

GENERAL INFORMATION

LOCATION: 508 W 157TH ST, NEW YORK, NY 10032
BLOCK: 2115 LOT: 30 BIN#: 1062709
ZONING DISTRICT R7-2 MAP #: 3b
FLOOD ZONE: ZONE X
FIRE DISTRICT MAP:INSIDE (REVIEW UNDER 1968 B.C.)
OCCUP. GROUP: EXISTING RESIDENTIAL (OLD CODE, PRE-1968)
J-2 (1968 CODE)
BUILDING HEIGHT: 41'-5"(EX. TOP OF ROOF)
44'-11" (TO TOP OF PARAPET)

LEGEND

 PROPOSED NEW BUILDING
 SKY EXPOSURE
 ZONING LOT LINE
 EXISTING TREE

ZONING ANALYSIS

LOT AREA = 16.67' X 99.92' = 1,665.66 SF (AS PER CERTIFIED LAND SURVEY)
TOTAL GROSS BUILDING AREA (SEE-102 FOR CALC.) = 5,106.17 SF
NET (ZONING) FLOOR AREA (SEE BELOW & A-102 FOR CALC.) = 3,990.00 SF
ZR 23-15 - OPEN SPACE & FLOOR AREA IN DISTRICTS R6 THROUGH R10
ZR 23-153 FOR QUALITY HOUSING BUILDING:
MAX. LOT COVERAGE = 65% = 0.65 X 1,665.66 SF = 1,082.67 > 997.50 SF (59.88%) - (SEE Z-102 FOR LOT COV. CALC.)

MAX. F.A.R. FOR RESIDENTIAL USE = 3.44
1,665.66 X 3.44 = 5,729.87 SF > 3,990.0 SF (2.39) ...OK (SEE Z-102)
ZR 23-03: STREET TREE PLANTING
STREET TREE PLANTING REQUIREMENTS APPLY TO ENLARGEMENTS AND CONVERSIONS WITHIN RESIDENTIAL DISTRICTS, IN ACCORDANCE WITH ZR 26-41
ZR 26-41: STREET TREE PLANTING
REQUIRED (1) STREET TREE EVERY 25' OF STREET FRONTAGE.
STREET FRONTAGE = 16.67'
REQUIRED = 16'-8" / 25' = 0.6 = 1 TREE IS REQUIRED
1 - EXISTING TREE TO BE PRESERVED ... OK

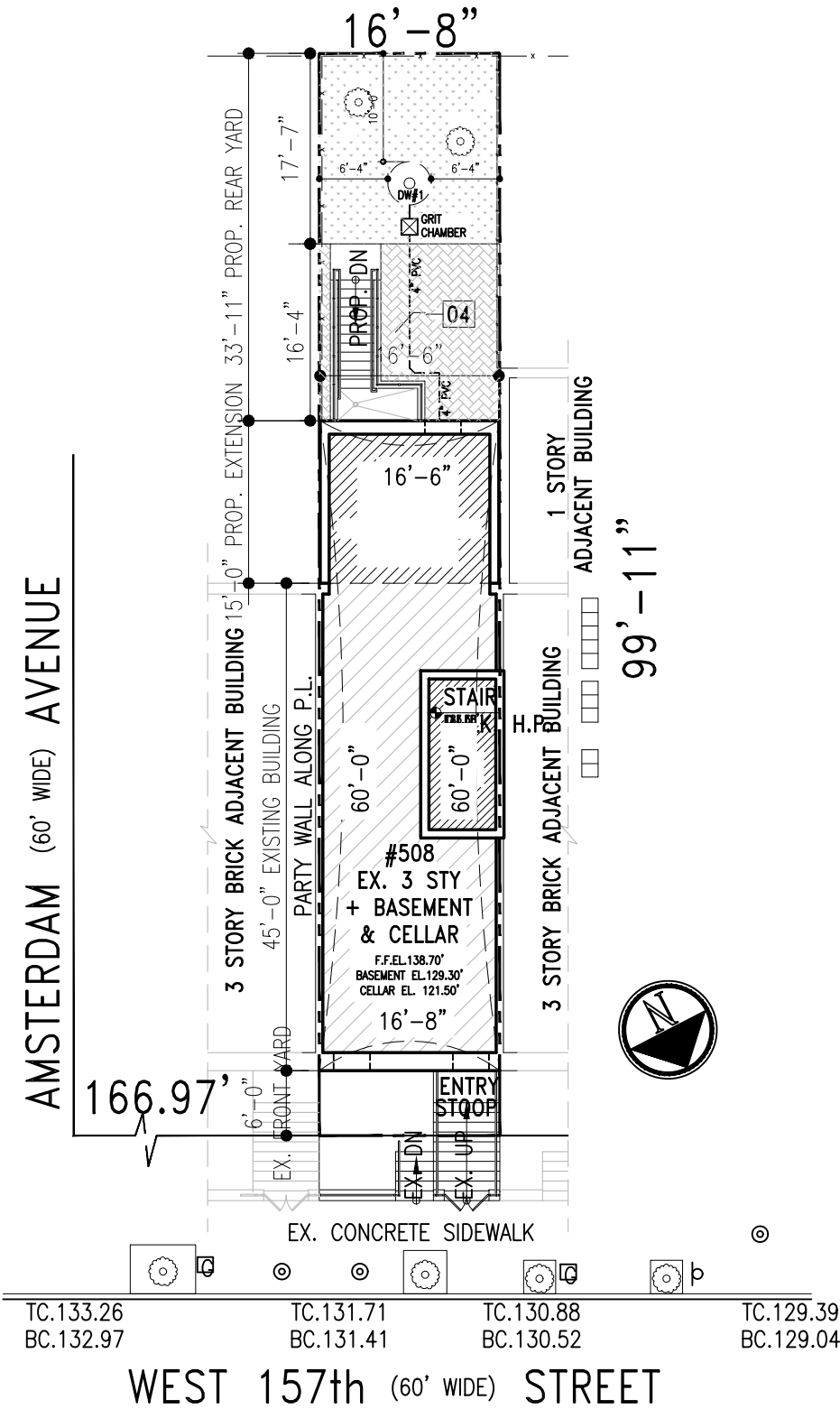
ZR 23-20 DENSITY REGULATIONS
ZR 23-22 MAXIMUM NUMBER OF DWELLING UNITS
R7 DENSITY FACTOR REQUIREMENT: 680.0 SF
DENSITY FACTOR=680
5,729.87 SF (MAX RES. F.A.R.) / 680.0 SF = 8.42 = 8 ALLOWABLE
D.U. PROPOSED 6 DWELLING UNITS ...OK

ZR 23-30 LOT AREA & WIDTH REGULATION
ZR 23-32: MIN. LOT AREA: 1,700 > 1,665.66 SF
MIN. LOT WIDTH: 18' > 16'-8"

YARD REGULATIONS
ZR 23-45: MINIMUM REQUIRED FRONT YARD - NONE REQUIRED = 6'-0" EXISTING NO CHANGE

ZR 23-462(C): NO SIDE YARD REQ'D = NONE PROVIDED, NONE REQUIRED, HOWEVER IF PROVIDED IT SHALL BE MIN. OF 8'-0" NO SIDE YARDS PROPOSED.
ZR 23-47: MINIMUM REQUIRED REAR YARD
REQ. 30'-0" < 33'-11" PROPOSED ... OK
ZR 23-60 HEIGHT & SETBACK REGULATION
ZR 23-662 (a): AS PER TABLE 1
MIN. BASE HT.- 40'
MAX. BASE HT.- 65'
MAX. HEIGHT OF BLD'G.- 75'
(c): PROVIDE 15' SETBACK AFTER MIN. BASE HT.

SITE PLAN DIAGRAM



DEPT OF BLDGS 140922349 Job Number

ES011779821 Scan Code



ZD 1 Zoning Diagram

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) 508
Street Name WEST 157 STREET

Borough MANHATTAN
Block 2115
Lot 30
BIN 1062709

Falsification of any statement is a misdemeanor and is punishable by 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)

MANISH S. SAVANI

Signature



Date

01.13.2021

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

Internal Use Only

BIS Doc #

(PLAN EXAMINER SIGN AND DATE)



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Name (please print)
MANISH S. SAVANI

Signature
Date
01.13.2021

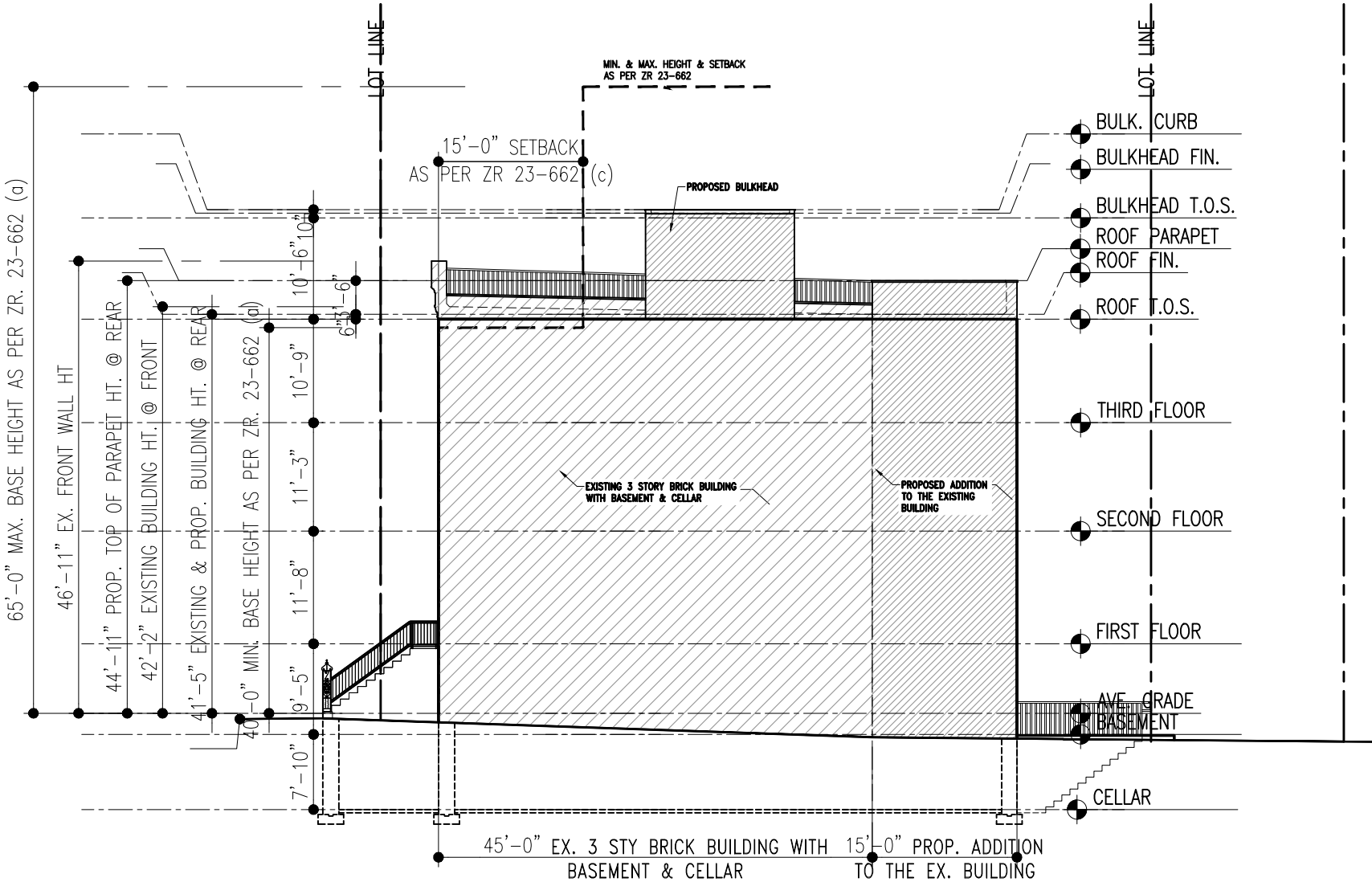


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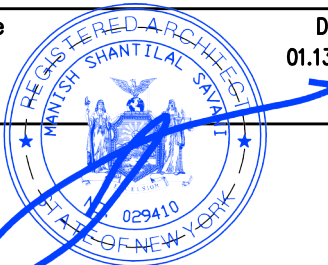
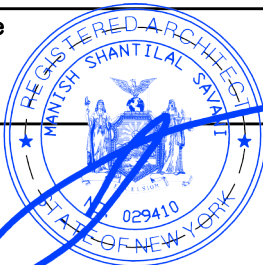
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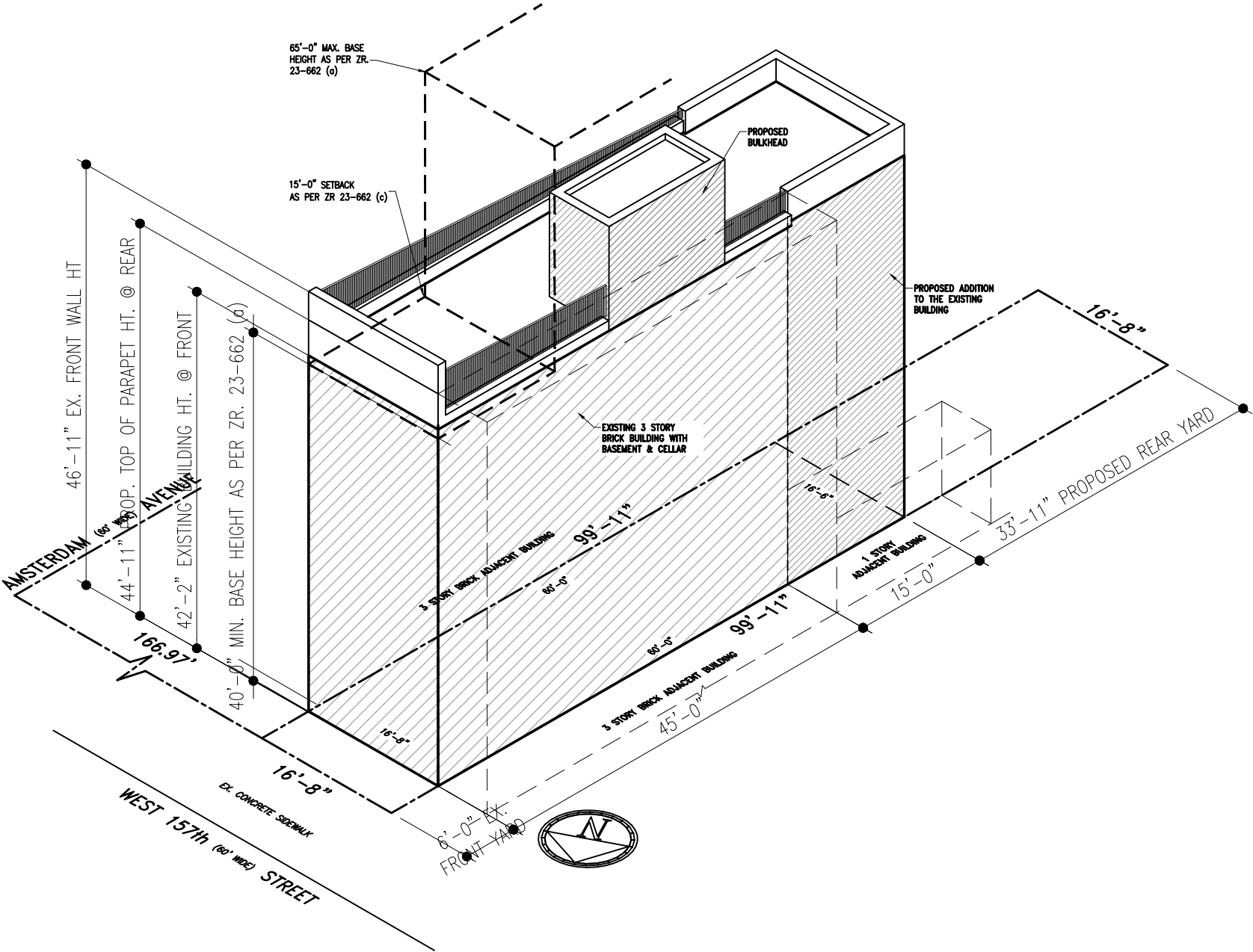
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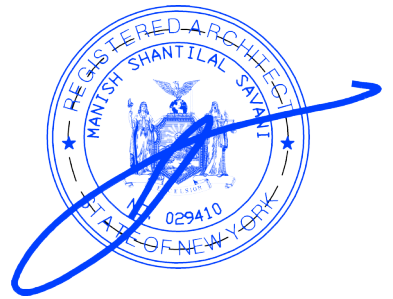
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ZD1 Zoning Diagram

Must be typewritten.
Sheet 4 of 4



Sheet 2 of 2

1 | Applicant Information *Required for all applications.*

Last Name	SAVANI	First Name	MANISH	Middle Initial	S
Business Name	MS SAVAN ARCHITECT, P.C.			Business Telephone	718-657-6222
Business Address	148-45 HILLSIDE AVE.			Business Fax	718-657-6226
City	JAMAICA	State	NY	Zip	11435
E-Mail	MSS@MSSARCH.COM			Mobile Telephone	
				License Number	029410

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 6 Parking area 0 sq. ft. Parking Spaces: Total 0 Enclosed 0

3 BSA and/or CPC Approval for Subject Application *Required as applicable.*

Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
☐ Special Permit	Cal. No. _____	Authorizing Zoning Section _____
☐ General City Law Waiver	Cal. No. _____	General City Law Section _____
☐ Other	Cal. No. _____	

City Planning Commission (CPC)

☐ Special Permit	ULURP No. _____	Authorizing Zoning Section _____
☐ Authorization	App. No. _____	Authorizing Zoning Section _____
☐ Certification	App. No. _____	Authorizing Zoning Section _____
☐ Other	App. No. _____	

4 Proposed Floor Area *Required for all applications. One Use Group per line.*

[illegible]

ZD1

4 | Proposed Floor Area *Required for all applications. One Use Group per line.*

[illegible]

Total Zoning Floor Area	3,990.00 sf
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