

ZONING INFORMATION

ZONING DISTRICT M1-4 & M1-1
ZONING MAP NUMBER 3D
ZONING USE GROUP 18 & 16D & 5
OCCUPANCY GROUP S-2 & F -1 & R-1
CONSTRUCTION CLASS I-B

ZONING ANALYSIS

LOTS 93 AND 56 FORM ONE ZONING LOT
LOT AREA
LOT # 93 = [100 x 0.5x(89.99+90.11)] + [100.6 x 100.02] = 19067 sf [per survey]
LOT # 56 = 14,570 sf [per survey]
ZONING LOT AREA = 19067 + 14570 = 33637

MAX PERMITTED FLOOR AREA [SECS. 43-12 ZR]:
IN M1-4 PORTION :
LOT # 93 = 2.00 x 145 x 100 = 29000
LOT # 56 = 2.00 x 145 x 50.5 = 14645
TOTTALL MAX ALLOWABLE FL AREA IN M1-4 = 29000 + 14645 = 43,645
IN M1-1 PORTION :
LOT # 93 = 1.00 x [19067 - 14500] = 4567
LOT # 56 = 1.00 x [14570 - (145x50.5)] = 1.00 x 7248 = 7248
TOTTALL MAX ALLOWABLE FL AREA IN M1-1 = 4567 + 7248 = 11,815

MAX PERMITTED TOTAL FLOOR AREA = 43645 + 11815 = 55460

EXIST. FLOOR AREA :

LOT # 93 :
1st FLOOR = 19067
2nd FLOOR = 19067 - (45 x 100.6) - (20x45) = 13640
EXIST. TOTAL FLOOR AREA LOT #93 : 19057 + 13640 = 32697

LOT # 56 :
1st FLOOR = 10979 [carried over from Floor Plan Diagram] sf
EXIST. TOTAL FLOOR AREA LOT # 56 : 10979

EXIST. TOTAL FLOOR AREA : 32697 + 10979 = 43676

PROP. TOTAL FLOOR AREA :

EXISTING ON 1st & 2nd FLOOR = 43666

LOT # 93:
PROP. ON 3rd FLOOR (NEW) = 11014

TOTAL = 43666 + 11014 = 54680 < 55460 OK

(FAR = 54680 / 33637 = 1.61)

ZR77-02/ZR77-22 (ADJUSTED FLOOR AREA)
ADJUSTED FAR = ([43645] + [11916]) / 33637 = 1.652
The floor area resulting from the application of the adjusted max floor area ratio may be located anywhere on the zoning lot, provided that the floor area ratio for any portion of the zoning lot within one district shall not exceed the max floor area ratio specified for that district , or adjusted max floor area ratio for the zoning lot , whichever is greater.

Proposed FL Area in M1-1 district : = 5100 + 4527 = 9627 [FAR = 9627 / 33637 = 0.29 < 1.65
LOT# 56 : 101 x 50.5 = 5100
LOT# 93 : 100.6 x 45 = 4527

Proposed FL Area in M1-4 district : = 54679 - 9627 = 45052 [FAR = 45052 / 33637 = 1.34 < 1.65

MIN. REQ'D SIDE YARD [SEC. 43-25 ZR] = 0 OR 8'
PROP. SIDE YARD = 0

MIN. REQ'D REAR YARD [43-26 ZR] NOT APPLICABLE FOR CORNER LOTS (WITHIN 100' OF STREET LINES)
MIN. REQ'D REAR YARD [43-26 ZR] 20' REQUIRED BEYOND 100' OF STREET LINES
PROP. REAR YARD 20' PROVIDED BEYOND 100' OF STREET LINES

HEIGHT & SET BACK REGULATION [SEC. 43-43) ZR]:

M1-4 : HEIGHT NOT TO EXCEED 60' OR 4 STORIES WHICHEVER IS LESS

M1-1 : HEIGHT NOT TO EXCEED 30' OR 2 STORIES WHICHEVER IS LESS

PROP. HEIGHT :
M1-4 : 45' & 3 STORIES
M1-1 : 23' & 1 STORY

PERMITTED OBSTRUCTION IN IN REQUIRED REAR YARD [SEC. 43-23 ZR] =
1-STORY, NOT EXCEEDING 23' IN HEIGHT
PROP. OBSTRUCTION IN REAR YARD = 1-STORY & 23' HIGH

MIN. REQ'D PARKING :

M1-4 FOR UG 16D : [SEC. 44-21] [PRC - B] = NOT REQUIRED
M1-4 FOR UG 5 : [SEC. 44-21] [PRC - C] = NOT REQUIRED

M1-4 IS MORE THAN 50% OF THE ZONING AREA , AND PARKING REQUIREMENT FOR M1-4 SHALL
APPLY TO THE M1-1 DISTRICT AS WELL. PER ZR 77-322
ACTUAL PARKING PROVIDED = 0

REQ'D LOADING BERTH [SEC. 44-52 ZR] =
FOR STORAGE UG 16 & MANUFACTURING UG 18 : TOTAL FLOOR AREA = 19057 + 10979 = 30036
TWO REQUIRED BERTH
FOR HOTEL UG 5 : TOTAL FLOOR AREA = 13630 + 11014 = 24644 < 25,000 : **NONE REQUIRED BERTH**

PROVIDED BERTH : ONE ON PARK AVE FOR LOT 56 & ONE ON E 173 STREET
SIZE OF BERTH:
ON PARK AVE IS 22' x 44' AND OPEN TO SKY
ON E 173 STREET IS INSIDE BUILDING 19'W x 19' L x 23' H

ZR 44-60 BICYCLE PARKING M1
the provisions of Section 36-70
(BICYCLE PARKING), inclusive, shall apply.
In Use Group 17, BICYCLE PARKING is not required
In Use Group 5, 1 PER 10000 SF = 24644 / 10,000 = 2
BICYCLE PARKING PROVIDED = 2 ON LOT 56 IN OPEN SPACE

NYC

Buildings

ZD1 Zoning Diagram

bis job number

Submitted to resolve objections stated in a
notice of intent to revoke issued pusuant to
rule 101-15. ☐ Yes ☒ No

Location Information

House No(s). 463

Street Name E 173 STREET

Borough BRONX
Block 2906
Lot 93
BIN

Falsification of any statement is 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 property
performing the job or in exchange for special
consideration. Violation is punishable by a
by a fine or imprisonment or both. I understand
that if I am found after hearing to have knowingly
or negligently made a false statement or to have
knowingly or negligently falsified or allowed to be
falsified any certificate, form, signed statement,
application, report or certification of correction
of a violation required under the provisions of the
this code or of a rule of any agency, I may be
barred from filing further applications or
documents with the Department.

NAME: SHAHRIAR AFSHARI

SIGNATURE: SHAHRIAR AFSHARI DATE: 11/28/2017

PE SEAL SIGN AND DATE OVER SEAL
INTERNAL USE ONLY

BIS Doc # 01

PLAN EXAMINERS SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet _____ of _____

1	Applicant Information <i>Required for all applications.</i>		
Last Name AFSHARI		First Name SHAHRIAR	Middle Initial
Business Name AFSHARI PC		Business Telephone 516 621 2085	
Business Address 45 MAIN STREET		Business Fax 516 801 1574	
City ROSLYN	State NY	Zip 11576	Mobile Telephone
E-Mail afsharipc@gmail.com		License Number 069849	

2 Additional Zoning Characteristics <i>Required as applicable.</i>				
Dwelling Units	0	Parking area	0	sq. ft.
				Parking Spaces: Total
				0
				Enclosed -

3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
---	--

Board of Standards & Appeals (BSA)

- ☐ Variance Cal. No. _____ Authorizing Zoning Section 72-21
☐ 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 <i>Required for all applications. One Use Group per line.</i>
---	---

[illegible]

ZD1

Sheet 3 of 3

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

[illegible]

Total Zoning Floor Area	54680
-------------------------	-------