

ZONING REQUIREMENTS:

1- ZONING DISTRICT C2-8A:

MAP: 9A
 BLOCK: 1548
 LOTS: 123,23,24,25,26,28,30,127,35*,36*,&39*
 * = AIR RIGHTS ONLY

ZR 23-03
 ZR 26-41
 ZR 33-03

4-STREET TREES

ONE PER 25' OF ZONING FRONTAGE
 TOTAL ZONING FRONTAGE = 500.00'
 TOTAL STREET TREES REQUIRED = 500/25 = 20 TREES
 TOTAL TREES TO REMAIN ON SITE = 12 TREES
 TOTAL TREES TO BE PROVIDED OFF SITE = 8 TREES
 *OFF SITE TREES TO BE PLANTED IN ACCORDANCE WITH THE DEPARTMENT OF PARKS & RECREATION REGULATION.

ZR 81-211 2- LOT AREA:

LOT 123	2,500.00 SF (C2-8A)
LOT 23	1,875.00 SF (C2-8A)
LOT 24	1,875.00 SF (C2-8A)
LOT 25	1,875.00 SF (C2-8A)
LOT 26	1,875.00 SF (C2-8A)
LOT 127	1,875.00 SF (C2-8A)
LOT 28	1,875.00 SF (C2-8A)
LOT 30	12,825.00 SF (C2-8A)
LOT 35	2,554.00 SF (C2-8A)
LOT 36	8,174.00 SF (C2-8A)
LOT 39	2,043.00 SF (C2-8A)
TOTAL	39,346.00 SF (C2-8A)

ZR 25-532(a) 5-YARDS

RESIDENTIAL REAR YARDS
 A 30 FOOT REAR YARD EQUIVALENT IS REQUIRED AT EVERY REAR LOT LINE ON ANY ZONING LOT. (SEE Z-005).

ZR 13-10 6-ACCESSORY PARKING REGULATIONS

A-NONE REQUIRED
 B-NONE PROVIDED

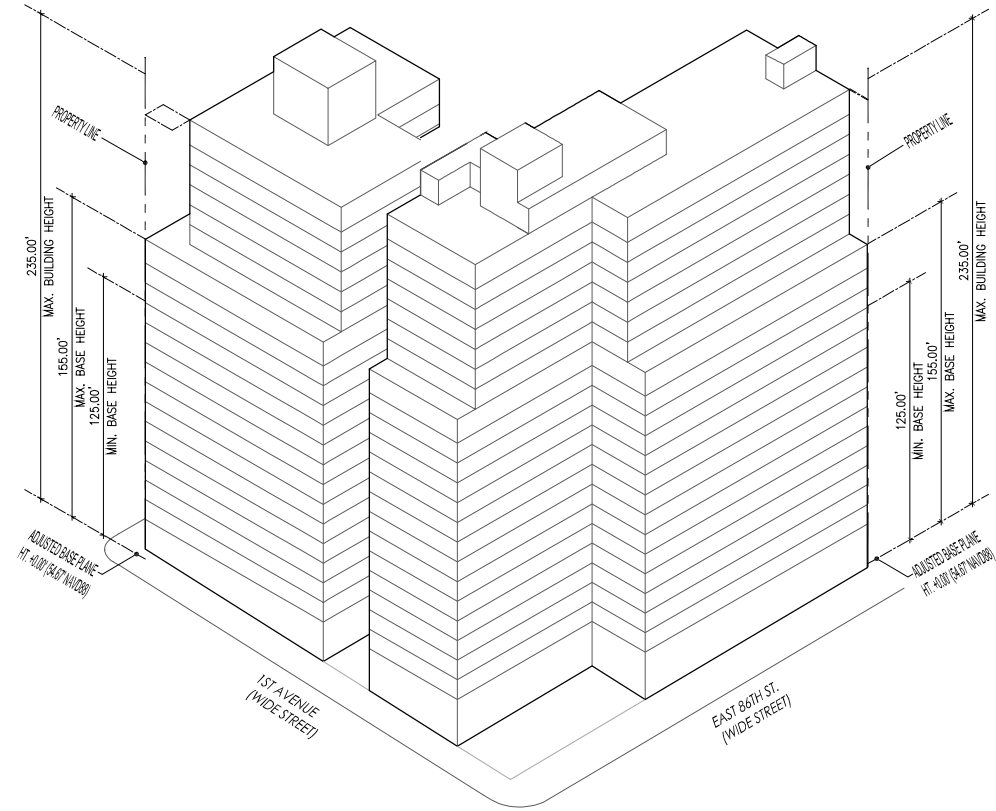
ZONING FLOOR AREA			
EXISTING BUILDING:	RESIDENTIAL	COMMERCIAL	TOTAL
TAX LOT 35	12,862.2	0.0	12,862.20 SF
TAX LOT 36	54,261.5	0.0	54,261.50 SF
TAX LOT 39	4232.4	1,938.2	6,170.60 SF
SUB TOTAL EXISTING	71,356.10 SF	1,938.20 SF	73,294.30 SF
PROPOSED BUILDING:	RESIDENTIAL	COMMERCIAL	TOTAL
M00625489-11	378,045.9	18,458.5	396,504.40 SF
TOTAL PROPOSED & EXISTING BUILDING	449,402.00 SF	20,396.70 SF	469,798.70 SF

REMAINING FLOOR AREA : 472,152.0 - 469,798.7 = 2,353.3 SF

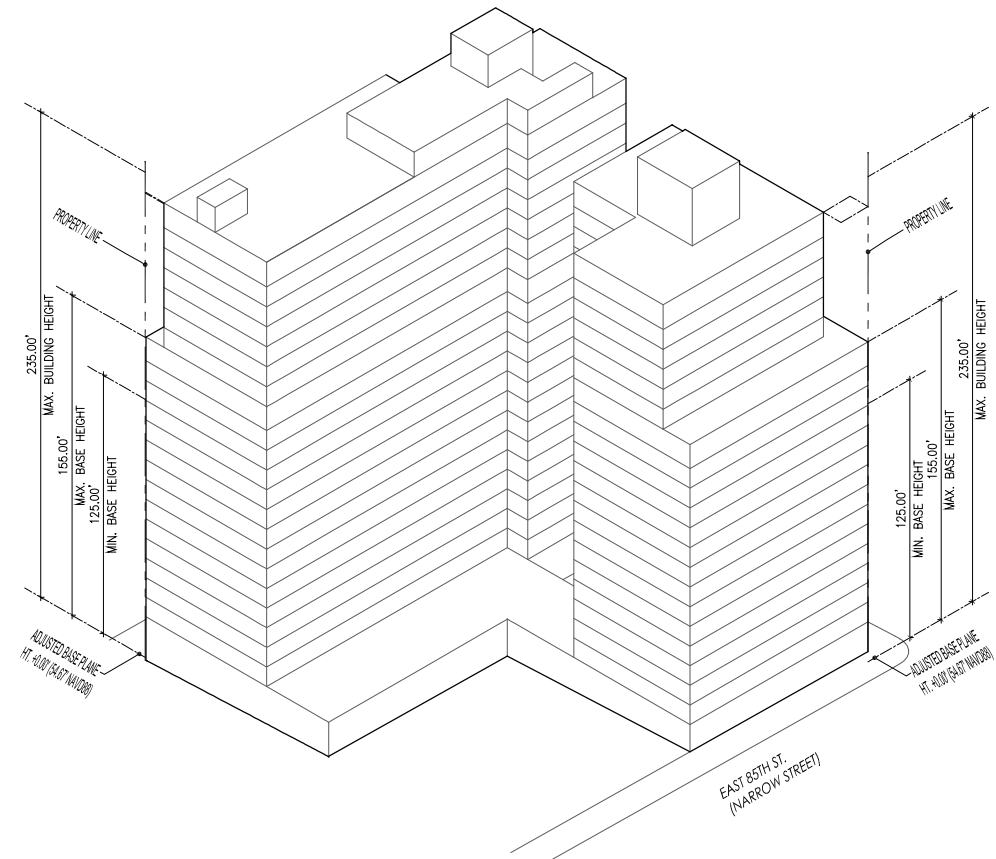
ZR 81-211 3-ZONING FLOOR AREA

- A. MAX FLOOR AREA RATIO PERMITTED:
 COMMERCIAL = 2.0 FAR
 RESIDENTIAL = 10.0
 RESIDENTIAL W/ INCLUSIONARY = 12 FAR
 MAX. TOTAL = 12.0 FAR
- B. MAX FLOOR AREA PERMITTED:
 39,346 SF X 2 FAR = 78,692 SF
 39,346 SF X 10 FAR = 393,460 SF
 39,346 SF X 12 FAR = 472,152 SF

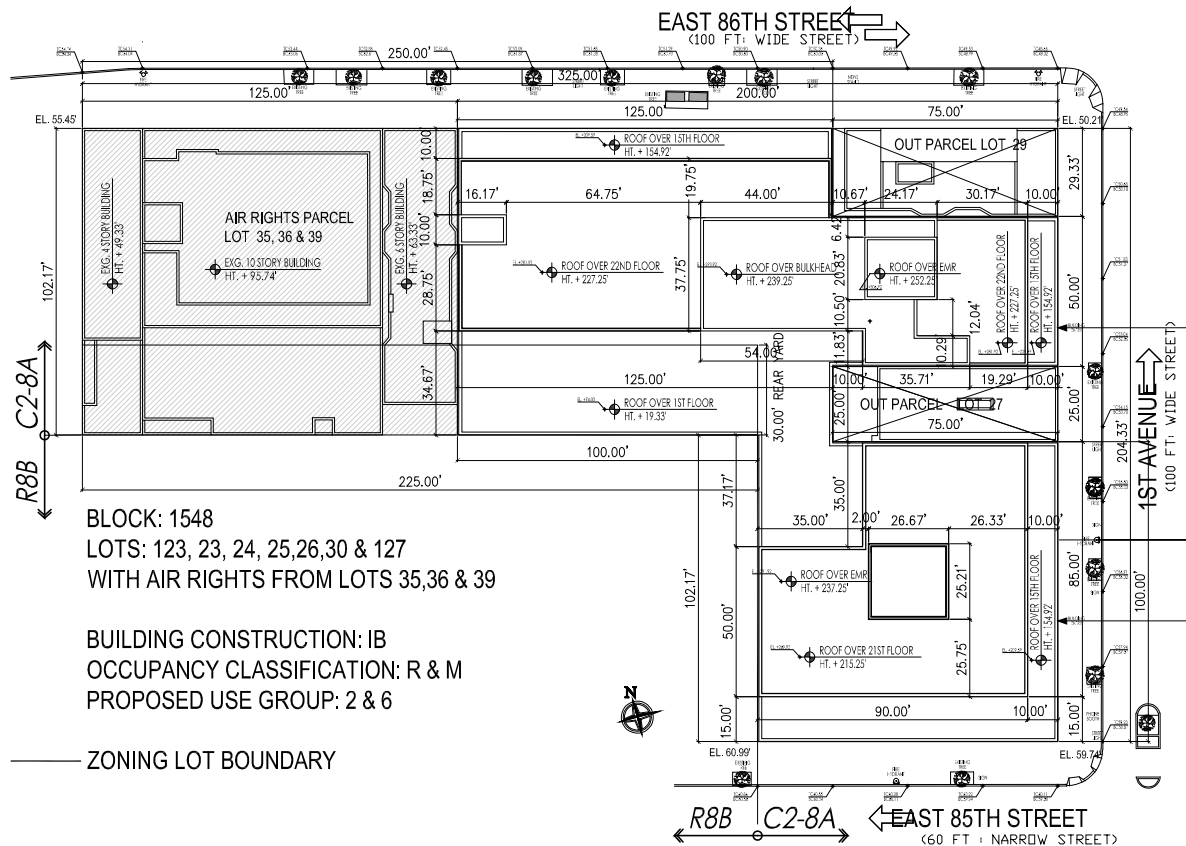
NORTHEAST AXONMETRIC



SOUTHWEST AXONMETRIC



SITE PLAN DIAGRAM



BLOCK: 1548
 LOTS: 123, 23, 24, 25, 26, 30 & 127
 WITH AIR RIGHTS FROM LOTS 35, 36 & 39

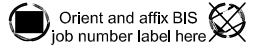
BUILDING CONSTRUCTION: IB
 OCCUPANCY CLASSIFICATION: R & M
 PROPOSED USE GROUP: 2 & 6

ZONING LOT BOUNDARY



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

House No(s) 1643
 Street Name 1ST AVENUE
 Borough Manhattan
 Block 1548
 Lot 123,23,24,25,26,28,30,127
 BIN M006225489-11

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)

Paul Albano 03/2024

Signature Date



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

BIS Doc # BIS

PLAN EXAMINER SIGN AND DATE

