



ZD1 Zoning Diagram
Must be typewritten

DEPT BLDGS Job No. 121275707
Scan Code ESHS3705812

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Location Information

House No(s) 2461

Street Name BROADWAY

Borough	Manhattan
---------	-----------

Block	1239
-------	------

Lot	10 110
-----	--------

BIN	121275707
-----	-----------

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)

ERAN SHEN

Signature *[Signature]*

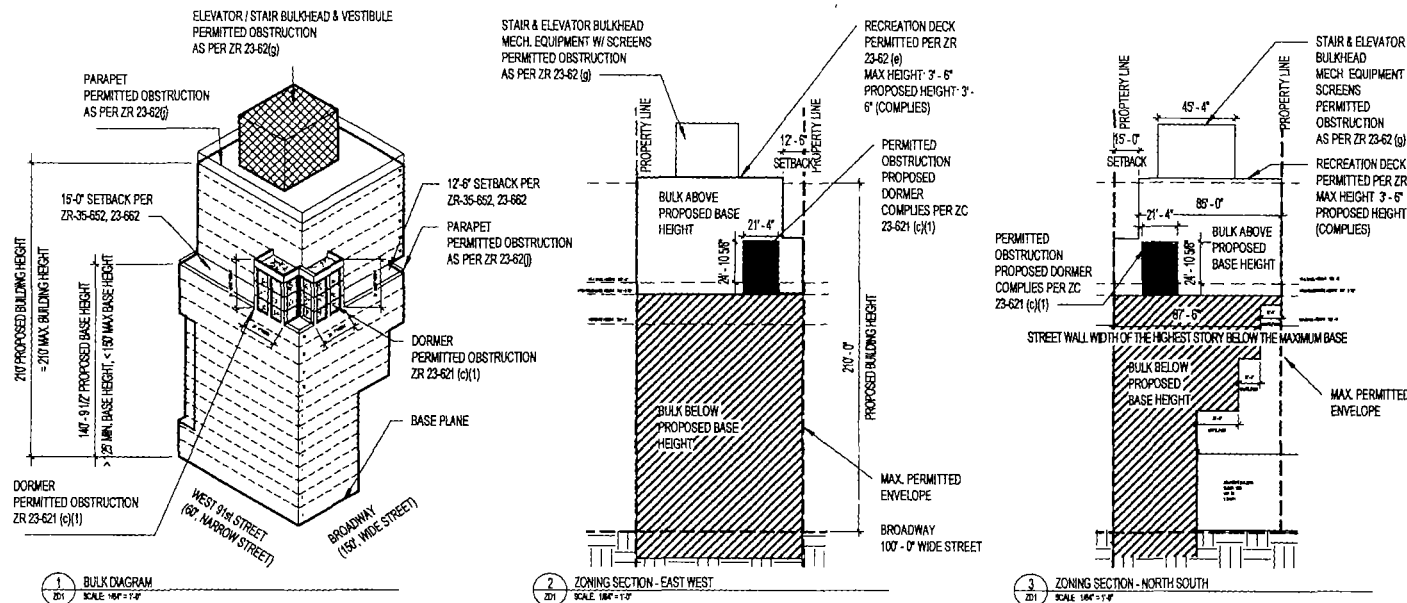
Date _____

PE / RA Seal (apply seal, then sign and date over seal)

Internal Use Only

5017

EXAMINER SIGN AND DATE *[Signature]* 1/23/20



PROJECT INFORMATION

NB APPLICATION
BUILDING NO AND ADDRESS. 2461 8 BROADWAY,
NEW YORK, NY 10025

BLOCK NO. 1239 LOT NO 10 & 110
LOT SIZE. LOT 10: 2,777 SF
LOT 110: 2,592 SF
TOTAL: 5,369 SF

COMMUNITY DISTRICT MANHATTAN 7

ZONING DISTRICTS: CA-BA (R10A EQ) SPECIAL
ENHANCED COMMERCIAL DISTRICT 3
ZONING MAP NO.: 50
QUALITY HOUSING PROGRAM: YES
INCLUSIVELY HOUSING DESIGNATED: NO
FLOOD ZONE, ZONE X (OUTSIDE THE 0.2% ANNUAL
CHANCE FLOOD PLAIN, PROPERTY 1 NOT LOCATED
IN A SPECIAL FLOOD HAZARD AREA)
LANDMARK: NO
ENVIRONMENTAL: N/A

ENVIRONMENTAL: N/A

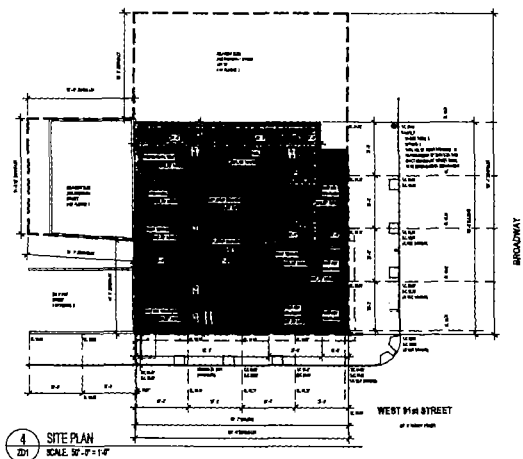
EXISTING BUILDING
BUILDING NO. AND ADDRESS 2465 BROADWAY, NEW YORK, NY
10025

BLOCK NO 1239 LOT NO 52
LOT SIZE:
CA-6A 9,764 SF
R8 18,711 SF
TOTAL 28,475 SF

COMMUNITY DISTRICT, MANHATTAN 7

ZONING DISTRICTS: C4-A (R10A EQ & RB) SPECIAL ENHANCED
COMMERCIAL DISTRICT 3
ZONING MAP NO. 50
QUALITY HOUSING PROGRAM: N/A
INCLUSIONARY HOUSING DESIGNATED: NO
FLOOD ZONE: ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE
FLOOD PLAN, PROPERTY IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA)
LANDMARK: NO
ENVIRONMENTAL: N/A

LANDMARK NO
ENVIRONMENTAL N/A



KENNETH FLADEN, R.A.



ZD1 Zoning Diagram

Must be typewritten
Sheet ____ of ____

1 Applicant Information Required for all applications

Last Name CHEN First Name ERAN Middle Initial
Business Name ODA ARCHITECTURE, P.C. Business Telephone 6464787455
Business Address 250 PARK AVENUE SOUTH, THIRD FLOOR Business Fax
City NEW YORK State NY Zip 10003 Mobile Telephone
E-Mail ERAN@ODA-ARCHITECTURE.COM License Number 036207

2 Additional Zoning Characteristics Required as applicable

Dwelling Units 33 Parking area 0 sq. ft. Parking Spaces Total 0 Enclosed 0

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

Board of Standards & Appeals (BSA)

☐ Varance Cal. No. _____ Authorizing Zoning Section 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.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CEL	5176	2	0		0		
001	3199	6			3199		.211
001	2105	2					.139
002	4855	6	2601				.171
003	5243	2	4888				.323
004	5243	2	4888				.323
005	5243	2	4888				.323
006	5243	2	4888				.323
007	5244	2	4889				.323
008	7409	2	6957				.459
009	7408	2	6955				.459
010	7409	2	6956				.459

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	
011	8714	2	8207				.542
012	8712	2	8205				.542
013	8713	2	8206				.542
014	8091	2	7635				.534
015	8088	2	7657				.534
016	8087	2	7656				.534
017	7400	2	6964				.460
018	7402	2	6966				.460
019	7404	2	6974				.460
ROOF	153	2	153				.010
TOTAL	136541		118591		3199		8.04
2465	BROADWAY						
1	9764				9685		.639
2	9242				9157		.605
3	9242				9231		.609
MEZ	408				402		.026
TOTAL	28656				28475		1.88
Totals	165197		118591		31674		9.92

Total Zoning Floor Area 196871