



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) 89-07
Street Name 148TH STREET

Borough QUEENS
Block 9681
Lot 47
BIN 4443438

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)

CHANG HWA TAN

Signature Date

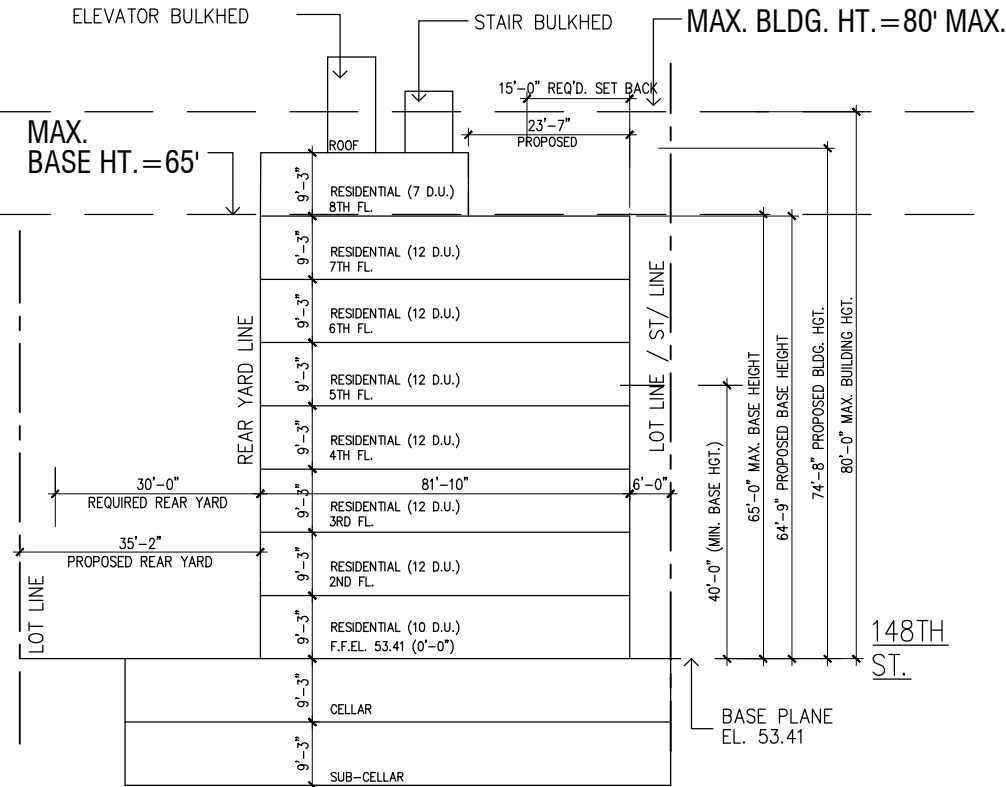


P.E. / R.A. Seal - (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



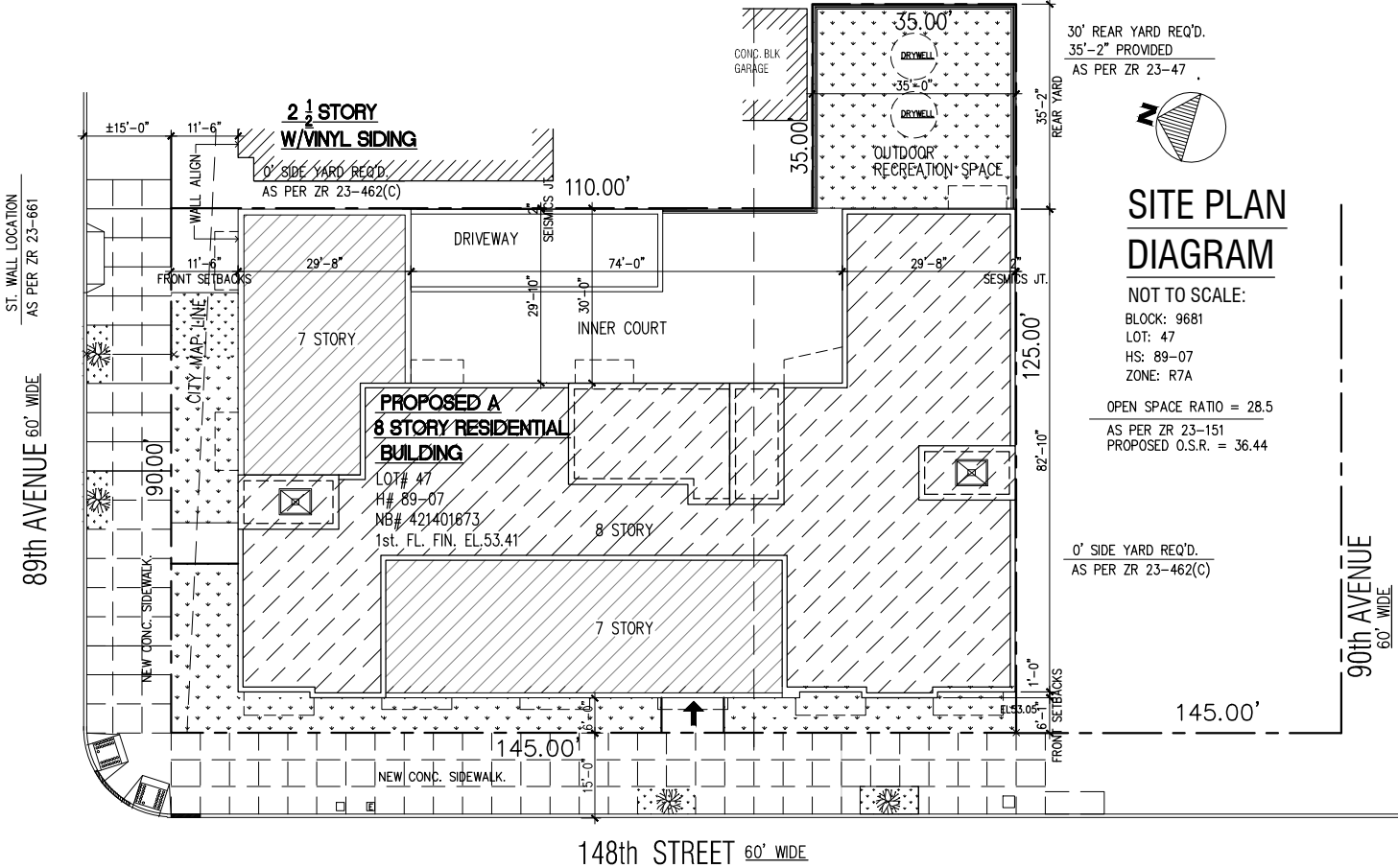
HEIGHT AND SETBACK REGULATIONS

NOT TO SCALE Z.R. 23-662 AND TABLE 1

BASE PLANE CALCULATION:
BASED ON PROPOSED. GRADE ALONG ST. WALL LINE
AVG. GRADE EL. = EL. 53.35 + EL. 53.85 + EL. 53.05
= 160.25/3 = 53.41
BASE PLANE = AVG. GRADE EL. = 53.41

LEGEND:

- PROPOSED BUILDING
- ZONING / TAX LOT LINE
- EXIST. TREE TO REMAIN



SITE PLAN DIAGRAM

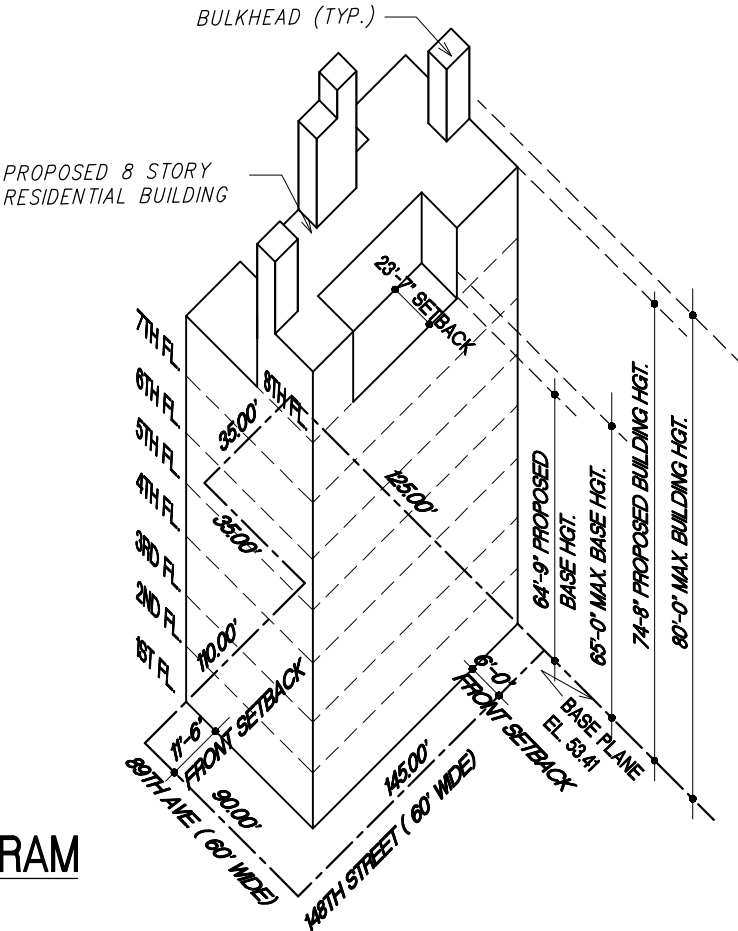
NOT TO SCALE:
BLOCK: 9681
LOT: 47
HS: 89-07
ZONE: R7A
OPEN SPACE RATIO = 28.5
AS PER ZR 23-151
PROPOSED O.S.R. = 36.44

0' SIDE YARD REQ'D.
AS PER ZR 23-462(C)

30' REAR YARD REQ'D.
35'-2" PROVIDED
AS PER ZR 23-47

AXONOMETRIC DIAGRAM

NOT TO SCALE





ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 2

1	Applicant Information <i>Required for all applications.</i>
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Last Name TAN		First Name CHANG		Middle Initial H	
Business Name TAN ARCHITECT P.C.			Business Telephone 718-224-1130		
Business Address 194-02 NORTHERN BLVD - SUITE 205			Business Fax 718-224-1137		
City AUBURNDALE		State NY	Zip 11358		Mobile Telephone
E-Mail INFO@TANARCHITECT.COM			License Number 025376		

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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Dwelling Units 89	Parking area 7,191.0 sq. ft.	Parking Spaces: Total 47	Enclosed 47
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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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 <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
SUBCELLAR	11,977.77	2B	0	0	0	0	0
CELLAR	11,977.77	2B	0	0	0	0	0
FIRST	8,516.00	2A	7,780.41	0	0	0	0.54
SECOND	8,902.00	2A	8,592.75	0	0	0	0.60
THIRD	8,902.00	2A	8,592.75	0	0	0	0.60
FOURTH	8,902.00	2A	8,592.75	0	0	0	0.60
FIFTH	8,902.00	2A	8,592.75	0	0	0	0.60
SIXTH	8,902.00	2A	8,592.75	0	0	0	0.60
SEVENTH	8,902.00	2A	8,592.75	0	0	0	0.60
EIGHT	6,115.00	2A	5,435.76	0	0	0	0.38
ROOF	1,423.75	2B	0	0	0	0	0.00

ZD1

Sheet 2 of 2

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

Total Zoning Floor Area	64,772.67
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