

SITE PLAN DIAGRAM

SCALE: 1"=20'-0"



MIN. LOT WIDTH = 40'
AS PER 23-32 Z.R.

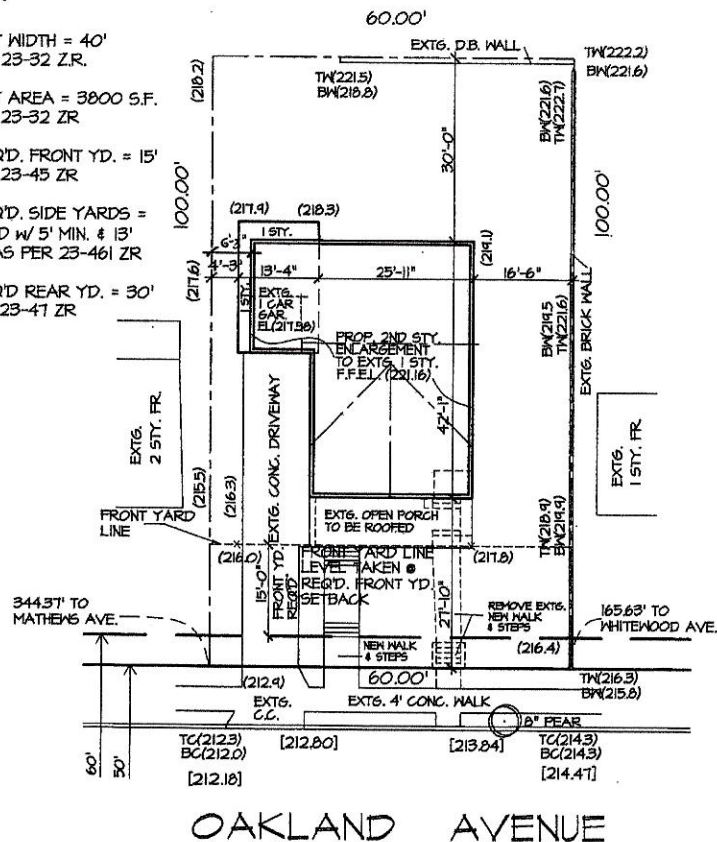
MIN. LOT AREA = 3800 S.F.
AS PER 23-32 Z.R.

MIN. REQ'D. FRONT YD. = 15'
AS PER 23-45 Z.R.

MIN. REQ'D. SIDE YARDS =
(2) REQ'D W/ 5' MIN. & 13'
TOTAL AS PER 23-461 Z.R.

MIN. REQ'D REAR YD. = 30'
AS PER 23-47 Z.R.

LOT AREA = 6,000.00 SF
LOT COVERAGE = 1626.89 SF
OPEN SPACE = 4,373.11 SF
OPEN SPACE RATIO = 150.43 > 150 SF



OAKLAND AVENUE

EXTG. 8" SANIT. SEWER

EXTG. 8" WATER MAIN

LEGEND

R-2

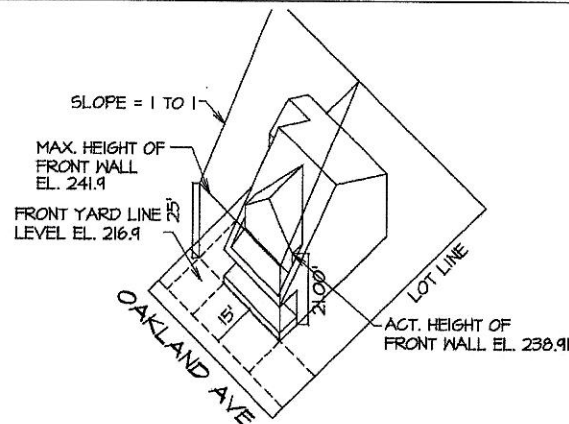


EXISTING TREE TO REMAIN



AREA OF
PROPOSED BUILDING ENLARGEMENT

--- ZONING LOT LINE



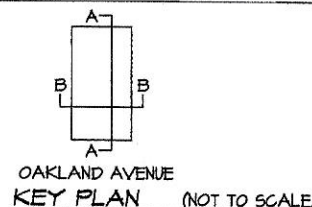
AXONOMETRIC DIAGRAM

NOT TO SCALE

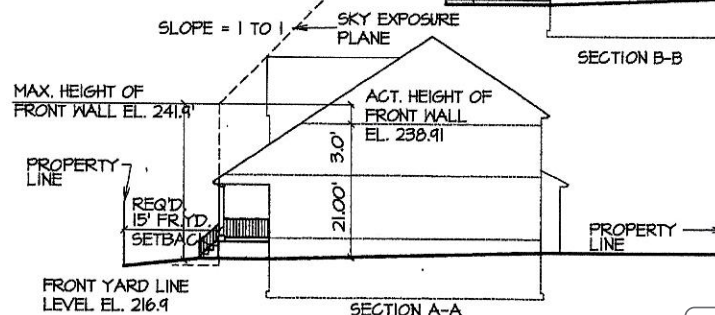
MAXIMUM BULK-----

PROPOSED BULK-----

AS PER 23-631: 25' MAX HEIGHT ABOVE FRONT YARD LINE,
SLOPE OVER ZONING LOT = 1 TO 1



OAKLAND AVENUE
KEY PLAN (NOT TO SCALE)



SECTION DIAGRAMS (NOT TO SCALE)

AS PER 23-631: 25' MAX HEIGHT ABOVE FRONT YARD LINE,
SLOPE OVER ZONING LOT = 1 TO 1

NYC
Buildings

ZD1
Zoning Diagram

520037521

Location Information

House No(s) 68

Street Name OAKLAND AVENUE

Borough SIATEN ISLAND

Block 218

Lot 11

BIN 5107783

For additional zoning characteristic,
see Section 12 of the PW1.

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 to 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 imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made false statement or 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)

RONALD B. BROWN

Signature

Date

17206

P.E./R.A. SIGN AND DATE OVER SEAL

Internal Use Only

AMENDED

EXAMINEE FOR ZONING CODE

PREPARED BY

Building

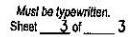
Nermin Garas

APPROVED

Date 10/20/2020

BIS Doc#

PLAN EXAMINER'S SIGN AND DATE



Last Name	VICTORIO	First Name	RONALD	Middle Initial	-
Business Name	RDV R.A.			Business Telephone	718-720-3478
Business Address	694 FOREST AVENUE			Business Fax	718-720-3528
City	STATEN ISLAND	State	NY	Zip	10310
E-Mail	ronvictorioarch@aol.com			Mobile Telephone	-
				License Number	-

Dwelling Units	1	Parking area	sq. ft.	—	Parking Spaces: Total	1	Enclosed	1
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|---|-----------------|----------------------------------|
| ☐ Special Permit | UJURP No. _____ | Authorizing Zoning Section _____ |
| ☐ Authorization | App. No. _____ | Authorizing Zoning Section _____ |
| ☐ Certification | App. No. _____ | Authorizing Zoning Section _____ |
| ☐ Other | App. No. _____ | Authorizing Zoning Section _____ |

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
BASEMENT	1,145.12	1	0	0	0	0	0
01	1,406.57	1	1,134.33*	0	0	0	0.19
02	1,252.74	1	1,252.74	0	0	0	0.21
ATTIC	520.00	1	520.00	0	0	0	0.08
272.24	DEDUCTION FOR	BUILT-IN	GARAGE				

Total Zoning Floor Area	2,907.07
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