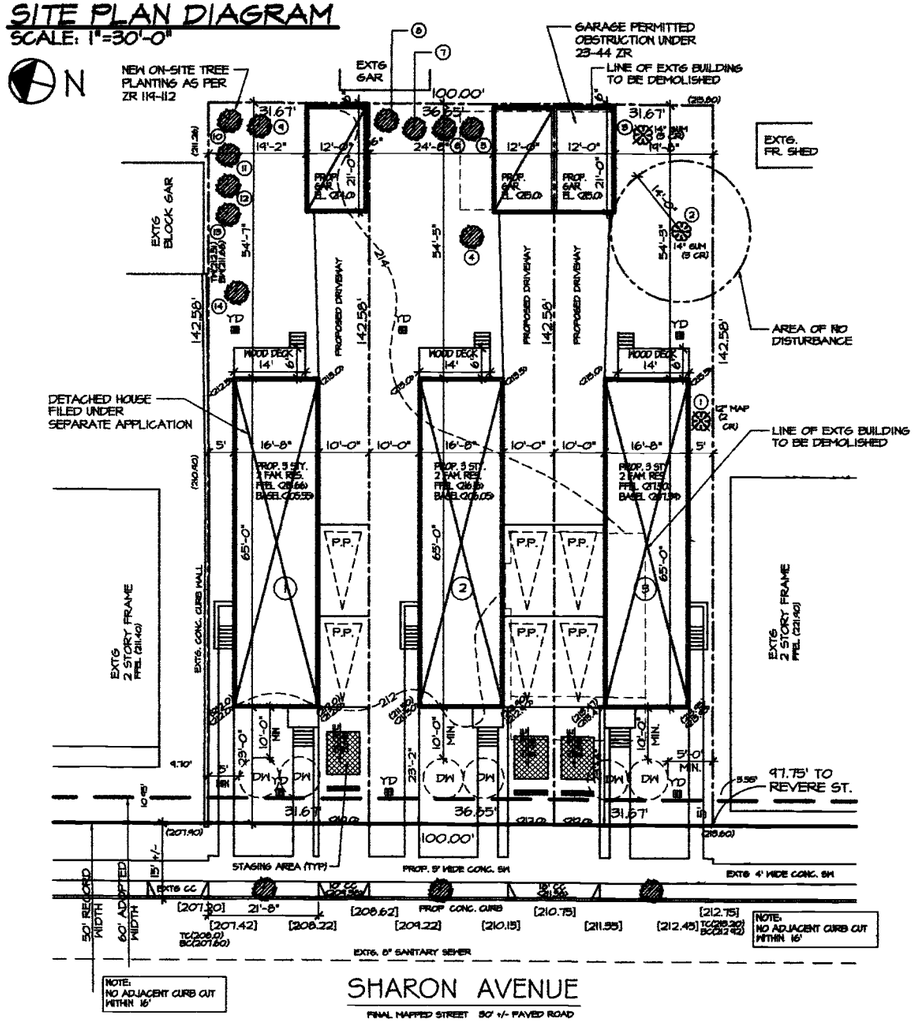
# SITE PLAN DIAGRAM

SCALE: 1"=30'-0"




## SHARON AVENUE

FINAL MAPPED STREET 50' +/- PAVED ROAD

## STREET TREES

THE PROPOSED WORK IS EXEMPT BECAUSE THIS IS NOT A DETACHED GARAGE THAT IS 400 SQUARE FEET OR GREATER AS PER 23-03 ZR AS PER ZR23-03

## SITE TREES

REQ'D ON-SITE TREES FILED UNDER HOUSE APPLICATION NO. 520203716 AS PER 119-112 ZR

## LEGEND

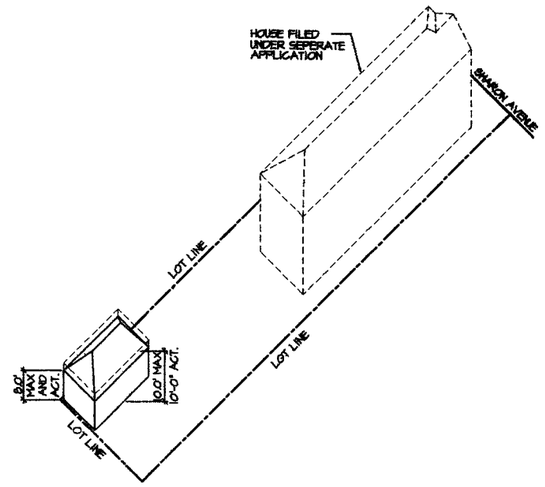
ZONE R3X
INSIDE: HILLSIDE DIST. (TIER I - 1.6% SLOPE)
OUTSIDE: WETLANDS, SOUTH RICHMOND, DOS, NATURAL AREA, FIRE DISTRICT AND FLOOD ZONE

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

PERMITTED GARAGE LOT COV'G PER 23-12(h) ZR

MAX. GARAGE COVERAGE = 20% OF REQ'D. OPEN SPACE
ACTUAL GARAGE COVERAGE = 252 SF = 5.01% < 20% ∴ OK

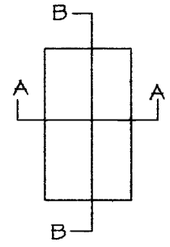
-AS PER SECT. 23-44 ZR, A DETACHED GARAGE IS A PERMITTED OBSTRUCTION IN THE REQUIRED REAR YARD.



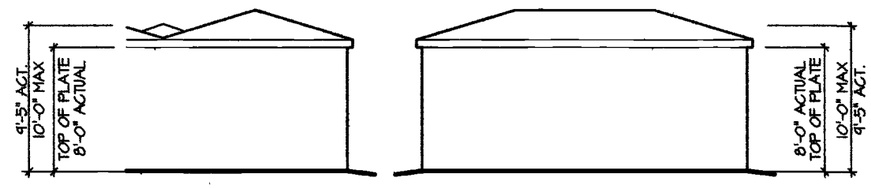

## AXONOMETRIC DIAGRAM (NOT TO SCALE)

MAXIMUM BULK - - - - - - - -
PROPOSED BULK ————

: 10' MAXIMUM ROOF MIDPOINT HEIGHT AS PER 23-44, b,5,1 (ZR)




## KEY PLAN (NOT TO SCALE)




SECTION A-A SECTION B-B

## SECTION DIAGRAM (NOT TO SCALE)

: 10' MAXIMUM ROOF MIDPOINT HEIGHT AS PER 23-44, b,5,1 (ZR)

NYC Buildings

**ZD1 Zoning Diagram**

*Must be typewritten.*

DEPT. BLDGS. 520203752 Job Number

SC130430044 Scan Code

**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) | 371 |
| Street Name | SHARON AVENUE |
| Borough | STATEN ISLAND |
| Block | 252 |
| Lot | 71 |
| BIN | 5164759 |

**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) JOSEPH M. MORACE, RA

Signature JOSEPH M. MORACE REGISTERED ARCHITECT 014258 STATE OF NEW YORK Date 02/17/15

P.E. / R.A. Seal (and/or) Sign (Seal, sign and date over seal)

**Internal Use Only**

BIS Doc #

PLAN EXAMINER SIGN AND DATE

07/09

NYC Buildings

# ZD1 Zoning Diagram

*Must be typewritten.*
Sheet 1 of 2

GARAGE

**1 Applicant Information** *Required for all applications.*

Last Name MORACE First Name JOSEPH Middle Initial M
Business Name JOSEPH M. MORACE, RA Business Telephone 718 979-3066
Business Address 3195 RICHMOND ROAD Business Fax 718 979 3129
City STATEN ISLAND State NY Zip 10306 Mobile Telephone
E-Mail joseph.moracearchitects@verizon.net License Number 014258

**2 Additional Zoning Characteristics** *Required as applicable.*

Dwelling Units 0 Parking area sq. ft. Parking Spaces: Total 1 Enclosed 1

**3 BSA and/or CPC Approval for Subject Application** *Required as applicable.*

**Board of Standards & Appeals (BSA)**

☐ Variance Cal. No.____ Authorizing Zoning Section XXX 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** *Required for all applications. One Use Group per line.*

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) Residential | Community Facility | Commercial | Manufacturing | FAR |
|---|---|---|---|---|---|---|---|
| 001 | 252 | 2 | 0* | 0 | 0 | 0 | 0 |
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| *GARAGE | IS EXCLUDED | FROM | ZONING | FL. AREA AS | PER SEC. | 12-10 ZR | |

ZD1 Sheet 2 of 2

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

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) Residential | Community Facility | Commercial | Manufacturing | FAR |
|---|---|---|---|---|---|---|---|
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| | | | | | | | |
| Totals | 252 | | 0 | 0 | 0 | 0 | 0 |

Total Zoning Floor Area 0

07/09

NYC Buildings

# ZD1 Zoning Diagram

*Must be typewritten.*
Sheet 1 of 2

GARAGE

## 1 Applicant Information *Required for all applications.*

Last Name MORACE | First Name JOSEPH | Middle Initial M

Business Name JOSEPH M. MORACE, RA | Business Telephone 718 979-3066

Business Address 3195 RICHMOND ROAD | Business Fax 718 979 3129

City STATEN ISLAND State NY Zip 10306 | Mobile Telephone

E-Mail joseph.moracearchitects@verizon.net | License Number 014258

## 2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 0 | Parking area 1080 sq. ft. | Parking Spaces: Total 9 | Enclosed 3

## 3 BSA and/or CPC Approval for Subject Application *Required as applicable.*

**Board of Standards & Appeals (BSA)**

- ☐ Variance — Cal. No.____ — Authorizing Zoning Section ~~72-21~~ XXX
- ☐ 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.*

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) | | | | FAR |
|---|---|---|---|---|---|---|---|
| | | | Residential | Community Facility | Commercial | Manufacturing | |
| 001 | 756 | 2 | 0* | 0 | 0 | 0 | 0 |
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| *GARAGE | IS EXCLUDED | FROM | ZONING | FL. AREA AS | PER SEC. | 12-10 ZR | |

ZD1 Sheet 2 of 2

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

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) | | | | FAR |
|---|---|---|---|---|---|---|---|
| | | | Residential | Community Facility | Commercial | Manufacturing | |
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| Totals | 756 | | 0 | 0 | 0 | 0 | 0 |

| Total Zoning Floor Area | 0 |
|---|---|