

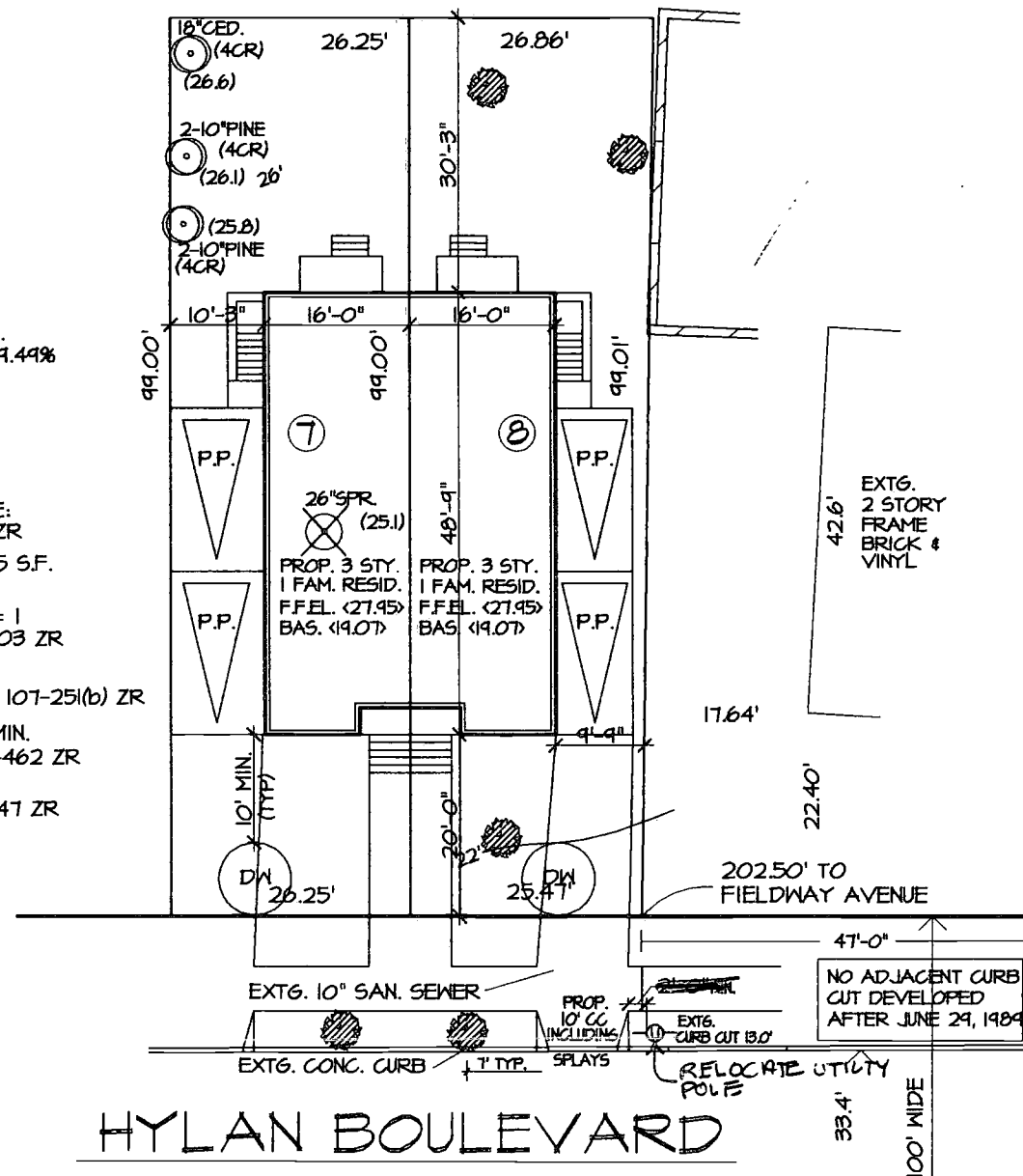
SITE PLAN DIAGRAM

SCALE: 1"=20'-0"



LOT AREA= 2,540 S.F.
LOT COV.= 163.6 = 24.44%
THE FOLLOWING
REGULATIONS APPLY:

-MIN. LOT WIDTH=24'
AS PER 107-42 ZR.
-MAX LOT COVERAGE:
35% AS PER 23-141 ZR
-MIN. LOT AREA=2,375 S.F.
AS PER 107-42 ZR
-MIN. STREET TREES = 1
AS PER 26-41 & 23-03 ZR
-MIN. YARDS:
FRONT=20' AS PER 107-251(b) ZR
SIDE= 1 REQ'D. 4' MIN.
AS PER 107-462 ZR
REAR= 30' MIN.
AS PER 23-47 ZR



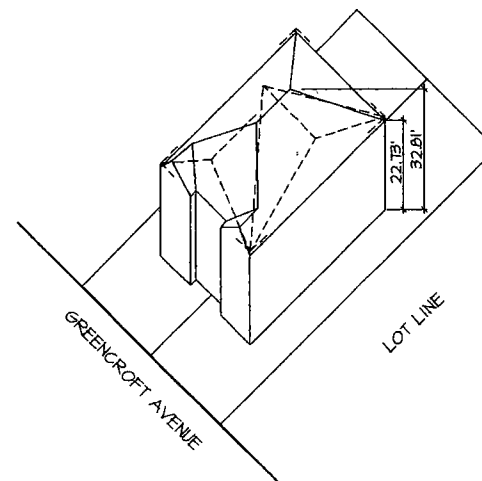
LEGEND

ZONE R3-I, MAP 33c

OUTSIDE: WETLANDS, HILLSIDE, DOS NATURAL
AREA, FLOOD ZONE, FIRE DISTRICT

INSIDE: SOUTH RICHMOND

- NEW TREE (AS PER ZR23-03 & 26-41)
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED BUILDING
- ZONING LOT LINE
- RIDGE LINE



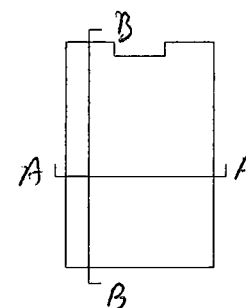
AXONOMETRIC DIAGRAM

NOT TO SCALE

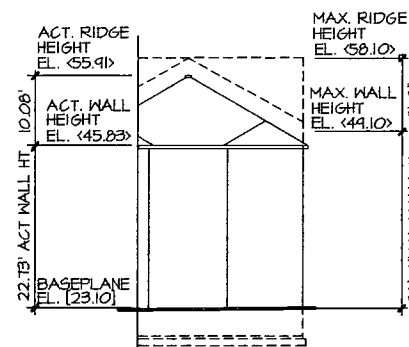
MAXIMUM BULK _____

PROPOSED BULK _____

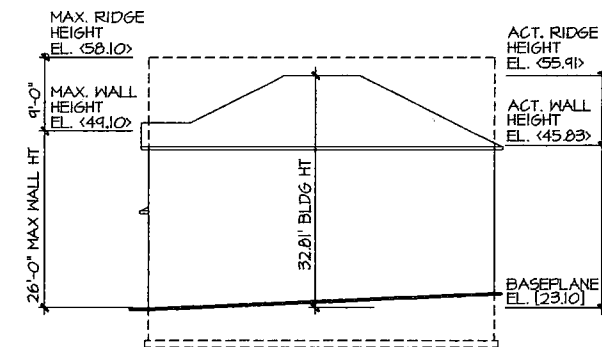
AS PER 23-631: 35' MAX BLDG. HEIGHT, 26' MAX PERIMETER WALL HEIGHT



KEY PLAN (NOT TO SCALE)



Section A-A



Section B-B

SECTION DIAGRAM (NOT TO SCALE)

AS PER 23-631: 35' MAX BLDG. HEIGHT, 26' MAX PERIMETER WALL HEIGHT



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

Location Information

House No(s) 3749
Street Name Hylan Blvd.
Borough STATEN ISLAND
Block 5131
Lot 58
BIN 5158427

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 viola-
tion 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) JOSEPH M. MORACE, RA
Signature: [Signature] Date: 06-30-11
Professional Seal: [Seal of Joseph M. Morace, Architect, No. 428, State of New York]

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 2

1	Applicant Information <i>Required for all applications.</i>		
Last Name MORACE		First Name JOSEPH	Middle Initial M
Business Name JOSEPH M. MORACE, RA		Business Telephone 718 979-3126	
Business Address 3195 RICHMOND RAOD		Business Fax 718 979 3129	
City STATEN ISLAND	State NY	Zip 10306	Mobile Telephone
E-Mail JMOR66@AOL.COM		License Number 014258	

2 Additional Zoning Characteristics <i>Required as applicable.</i>					
Dwelling Units	1	Parking area	306	sq. ft.	
				Parking Spaces: Total	2
				Enclosed	

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 _____
☐ 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. <u>N110271RCR</u>	Authorizing Zoning Section <u>107-08</u>
☐ Other	App. No. _____	

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

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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	1527
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07/09