



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

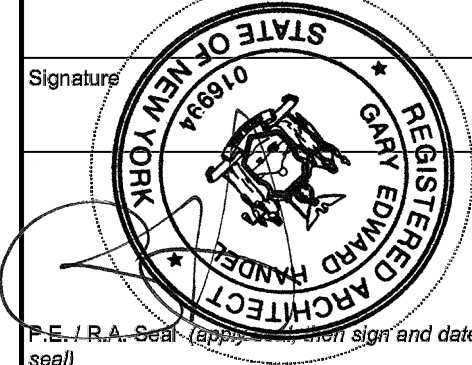
Location Information

House No(s)	
Street Name	
Borough	
Block	
Lot	
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)

Signature Date

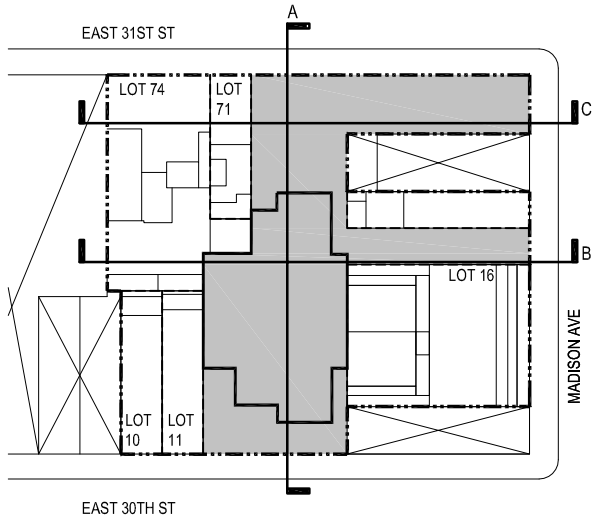


P.E. / R.A. Seal (attach, then sign and date over  
seal)

Internal Use Only

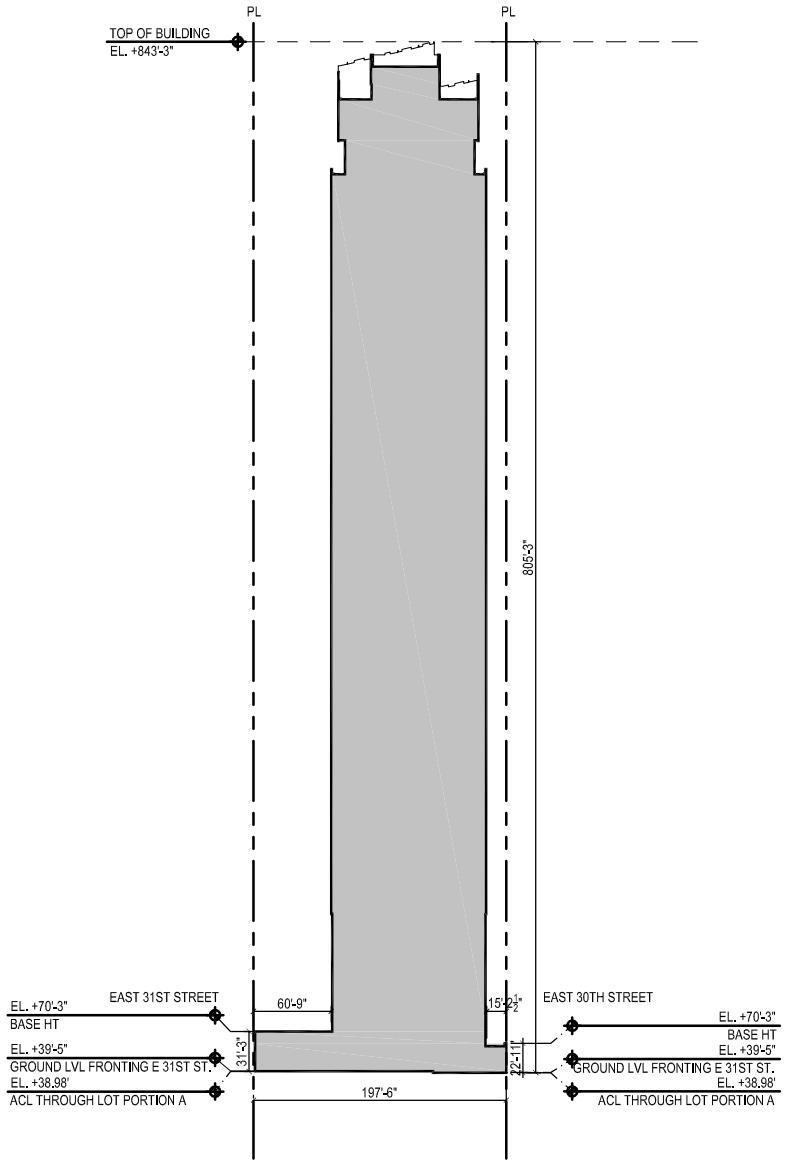
BIS Doc #

PLAN EXAMINER SIGN AND DATE



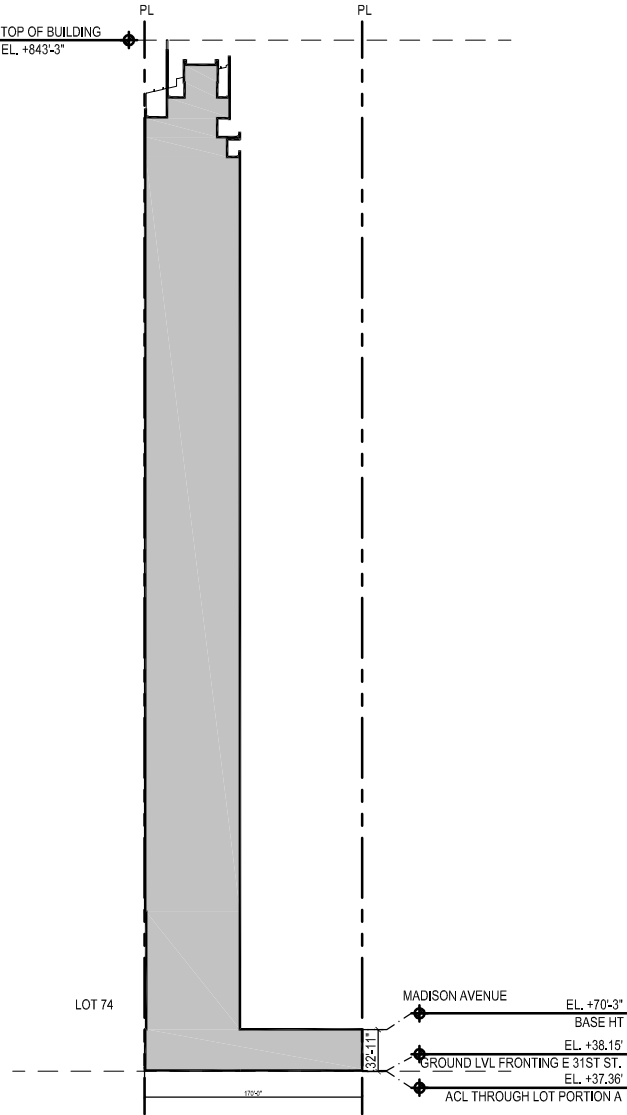
KEY PLAN

1" = 100'



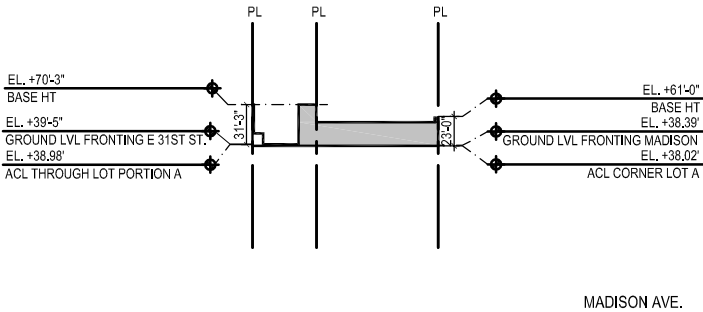
SECTION DIAGRAM A

1" = 150'



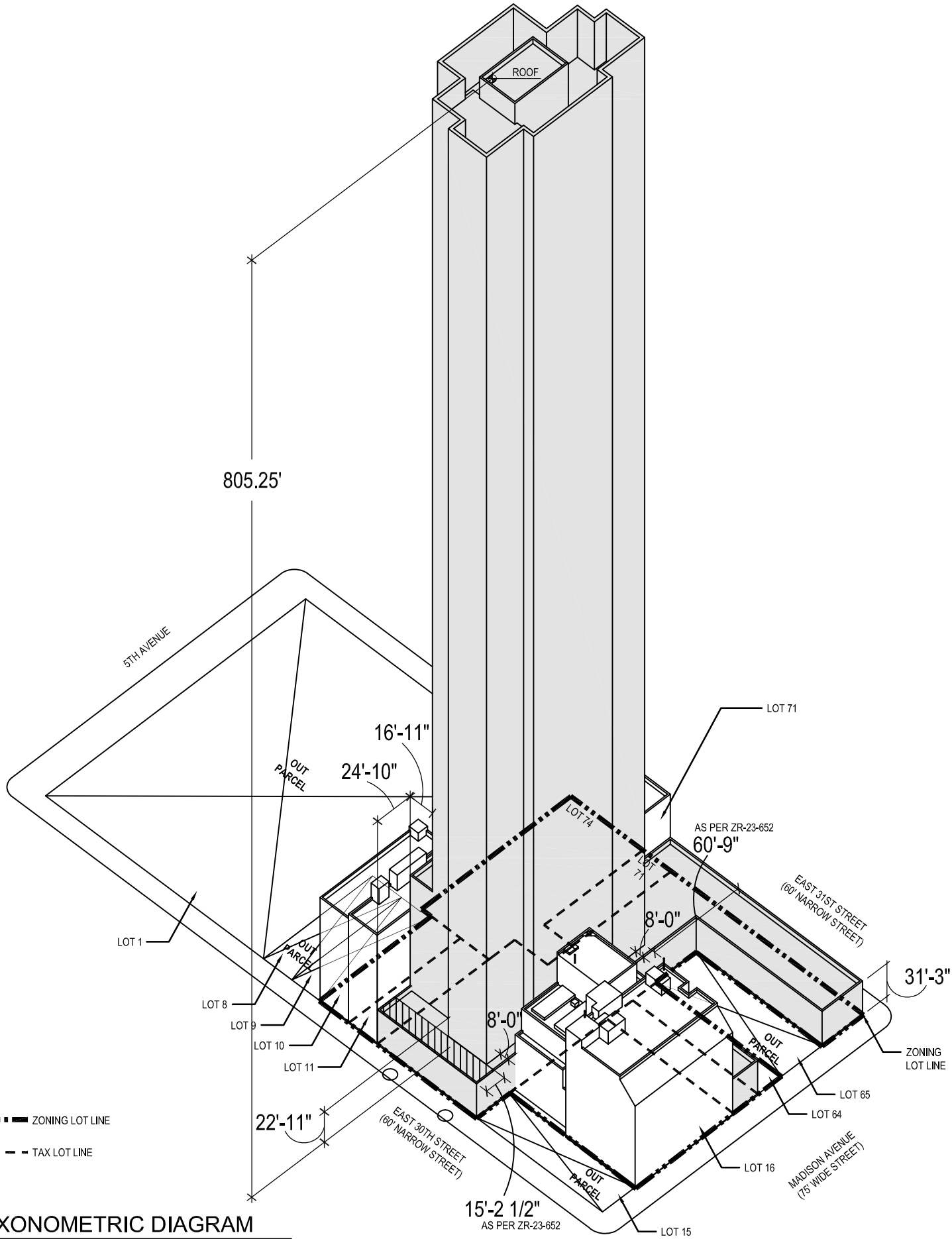
SECTION DIAGRAM B

1" = 150'



SECTION DIAGRAM C

1" = 150'



STANDARD TOWER REGULATIONS: AS PER ZR -23-652

AS PER 35-63, MIXED-USE BUILDING IN C5-2 DISTRICT, UTILIZE STANDARD TOWER REGULATIONS OF 23-652  
GROUND FLOOR COMMERCIAL WITH RESIDENTIAL ABOVE

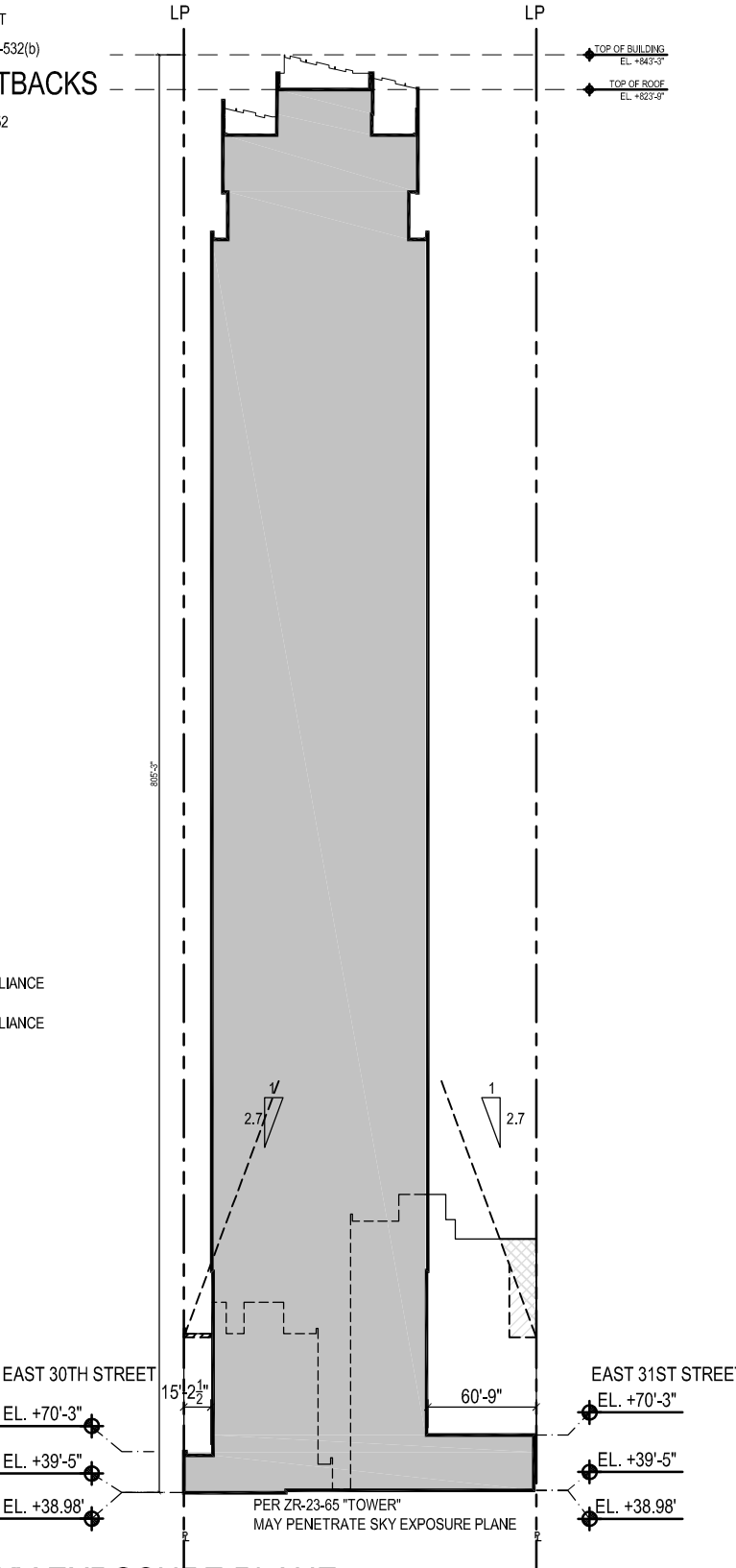
REQUIRED YARDS

FRONT: NONE AS PER ZR-23-45  
SIDE: NONE AS PER ZR-23-462(c)  
REAR: RYE, 15' ON 30TH ST  
45' ON 31ST ST  
AS PER ZR-23-532(b)

REQUIRED SETBACKS

FRONT: 15' AS PER ZR-23-652

AREAS OF NON-COMPLIANCE  
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Name (please print)

Signature Date

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

Internal Use Only

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PLAN EXAMINER SIGN AND DATE



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Sheet \_\_\_\_\_ of \_\_\_\_\_

1 Applicant Information Required for all applications.

Last Name	Handel	First Name	Gary	Middle Initial	
Business Name	Handel Architects, LLP			Business Telephone	212-595-4112
Business Address	120 Broadway, 6th Floor			Business Fax	
City	New York	State	NY	Zip	10271
E-Mail	ghandel@handelarchitects.com			Mobile Telephone	
				License Number	016994

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	199	Parking area	0	sq. ft.	Parking Spaces: Total	0	Enclosed	0
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section	_____
<input type="checkbox"/> Other	Cal. No. _____		

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> 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	
LOT 10	(EXISTING)						
1	1,818	6	0	0	1,818	0	0.05
2-6	7,345	2	7,345	0	0	0	0.20
SUBTOTAL	9,164		7,345	0	1,818	0	0.24
LOT 11	(EXISTING)						
1	1,783	6	0	0	1,693	0	0.05
2-7	9,660	2	9,624	0	0	0	0.26
SUBTOTAL	11,443		9,624	0	1,693	0	0.30
LOT 16	(EXISTING)						
1-6	33,698	3	0	32,672	0	0	0.87
SUBTOTAL	33,698		0	32,672	0	0	0.87

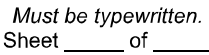
ZD1

Sheet \_\_\_\_\_ of \_\_\_\_\_

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	
LOT 64	(EXISTING)						
1-5	7,152.0	6	0	0	** 7,152.0	0	0.19
SUBTOTAL	7,152.0		0	0	** 7,152.0	0	0.19
					** 7,154.0 PER SURVEY SHEET Z-011.		
LOT 71	(EXISTING)						
1-6	8,383.7	6	0	0	8,227.7	0	0.22
SUBTOTAL	8,383.7		0	0	8,227.7	0	0.22
LOT 74	(EXISTING)						
1	5,986.7	6	0	0	5,917.7	0	0.16
2-12	49,566.2	6	0	0	48,046.2	0	1.28
13	2,130.7	6	0	0	1,947.7	0	0.05
SUBTOTAL	57,683.6		0	0	55,911.6	0	1.49
LOT 12	(PROPOSED)	SEE NEXT PAGE					



[illegible]Sheet \_\_\_\_\_ of \_\_\_\_\_

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
LOT 12	(PROPOSED)						
SUBCELLAR	12,067.0	6	0	0	0	0	0
CELLAR	12,811.0	6	0	0	0	0	0
1	14,677.0	2,6	7,663.0	0	3,944.0	0	0.31
2	7,352.0	2	0	0	0	0	0.00
3	7,156.0	2	0	0	0	0	0.00
4	6,877.0	2	0	0	0	0	0.00
5	7,079.0	2	6,609.0	0	0	0	0.18
6	3,144.0	2	2,923.0	0	0	0	0.08
7-22	113,424.0	2	104,256.0	0	0	0	2.77
23-37	106,335.0	2	97,350.0	0	0	0	2.60
38-42	35,445.0	2	32,710.0	0	0	0	0.87
43-47	35,445.0	2	32,930.0	0	0	0	0.88
48-50	21,267.0	2	19,653.0	0	0	0	0.52
51	7,077.0	2	6,153.0	0	0	0	0.16
52	4,866.0	2	4,312.0	0	0	0	0.11
53	6,125.0	2	6,207.0	0	0	0	0.17
54	3,991.0	2	0	0	0	0	0.00
55	1,014.0	2	0	0	0	0	0.00
56	1,369.0	2	0	0	0	0	0.00
57	922.0/NA	2	0	0	0	0	0.00
SUBTOTAL	407,521.0	2	320,766.0	0	3,944.0	0	8.63
Totals	535,045.3		337,735.0	32,672.0	78,746.3	0	11.94

Total Zoning Floor Area	449,153.3
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