

SWEETGUM LANE
PRIVATE ROAD (ZR 26-20)
16.50' TAX LOT LINE

LEGEND:

- MODEL DESIGNATION UNIT NUMBER
- NEW 3" CALIPER TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- ZONING /TAX LOT LINE

PERMITTED BUILDING
ENVELOPE

MAX. ALLOWABLE
PERIMETER HEIGHT
26'-0"
ZR 23-631(b)

MAX. ALLOWABLE
BUILDING HEIGHT
35'-0"
ZR 23-631

ACTUAL
BUILDING
HEIGHT 33'-6"

ACTUAL PERIMETER
HEIGHT
22'-10"
ZR 23-631(b)

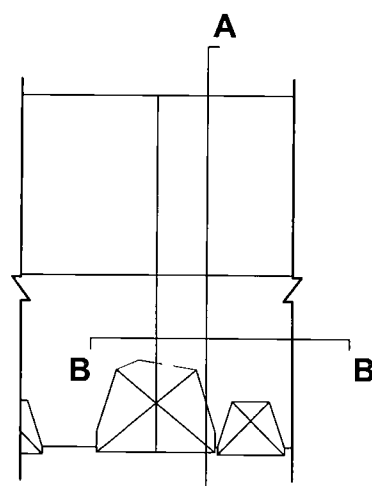
PERMITTED BUILDING
ENVELOPE

MAX. ALLOWABLE
PERIMETER HEIGHT
26'-0"
ZR 23-631(b)

MAX. ALLOWABLE
BUILDING HEIGHT
35'-0"
ZR 23-631

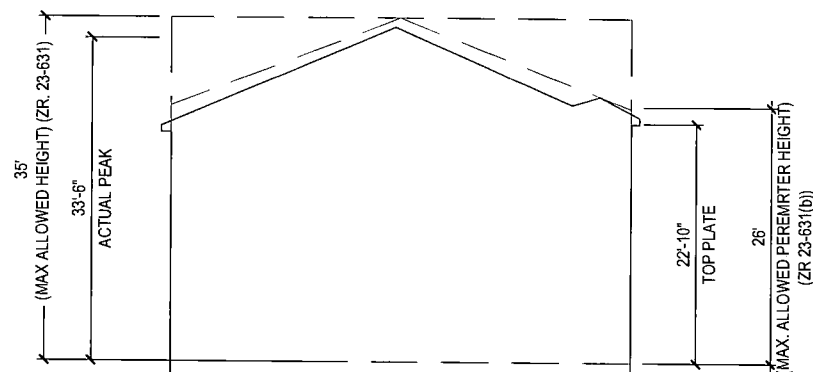
ACTUAL PERIMETER
HEIGHT
22'-10"
ZR 23-631(b)

ACTUAL
BUILDING
HEIGHT 33'-6"

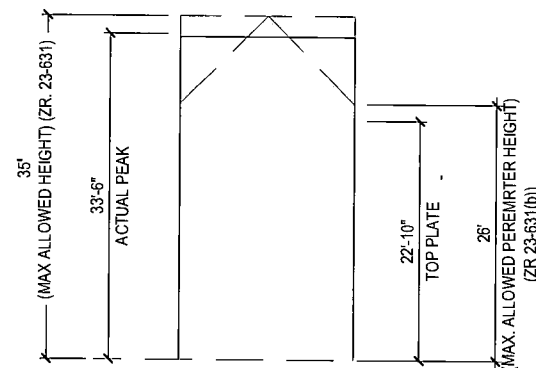


KEY PLAN

AXONOMETRIC DIAGRAM
NOT TO SCALE



SECTION A-A
SECTION DIAGRAMS
NOT TO SCALE



SECTION B-B

PROPOSED CURB CUT
(ZR 25-632(b))

DRIVEWAY SLOPE
MAX 11%
(ZR 25-635)

2 OFF STREET
PARKING SPACES
(ZR 25-22)

EXISTING 10"
CONC. CURB WALL

17'-0" PROP. CURB CUT
16'-6" BTW. CURB CUT

PRIVATE ROAD TREE
PLANTING (ZR 26-23)
(1) NEW PRIVATE ROAD
TREES REQUIRED.

PLANTING REQUIREMENT
(20%)(ZR 23-451)

MIN. FRONT YARD
(15'-0")
(ZR 23-45)

MIN. REAR YARD
(30'-0")
(ZR 23-47)

ZONING DISTRICT: R3-2
BLOCK: 2000
LOT: 108
HOUSE #: 100

OUTSIDE SPECIAL DISTRICTS

LOT AREA: 324,185.0 S.F.
MAX. F.A.R. / F.A. (ZR 23-141)
324,185.0 S.F. X .5 = 162,092.5 SF

(SEE PAGE 2 OF ZD-1)

MAX. LOT COVERAGE (ZR 23-141)
324,185.0 S.F. X .35 = 113,464.75 SF

(SEE PAGE 2 OF ZD-1)

MIN. OPEN SPACE REQUIREMENTS = 65% (ZR 23-141)

MAX. F.A.R. / F.A. PER DWELLING UNIT (ZR 23-22)

324,185.0 S.F. / 870 =
ACTUAL UNITS PROVIDED =

372.6 DWELLING UNITS
93.0 DWELLING UNITS

MAX. DENSITY (ZR 23-32)
324,185.0 S.F. / 1700 = 190.6 BLDGS

(ACTUAL 93 BLDGS)

NYC
Buildings

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) 100
Street Name SWEETGUM LANE
Borough Staten Island
Block 2000
Lot 108
BIN

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)

RICHARD L. MOSS

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



ZD1 Zoning Diagram
Must be typewritten.

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☐ Yes ☒ No

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Borough Staten Island
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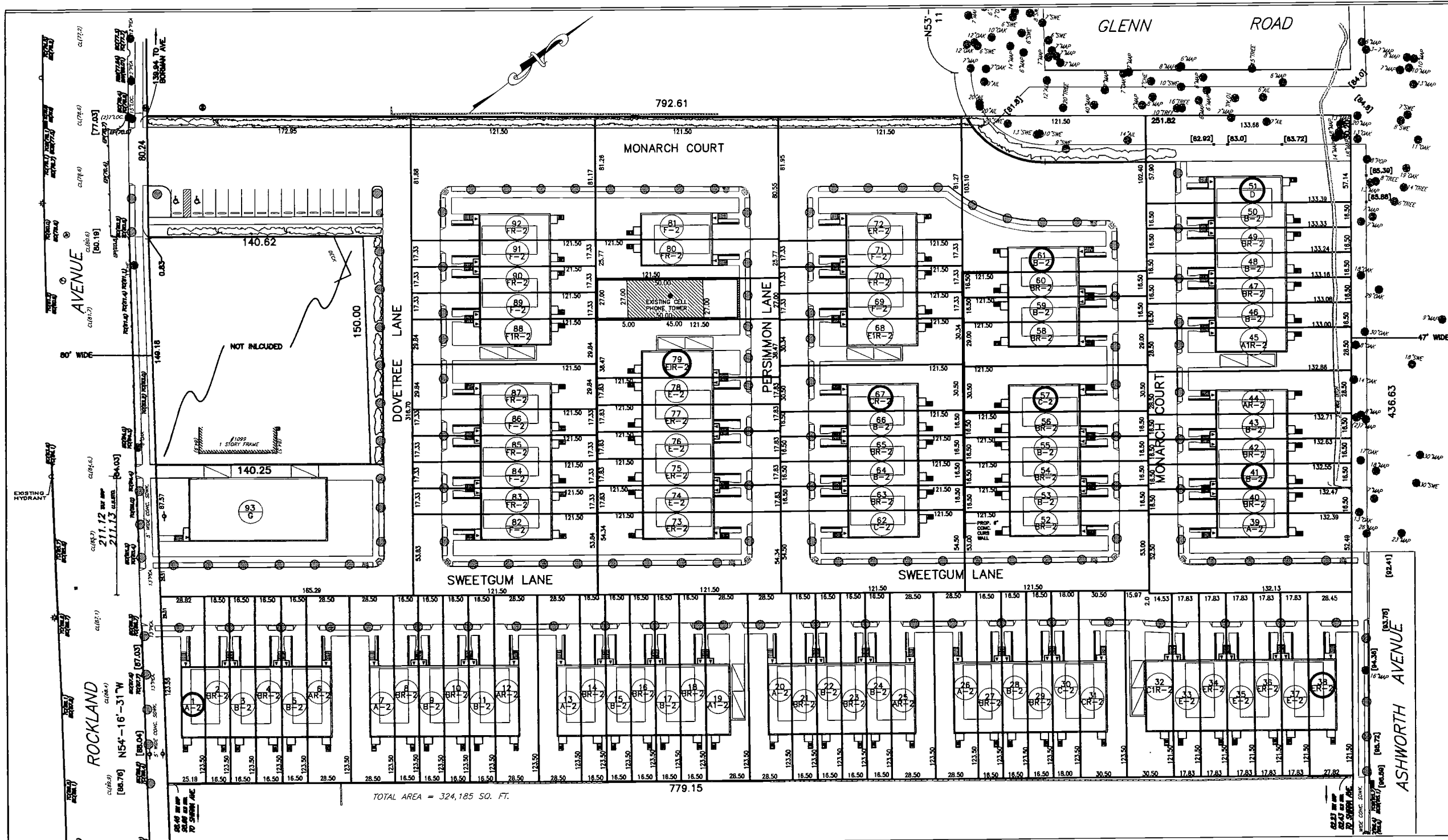
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PLAN EXAMINER SIGN AND DATE

07/09



KEY PLAN
SCALE = NTS.

TOTAL AREA = 324,185 SQ. FT.

BLOCK: 2000

UNIT #	LOT #	HOUSE #
1	80	8 SWEETGUM LANE
2	81	12 SWEETGUM LANE
3	82	14 SWEETGUM LANE
4	83	18 SWEETGUM LANE
5	84	20 SWEETGUM LANE
6	85	24 SWEETGUM LANE
7	86	28 SWEETGUM LANE
8	87	32 SWEETGUM LANE
9	88	34 SWEETGUM LANE
10	89	38 SWEETGUM LANE
11	90	40 SWEETGUM LANE
12	91	44 SWEETGUM LANE
13	92	48 SWEETGUM LANE
14	93	52 SWEETGUM LANE
15	94	54 SWEETGUM LANE
16	95	58 SWEETGUM LANE
17	96	60 SWEETGUM LANE
18	97	64 SWEETGUM LANE
19	98	66 SWEETGUM LANE
20	99	70 SWEETGUM LANE
21	100	74 SWEETGUM LANE
22	101	76 SWEETGUM LANE
23	102	80 SWEETGUM LANE
24	103	82 SWEETGUM LANE
25	104	86 SWEETGUM LANE
26	105	90 SWEETGUM LANE
27	106	94 SWEETGUM LANE
28	107	96 SWEETGUM LANE
29	108	100 SWEETGUM LANE
30	109	102 SWEETGUM LANE
31	110	106 SWEETGUM LANE
32	111	110 SWEETGUM LANE
33	112	112 SWEETGUM LANE
34	113	116 SWEETGUM LANE
35	114	118 SWEETGUM LANE
36	115	122 SWEETGUM LANE
37	116	124 SWEETGUM LANE
38	117	128 SWEETGUM LANE
39	118	59 MONARCH COURT
40	119	57 MONARCH COURT
41	120	53 MONARCH COURT
42	121	51 MONARCH COURT
43	122	47 MONARCH COURT
44	123	45 MONARCH COURT
45	124	41 MONARCH COURT
46	125	39 MONARCH COURT
47	126	35 MONARCH COURT

UNIT #	LOT #	HOUSE #
48	127	33 MONARCH COURT
49	128	29 MONARCH COURT
50	129	27 MONARCH COURT
51	130	23 MONARCH COURT
52	131	60 MONARCH COURT
53	132	56 MONARCH COURT
54	133	54 MONARCH COURT
55	134	50 MONARCH COURT
56	135	48 MONARCH COURT
57	136	44 MONARCH COURT
58	137	40 MONARCH COURT
59	138	36 MONARCH COURT
60	139	34 MONARCH COURT
61	140	30 MONARCH COURT
62	141	43 PERSIMMON LANE
63	142	39 PERSIMMON LANE
64	143	37 PERSIMMON LANE
65	144	33 PERSIMMON LANE
66	145	31 PERSIMMON LANE
67	146	27 PERSIMMON LANE
68	147	23 PERSIMMON LANE
69	148	21 PERSIMMON LANE
70	149	17 PERSIMMON LANE
71	150	15 PERSIMMON LANE
72	151	11 PERSIMMON LANE
73	152	42 PERSIMMON LANE
74	153	38 PERSIMMON LANE
75	154	36 PERSIMMON LANE
76	155	32 PERSIMMON LANE
77	156	30 PERSIMMON LANE
78	157	26 PERSIMMON LANE
79	158	24 PERSIMMON LANE
CELL TOWER	159	20 PERSIMMON LANE
80	160	14 PERSIMMON LANE
81	161	10 PERSIMMON LANE
82	162	43 DOVETREE LANE
83	163	39 DOVETREE LANE
84	164	37 DOVETREE LANE
85	165	33 DOVETREE LANE
86	166	31 DOVETREE LANE
87	167	27 DOVETREE LANE
88	168	23 DOVETREE LANE
89	169	21 DOVETREE LANE
90	170	17 DOVETREE LANE
91	171	15 DOVETREE LANE
92	172	11 DOVETREE LANE
93	173	1095 ROCKLAND AVE

ZONING COMPUTATION

ZONE : R3-2
MAP NO. 26c
MAX F.A.R. = 0.50
MAX LOT COVERAGE = 0.35
LOT AREA = 324,185 S.F.

BULK REQUIREMENT: (SEC. 23-141)

MAX. ALLOWABLE LOT COVERAGE
324,185 X 0.35 = 113,464.8 S.F.

ACTUAL LOT COVERAGE

MODELS: (A) _____ 752.0 S.F. X 12 = 9,024.0 S.F.
MODELS: (B) _____ 775.5 S.F. X 42 = 32,571.0 S.F.
MODELS: (C) _____ 846.0 S.F. X 6 = 5,076.0 S.F.
MODELS: (D) _____ 775.5 S.F. X 1 = 775.5 S.F.
MODELS: (E) _____ 838.0 S.F. X 15 = 12,570.0 S.F.
MODELS: (F) _____ 814.5 S.F. X 16 = 13,032.0 S.F.
TOTAL = 73,048.5 S.F.

73,048.5 < 113,464.8 S.F THEREFORE OK

MAX. ALLOWABLE FLOOR AREA

324,185 X 0.50 = 162,092.5 S.F.

TOTAL FLOOR AREA

MODELS: (A,AR,A1,A1R) W/ CELLAR) 1,504.0 S.F. X 11 MODELS= 16,544.0 S.F.
MODELS: (A) W/ BASEMENT) 1,816.8 S.F. X 1 MODELS= 1,816.8 S.F.
MODELS: (B,BR) W/ CELLAR) 1,551.0 S.F. X 40 MODELS= 62,040.0 S.F.
MODELS: (B) W/ BASEMENT) 1,866.2 S.F. X 2 MODELS= 3,732.4 S.F.
MODELS: (C,CR) W/ CELLAR) 1,692.0 S.F. X 4 MODELS= 6,768.0 S.F.
MODELS: (C,CR) W/ BASEMENT) 2,038.5 S.F. X 2 MODELS= 4,077.0 S.F.
MODELS: (D) W/ BASEMENT) 1,839.5 S.F. X 1 MODELS= 1,839.5 S.F.
MODELS: (E,ER) W/ CELLAR) 1,676.0 S.F. X 12 MODELS= 20,112.0 S.F.
MODELS: (E,ER) W/ BASEMENT) 2,008.3 S.F. X 2 MODELS= 4,016.6 S.F.
MODELS: (E1R) W/ BASEMENT) 2,491.2 S.F. X 1 MODELS= 2,491.2 S.F.
MODELS: (F) W/ CELLAR) 1,629.0 S.F. X 16 MODELS= 26,064.0 S.F.

149,501.5 < 162,092.5 S.F THEREFORE OK

DENSITY REQUIREMENT: (SEC. 23-22)

MAX. F.A.R. / F.A. PER DWELLING UNIT
324,185.0 S.F. / 870 = 372.6 UNITS
ACTUAL UNITS PROVIDED = 92.0 UNITS

PARKING REQUIREMENT: (SEC. 25-23)

REQUIRED PARKING:
1 FAM. X 2 SPACES PER UNIT REQ'D = 2 CARS
(92) ONE FAM. X 2 CARS = 184 PARKING SPACES

TOTAL = 184 PARKING SPACES REQUIRED
ACTUAL PARKING = 184 SPACES PROVIDED, THEREFORE OK

ZONING DATA

BLOCK: 2000
EXIST. LOT: 7
ZONE: R3-2
MAP #: 26C
OCCUP. GROUP: R-3
USE GROUP: 2

*OUTSIDE SPECIAL DISTRICT
*OUTSIDE WETLANDS
*OUTSIDE FIRE DISTRICT
*OUTSIDE FLOOD HAZARD



ZD1 Zoning Diagram
Must be typewritten

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☐ Yes ☒ No

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Borough Staten Island
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Lot 108
BIN _____

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Signature

Date

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BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

07/09

2-5, 8-11, 14-18, 21-24, 27-29
40, 42, 43, 46-50, 52-56, 58-60 29B
63-66
8-CEL



ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 2

1	Applicant Information <i>Required for all applications.</i>			
Last Name		MOSS		First Name
		RICHARD		Middle Initial
		L.		
Business Name		MOSS & SAYAD ARCHITECTS		
Business Address		2071 CLOVE ROAD		
		City STATEN ISLAND State NY Zip 10304		
		E-Mail MOSS.SAYAD@VERIZON.NET		
		Business Telephone (718) 442-3113		
		Business Fax (718) 442-5955		
		Mobile Telephone		
		License Number 15451		
2	Additional Zoning Characteristics <i>Required as applicable.</i>			
Dwelling Units		Parking area		Parking Spaces: Total
1		sq. ft.		2
				Enclosed
		2		
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 30-1
☐ 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]

* THE ZD-1 APPLIES TO ONE BUILDING OF THE 93 BUILDING DEVELOPMENT. SEE PAGE 2 FOR KEY PLAN

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	1551.0
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