	716.30	336.09	2,188.03	7,168.81	100.05	156.96	9.00	266.01	1,922.02	6,358.39	0.13
	III(A)	4,600.57		380.21	4,980.78		250.03	294.38	-	544.41	4,436.37		0.31
ROOF	II	-	1,133.28	531.73	531.73	1,133.28				335.20	196.53	418.87	0.01
	III(A)	-		601.55	601.55					379.21	222.34		0.02
BULKHEAD	II	-	228.80	107.35	107.35	228.80				68.48	38.87	82.84	0.00
	III(A)	-		121.45	121.45					77.48	43.97		0.00
SUBTOTALS	II	30,220.73	64,409.30	4,094.98	34,315.71		1,314.77	1,799.39	147.00	5,647.00	28,668.71		2.01
	III(A)	34,188.57		4,632.63	38,821.20		1,904.15	1,800.18	-	14,832.19	33,154.63		2.33
TOTAL	46.92%				TOTAL	82,302.53			TOTAL	20,479.19	TOTAL	61,823.34	4.34
	53.08%												



ZD1 Zoning Diagram

Must be typewritten.



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) 1499
 Street Name BRUCKNER BLVD
 Borough BRONX
 Block 3712
 Lot (s) 1

BIN #

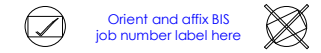
Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. 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) JOSEPH FRANK
 JOSEPH FRANK
 Signature [Signature]
 Date 01/21/25

P.E. / R.A. Seal (apply seal, then sign and date over seal)
 Internal Use Only
 BIS Doc #
 PLAN EXAMINER SIGN AND DATE

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