

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) 129
Street Name East 28th Street
Borough Manhattan
Block 10016
Lot 17 and 20
BIN 1082101

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)

ALEXANDER ZHITNIK

Signature



Date

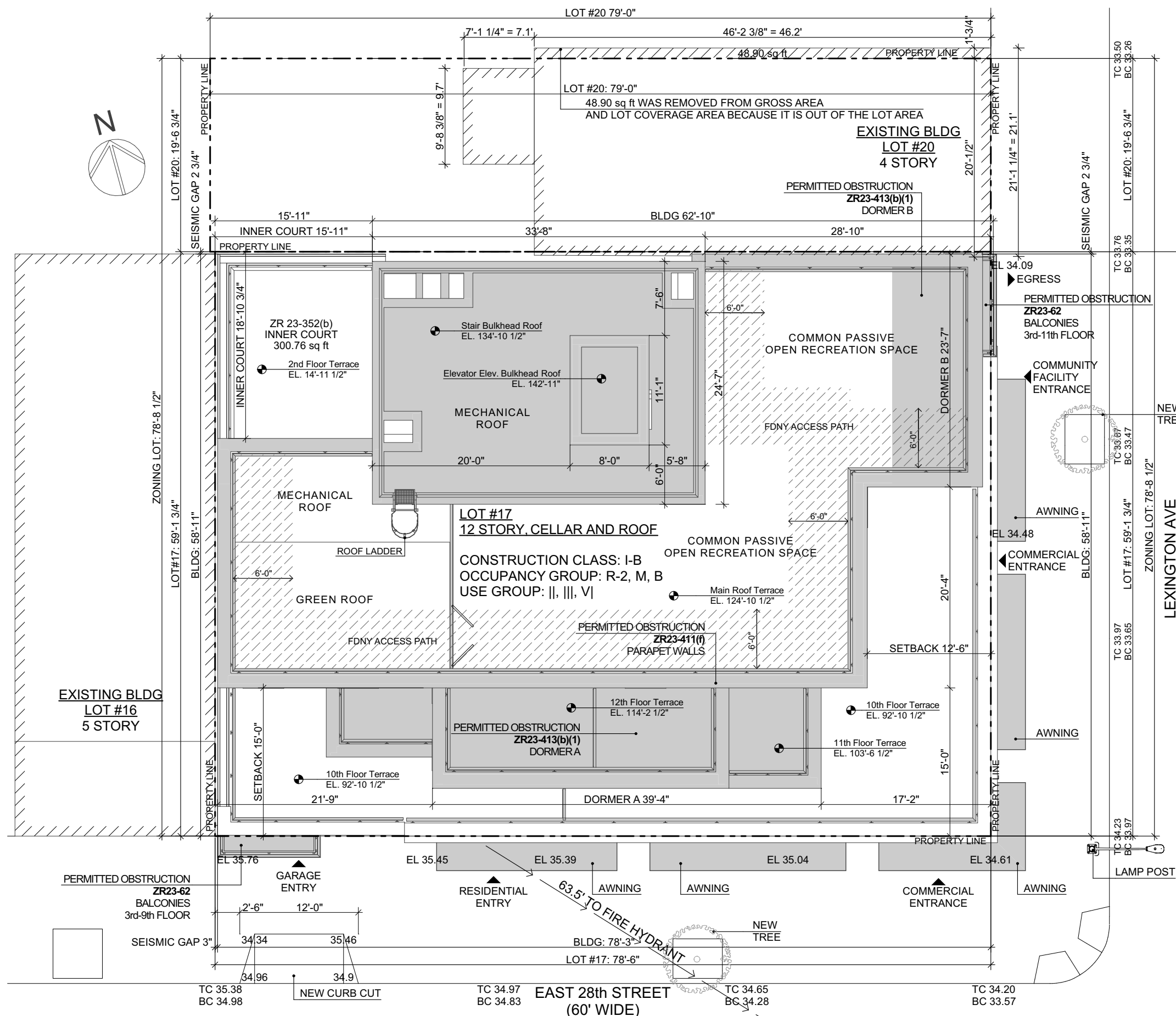
01/20/2026

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

Internal Use Only

BIS Doc # M01230688-11

PLAN EXAMINER SIGN AND DATE



1 SITE PLAN
SCALE: 3/32" = 1'-0"

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Name (please print) **ALEXANDER ZHITNIK**
Signature _____ Date **01/20/2026**

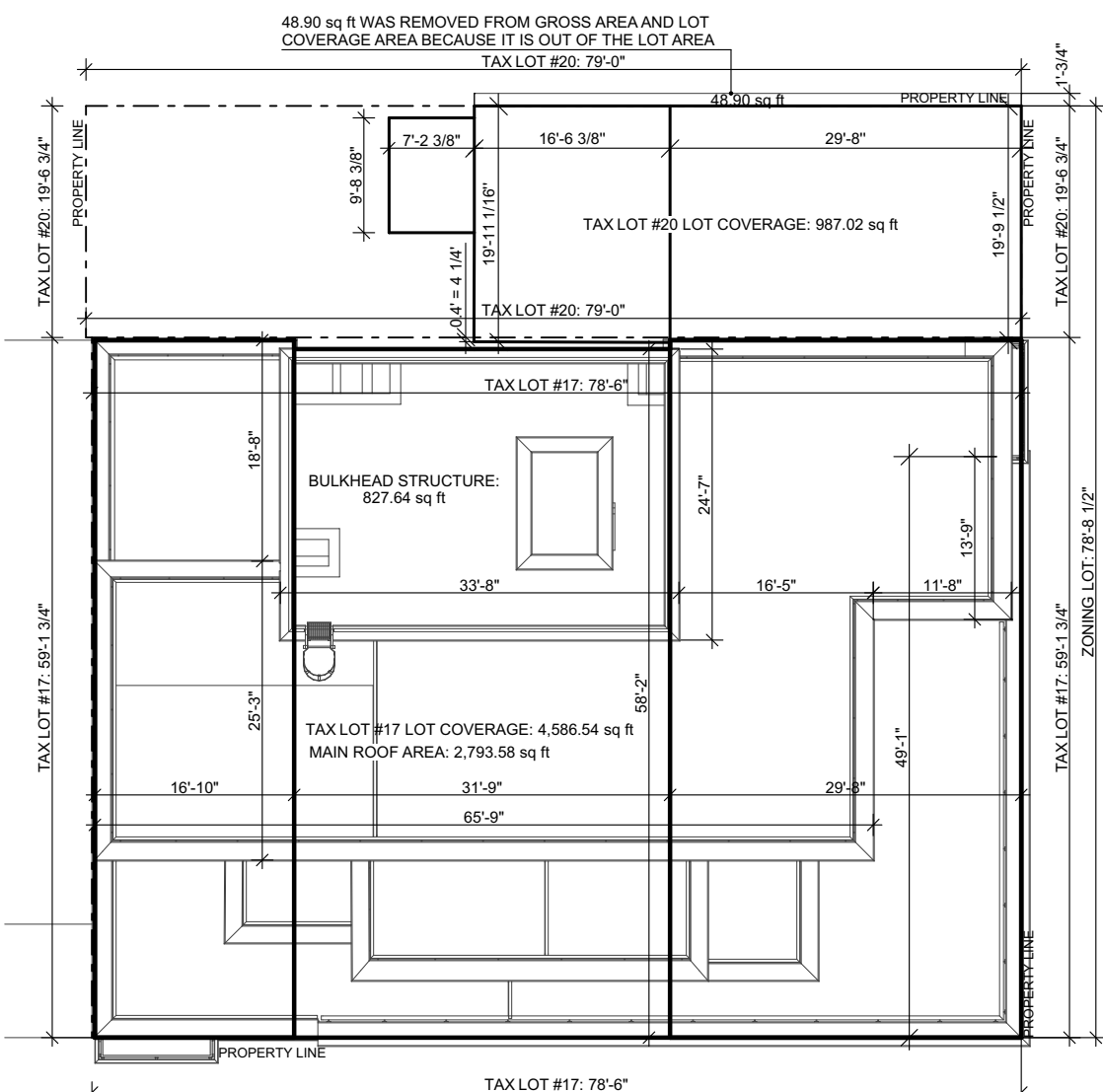


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1 LOT COVERAGE
SCALE: 1/16" = 1'-0"

LOT COVERAGE CALCULATION:

LOT #17 SIZE: 78'-6" x 59'- 1 3/4"
LOT #17 AREA: **4,643.3 sq ft**

LOT #20 SIZE: 19'-6 3/4" x 79'-0"
LOT #20 AREA: **1,545.2 sq ft**

ZONING LOT AREA: 4,643.3 sq ft + 1,545.2 sq ft = **6,188.5 sq ft**

TAX LOT #17 LOT COVERAGE: 4,586.54 sq ft
TAX LOT #20 LOT COVERAGE: 987.02 sq ft

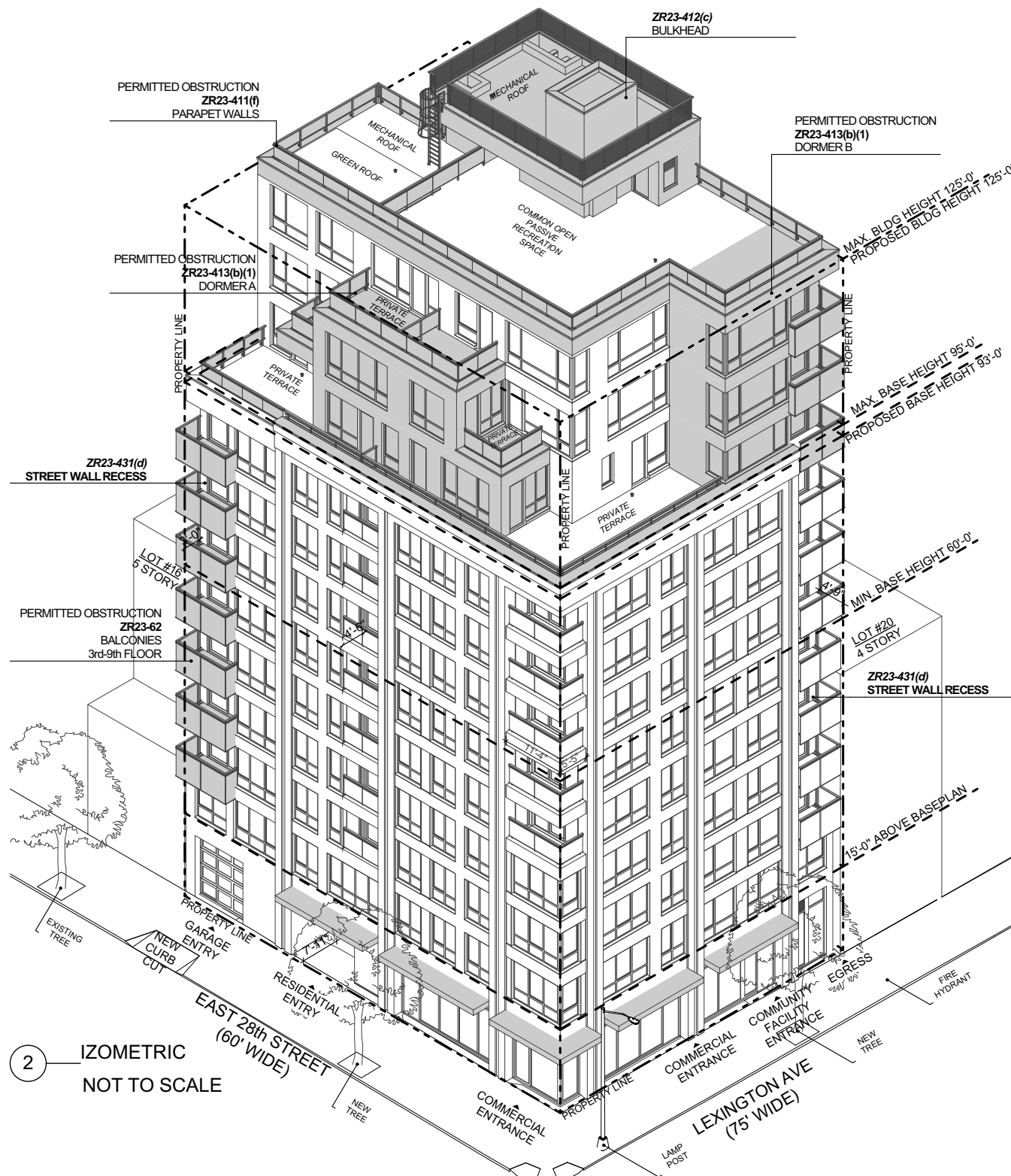
ZONING LOT COVERAGE: 4,586.54 sq ft + 987.02 sq ft = **5,573.56 sq ft**

5,573.56 sq ft < 6,188.5 sq ft COMPLIE

BULKHEAD STRUCTURE CALCULATION:

MAIN ROOF AREA: 2,793.58 sq ft
30% OF MAIN ROOF: 2,793.58 sq ft x 0.3 = **838.07 sq ft**
BULKHEAD STRUCTURE: **827.64 sq ft**

827.64 sq ft < 838.07 sq ft COMPLIE



2 IZOMETRIC
NOT TO SCALE

1 SITE INFORMATION	
JOB#	24004
SCOPE:	PROPOSED 12 STORY BUILDING, CELLAR AND ROOF, COMMERCIAL SPACE AND COM FC ON THE 1ST FLOOR, RESIDENTIAL UNITS 2nd-11th FLOOR
ADDRESS:	120 Lexington Avenue
BLOCK	884
LOT	17 and 20
ZONING MAP	R-4
ZONING DISTRICT	CR-2A
COMMUNITY BOARD	105
COMMUNITY DISTRICT	MANHATTAN COMMUNITY DISTRICT 5
BIN#	1082101
C OF O	N/A
USE GROUP	II III VI
OCCUPANCY GROUP	R-2 M R
CONSTRUCTION CLASS	I B
FIRE INDEX:	I E D
DISTANCE FROM NEAREST CORNER:	N/A
TYPE OF LOT:	CORNER LOT
TAX LOT (17) SIZE	78'-6" x 59'-1 3/4" IRREGULAR LOT SHAPE, SEE 2003 SURVEY BOUNDARIES
TAX LOT (17) AREA	4,643.3 sq. ft.
TAX LOT (20) SIZE	19'-6 3/4" x 79'-0"
TAX LOT (20) AREA	1,545.2 sq. ft.
TOTAL ZONING LOT AREA:	6,188.5 sq. ft.
WIDTH OF STREET	75'-0" WIDE STREET ON LEXINGTON AVENUE, 60'-0" NARROW STREET ON E 28th STREET
FLOOD MAP DESIGNATION	AREA OF MINIMAL FLOOD HAZARD 2007 PRELIMINARY FLOOD MAP #3604970201F 2013 PRELIMINARY FLOOD MAP #3604970201G
ENVIROMENTAL RESTRICTIONS	LOCATED OUTSIDE LITTLE "E" DESIGNATION LOCATION;

2 FLOOR AREA REGULATIONS		REQUIRED / PERMITTED OR EXISTING	PROPOSED	COMPLIANCE
ZR 35-01	BULK REGULATIONS FOR MIXED BUILDINGS WITHIN COMMERCIAL DISTRICT SHALL APPLY			
ZR 35-23	BULK REGULATIONS FOR RESIDENTIAL PORTION OF BUILDINGS IN C6-2A DISTRICT ARE EQUIVALENT TO R8A PER ZR 34-112			
ZR 35-31 ZR 33-123	MAX. COMMERCIAL/CF FLOOR AREA RATIO IN R8A EQUIVALENT	6.50	> 0.45	
	MAX. COMMERCIAL FLOOR AREA ON TAX LOT 17	(4,643.3 x 6.50) =	30,181.45 sq. ft.	> 1,792.00 sq. ft.
	MAX. COMMERCIAL FLOOR AREA AT TAX LOT 20	(1,545.2 x 6.50)	10,044.06 sq. ft.	GROUND STORY COMMERCIAL AREA + BASEMENT ENTRY AT LOT 20 (SEE Z-003.00)
	EXISTING COMMERCIAL FLOOR AREA AT TAX LOT 20	(20'-1/2" x 46'-2 3/8")+(7'-1 1/4" x 9'-8 3/8")	995.76 sq. ft.	PROPOSED AT LOT 17 + EXISTING AT LOT 20
ZR 35-31 ZR 33-123	MAX. COMMUNITY FACILITY FLOOR AREA RATIO IN R8A EQUIVALENT	6.50	> 0.07	COMPLIES
	MAX. COMMUNITY FACILITY FLOOR AREA	(6,188.2 x 6.50) =	40,225.51 sq. ft.	> 416.59 sq. ft. CALCULATED WITH COMBINED LOT 17 & 20 AREA
ZR 35-31 ZR 23-22	ZONING RESIDENTIAL FLOOR AREA RATIO IN R8A EQUIVALENT	6.02	> 5.65	
	MAX. RESIDENTIAL FLOOR AREA ON TAX LOT 17	(4,643.3 x 6.02) =	27,952.67 sq. ft.	SEE SITE PLAN LOT AREA Z-003
	MAX. RESIDENTIAL FLOOR AREA ALLOWED ON TAX LOT 20	(1,545.2 x 6.02) =	9,302.34 sq. ft.	
	EXISTING RESIDENTIAL FLOOR AREA AT TAX LOT 20	(20'-1/2" x 46'-2 3/8") x 3	2,777.79 sq. ft.	2nd STORY - 4th STORY AT LOT 20 (SEE Z-003.00 and Z-008.00)
	FLOOR AREA DEVELOPMENT RIGHTS PURCHASED FROM TAX LOT 20		4,305.00 sq. ft.	4,305 PURCHASED OUT OF REMAINING 6,377.88 SEE ZLDA
	MAX. RESIDENTIAL FLOOR AREA AT ZONING LOT	(27,952.67 + 9,302.34) =	37,255.01	> 34,964.17 sq. ft. ADDITIONAL DEVELOPMENT RIGHTS WILL BE USED FOR RESIDENTIAL USE
	MAX F.A.R. ALLOWED AT ZONING LOT	6.50	~	6.17
	MAX BUILDING F.A. ALLOWED AT ZONING LOT	40,225.51 sq. ft.	>	38,178.73 sq. ft. MAXIMUM FLOOR AREA WITH ADDITIONAL DEVELOPMENT RIGHTS
ZR 23-632 (a)	LOT COVERAGE	100%	>	90% 100% IS ALLOWED FOR CORNER LOTS
		6,188.54 sq. ft.	~	5,573.56 sq. ft. SEE LOT COVERSGE DIAGRAM Z-002

3 USE ALLOWANCES		PROPOSED	COMPLIANCE
ZR 22-10 ZR 32-161	PROPOSED USE GROUP VI (COMMERCIAL)	GENERAL MERCHANDISE RETAILERS (455)	ALLOWED IN C6
ZR 32-131	PROPOSED USE GROUP III (COMMUNITY FACILITY)	HEALTH INSTITUTIONS AND FACILITIES, AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITIES	ALLOWED IN C6
ZR 36-21	PARKING REQUIREMENT CATEGORY	A2 FOR USE GROUP VI A3 FOR USE GROUP III	NONE REQUIRED

4 PROPOSED NEW BUILDING AT TAX LOT 17	GROSS AREA	-DEDUCTIONS	-5% ENERGY DEDUCTION	ZONING FLOOR AREA	ZONING F.A.R.	NO. DWELLING UNITS
BULKHEAD	88.67	-88.67	-0.00	0.00	0.00	
ROOF	512.08	-372.59	-6.97	132.52	0.03	
12th FLOOR	2,808.97	-446.85	-118.11	2,244.01	0.48	2
11th FLOOR	3,113.98	-470.09	-132.19	2,511.70	0.54	2
10th FLOOR	3,208.87	-475.01	-136.69	2,597.17	0.56	3
9th FLOOR	4,053.08	-673.79	-168.96	3,210.33	0.69	4
8th FLOOR	4,053.08	-679.23	-168.69	3,205.16	0.69	4
7th FLOOR	4,053.08	-679.23	-168.69	3,205.16	0.69	4
6th FLOOR	4,034.38	-680.30	-167.70	3,186.38	0.69	4
5th FLOOR	4,034.38	-680.49	-167.69	3,186.20	0.69	4
4th FLOOR	4,095.77	-769.16	-166.33	3,160.28	0.68	6
3rd FLOOR	4,095.77	-769.16	-166.33	3,160.28	0.68	6
2nd FLOOR	4,186.88	-2,230.78	-97.81	1,858.30	0.40	4
1ST FLOOR RESIDENTIAL	963.08	-406.32	-27.84	528.92	0.11	
1ST FLOOR RES. PARKING	1,160.87	-1,160.87	-0.00	0.00	0.00	
1st FLOOR COMMERCIAL	1,893.33	-7.01	-94.32	1,792.00	0.39	
1st FLOOR COMMUNITY FACILITY	448.72	-10.20	-21.93	416.59	0.09	
CELLAR	4,564.16	-4,564.16	-0.00	0.00	0.00	
PROPOSED TOTAL RESIDENTIAL	49,027.10	-15,146.70	-1,694.02	32,186.38	5.20	43
PROPOSED TOTAL COMMERCIAL	1,893.33	-7.01	-94.32	1,792.00	0.29	
PROPOSED TOTAL COMMUNITY FACILITY	448.72	-10.20	-21.93	416.59	0.07	
PROPOSED NEW TOTAL	51,369.15	-15,163.91	-1,810.26	34,394.98	5.56	

EXISTING RESIDENTIAL AT TAX LOT 20	2,777.79	-0.00		2,777.79	0.45	6
EXISTING COMMERCIAL AT TAX LOT 20	995.76			995.76	0.16	
TOTAL RESIDENTIAL ON ZONING LOT	51,804.89	-15,146.70	1,694.02	34,964.17	5.65	
TOTAL COMMERCIAL ON ZONING LOT	2,889.09	-7.01	94.32	2,787.76	0.45	
TOTAL COMMUNITY FACILITY ON ZONING LOT	448.72	-10.20	21.93	416.59		
TOTAL FLOOR AREA ON ZONING LOT	55,142.70	-15,163.91	1,810.26	38,168.53	6.17	49

5 DENSITY	REQUIRED / PERMITTED OR EXISTING	PROPOSED	COMPLIANCE	
ZR35-40 ZR23-52(a)(1)	PROPOSED DWELLING UNITS ON TAX LOT#17	N/A	43	PROPOSED BUILDING IS IN SPECIAL DENSITY AREA, SPECIFICALLY THE MANHATTAN CORE. NO DWELLING UNIT FACTOR IS APPLICABLE.
	EXISTING DWELLING UNITS ON TAX LOT#20	N/A	6	
	TOTAL NUMBER OF DWELLING UNITS	N/A	49	

6 HEIGHT AND SETBACK	REQUIRED / PERMITTED OR EXISTING	PROPOSED	COMPLIANCE
ZR 35-631(1)	STREET WALL ON WIDE STREET	BE ON STREET LINE AND EXTEND TO AT LEAST THE MIN. BASE HEIGHT OR HEIGHT OF BUILDING, WHICHEVER IS LESS	STREET WALL IS ON STREET LINE AND EXTENDS TO MAX. BASE HEIGHT COMPLIES- SEE Z-001 SITE PLAN
ZR 35-632(a) ZR 23-432	MIN. BASE HEIGHT IN R8A EQUIVALENT =	60 ft	N/A COMPLIES
	MAX BASE HEIGHT IN R8A EQUIVALENT =	95 ft	> 93'-0" COMPLIES
	MAX BUILDING HEIGHT IN R8A EQUIVALENT =	125 ft	> 125'-0" COMPLIES
ZR 35-632(a) ZR 23-433	SETRACK ON WIDE STREET	10 ft	> 15 ft COMPLIES
	SETRACK ON NARROW STREET	15 ft	= 15 ft COMPLIES

7 YARDS	REQUIRED / PERMITTED OR EXISTING	PROPOSED	COMPLIANCE
ZR 35-51	FRONT YARDS	NONE REQUIRED	NONE PROPOSED
ZR 35-52	SIDE YARDS	NONE REQUIRED	NONE PROPOSED
ZR 35-53 ZR 23-344(a)	REAR YARDS	NONE REQUIRED	N/A NOT REQUIRED WITHIN ONE HUNDRED FEET OF CORNERS PER ZR 23-344(a)

8 FLOOR AREA AMENITIES PROVISIONS	ALLOWED	PROPOSED	COMPLIANCE
ZR23-231	Max. 5% of Residential F.A. (32,245.02 x 0.05)	1,609.32 sq. ft.	> 1,471.49 sq. ft. PACKAGE ROOM ON THE 1ST FLOOR and RECREATION SPACE ON THE 2ND FLOOR. SEE DEDUCTION DIAGRAMS

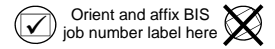
9 FLOOR AREA PROVISIONS FOR CORRIDORS	REQUIRED	PROPOSED	COMPLIANCE
ZR23-232 (a)(2)	Min. glazed are of Window	20 sq. ft.	< 29 sq. ft.
ZR23-232(b)	Max. Length of Corridor from elevator core	100ft	> 88'-9"

10 REFUSE STORAGE AND DISPOSAL	REQUIRED / PERMITTED OR EXISTING	PROPOSED	COMPLIANCE
ZR23-233	Max. 3 sq.ft. per D.U.'s (43 x 3) =	129.0 sq. ft.	129.0 sq. ft. EXEMPT FROM FLOOR AREA



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Name (please print) ALEXANDER ZHITNIK
 Signature:  Date: 01/20/2026

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Name (please print) ALEXANDER ZHITIN
Signature [Signature] Date 01/20/2026



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11	REQUIRED RECREATION SPACE	REQUIRED	PROPOSED	COMPLIANCE
ZR23-63	3% of Residential Floor Area (32,245.02 x 0.03)	965.59	< 1,089.40	RECREATION SPACE PROVIDED AT 2nd STORY
	(a) To be accessible only from residential portion of the building =			Only accessible for residences
	(b) Min. Dimension Permitted (SF) =	15	> 16'-8"	
	(c) Min. Outdoor Rec. Space Area Permitted (SF)	225	N/A	
	(c)(1) Max. Depth of Projection over Outdoor Rec. Space (ft) =	7	N/A	
	Max. Area of Projection Over Outdoor Rec. Space (sf) (10% of Out Rec. Space Permitted) =	10%	N/A	
	(c)(2) Max. Projection of Permitted Obstruction over Outdoor Rec. Space =	50%	N/A	
	(d) Min. Window Opening Area (SF) (9.5% * Rec. Space Area) =	103.49 sq. ft.	146.14 sq. ft.	

12	PARKING REGULATIONS	REQUIRED / PERMITTED OR EXISTING	PROPOSED	COMPLIANCE
ZR 36-023 ZR 13-11(a)	USE GROUP II	LESS THAN OF DWELLING UNITS 20%	> 7%	NO MORE THAN 20% OF DWELLING UNITS PROVIDED
		8.6	> 3	
		EXISTING BLDG ON TAX LOT#20 0	0	
ZR 13-12(c)	USE GROUP III	MIN. REQUIRED NONE	NONE PROVIDED	
ZR 13-12(d) ZR 36-21	USE GROUP VI	MIN. REQUIRED NONE	NONE PROVIDED	

13	LOCATION & WIDTH OF CURB CUTS	REQUIRED / PERMITTED OR EXISTING	PROPOSED	COMPLIANCE
ZR 13-231	a) NOT WITHIN 50ft OF INTERSECTION OF TWO STREET LINES	<	64'-4" FROM CORNER OF LEXINGTON & 28th STREET	SEE SITE PLAN ON Z001
	b) NOT LOCATED WITHIN TWO AND ONE-HALF FEET OF ANY SIDE LOT LINE OF THE ZONING LOT, OR PROLONGATION THEREOF;		2'-6"	SEE SITE PLAN ON Z001
	c) NOT LOCATED ON A WIDE STREET		LOCATED ON THE NARROW ST (60' WIDE)	SEE SITE PLAN ON Z001
ZR 13-232 ZR 25-631(d)	MAXIMUM WIDTH OF CURB	12ft	12ft	
ZR36-532(b)	NO CURB CUT ALLOWED ON WIDE STREET		PROPOSED CURB CUT IS LOCATED ON E 28th STREET (NARROW STREET)	

14	BICYCLE STORAGE	REQUIRED / PERMITTED OR EXISTING	PROPOSED	COMPLIANCE
ZR36-711	USE GROUP II	MIN. REQUIRED 1 PER 2 DWELLING UNITS (43 x 50%)= 22	27	BICYCLE STORAGE IS WILL BE LOCATED AT THE CELLAR
	USE GROUP III	MIN. REQUIRED 1 PER 10,000 sq.ft (448.72 / 10,000)= 0	NONE	WAVED IF REQUIRED IS THREE OR LESS
	USE GROUP VI	MIN. REQUIRED 1 PER 10,000 sq.ft (1,893.33 / 10,000)= 0.2	NONE	WAVED IF REQUIRED IS THREE OR LESS

15	STREET TREE	REQUIRED / PERMITTED OR EXISTING	PROPOSED	COMPLIANCE
ZR26-41	1 PER EVERY 25ft OF STREET FRONTAGE	(157.2ft / 25ft) = 6	= 6 TREES PROPOSED	2 TREES TO BE PLANTED ON SITE; 4 TREES TO BE FUNDED OFF-SITE

