



# Zoning Compliance Improvements



# Goals & Benefits

Improving compliance with the Zoning Resolution is a key component of Commissioner LiMandri's Strategic Plan.

## The goal of this new initiative:

- ✓ Increase Zoning Resolution compliance

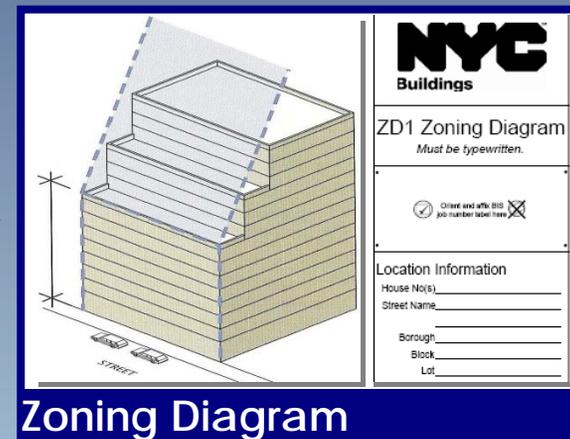
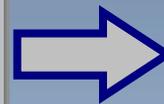
## The benefits of this new initiative include:

- ✓ Providing *transparency* earlier in the process giving the public more information about proposed development in communities
- ✓ Providing owners, developers, and industry more *certainty* about their projects

# Transparency

A new Zoning Diagram and Determination Requests will provide a more complete package of zoning information to the public earlier in the process... "before the first shovel hits the ground."

## BISWeb



Zoning Diagram

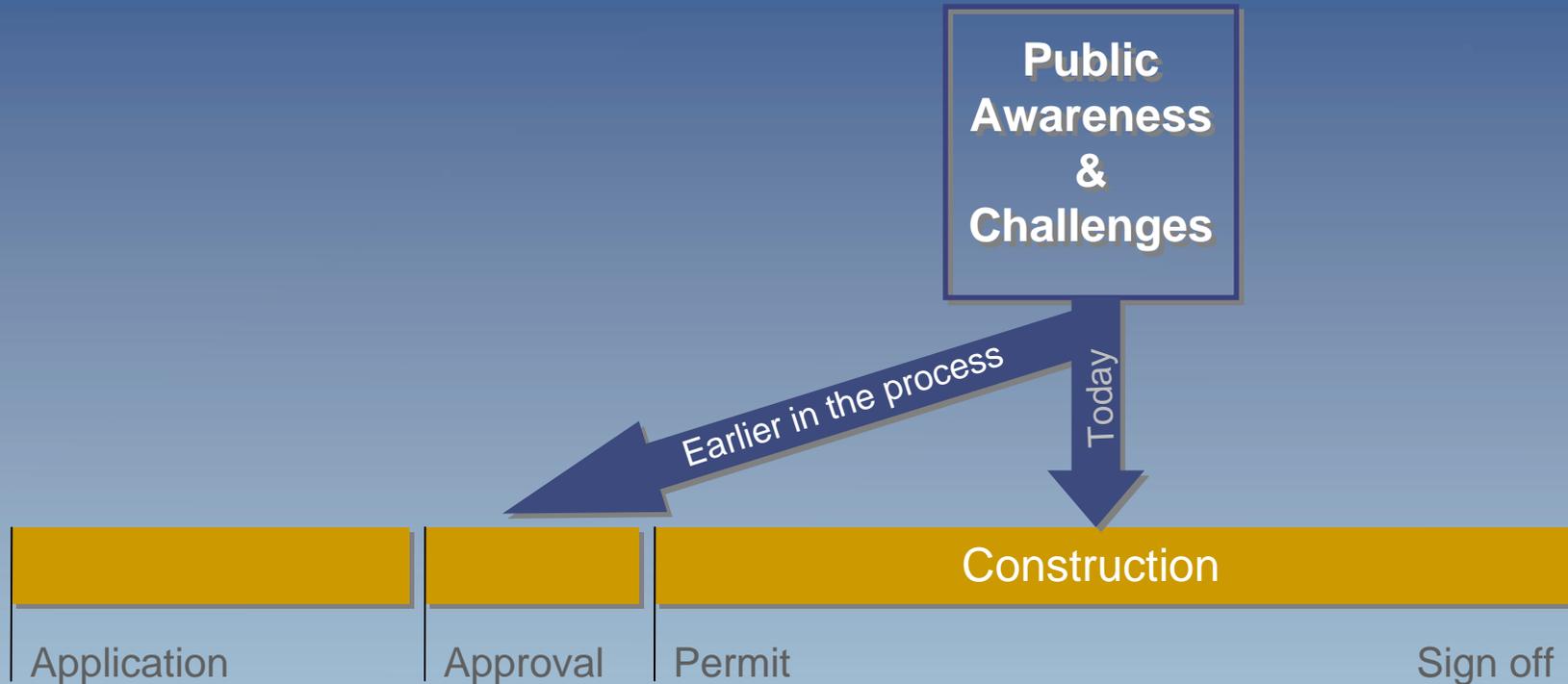
Zoning Determinations

Related Zoning Documents

# Certainty



Today, challenges happen late in the development process as public awareness is triggered by construction. This can lead to lawsuits and costly construction delays.



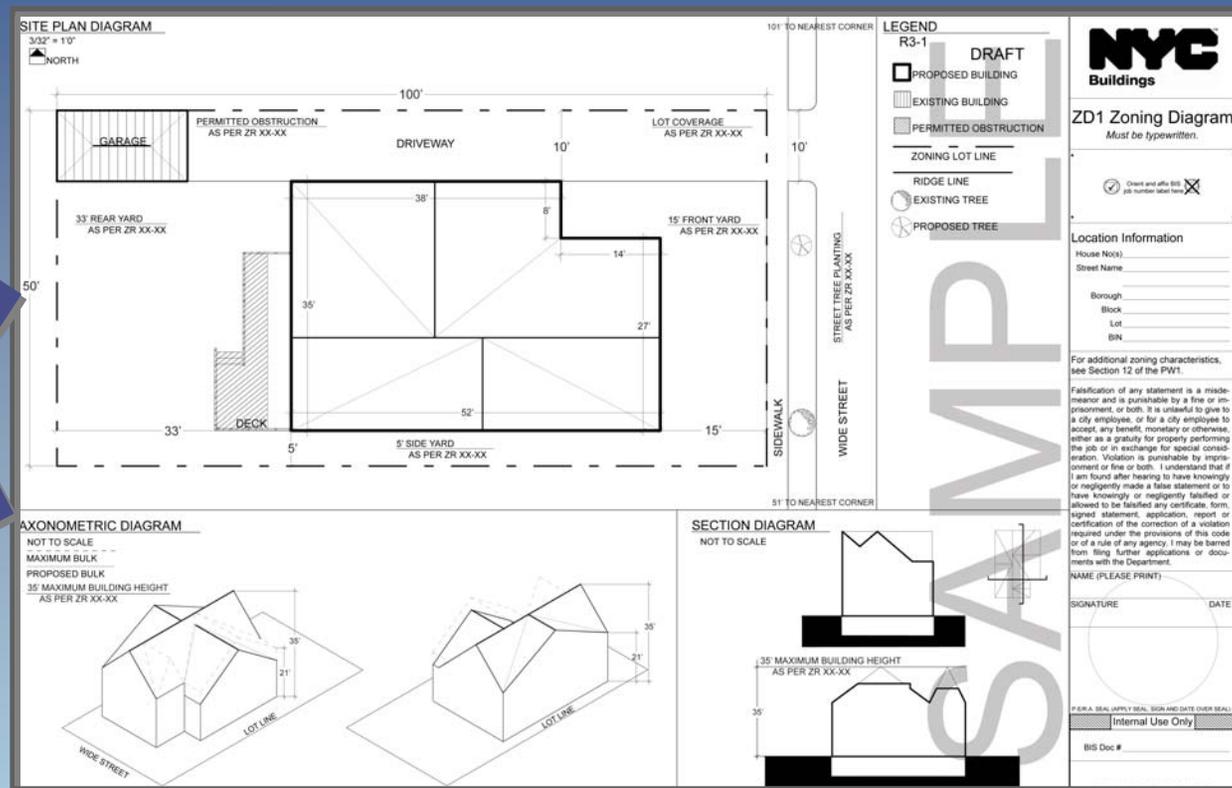
# New Zoning Diagram



- Required on all New Buildings and Enlargements
- Required prior to application approval
- Scanned to BISWeb at approval

## 2 Components:

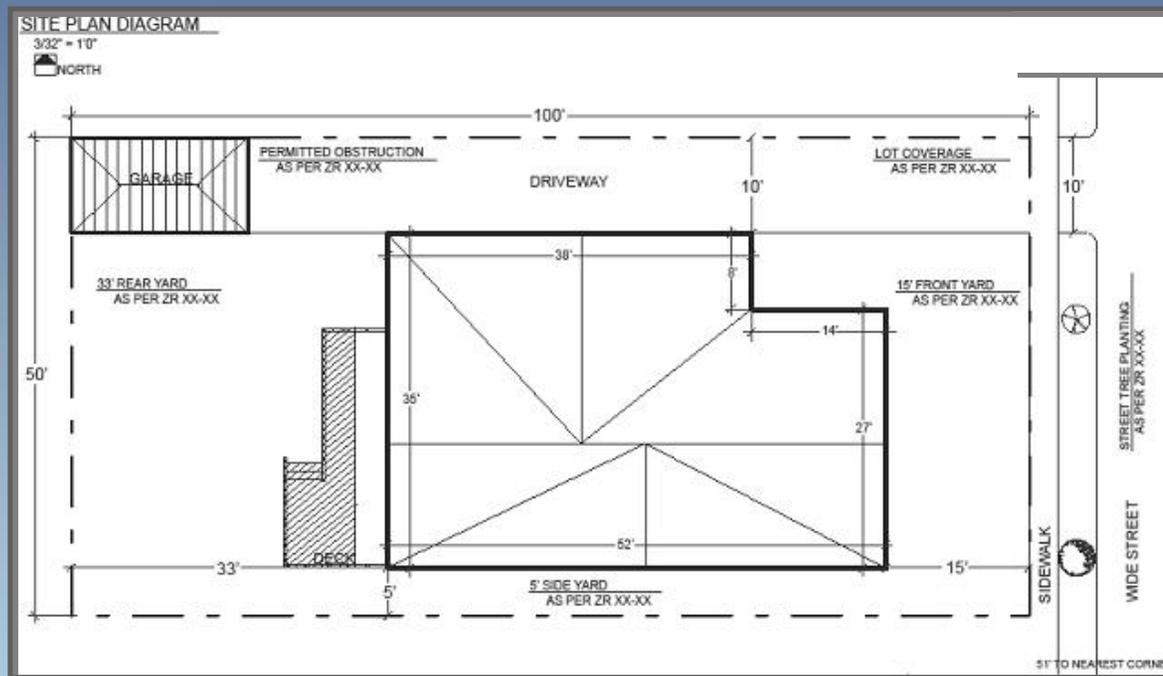
- Site Plan
- 3D



# Site Plan Component

The Site Plan view includes the following:

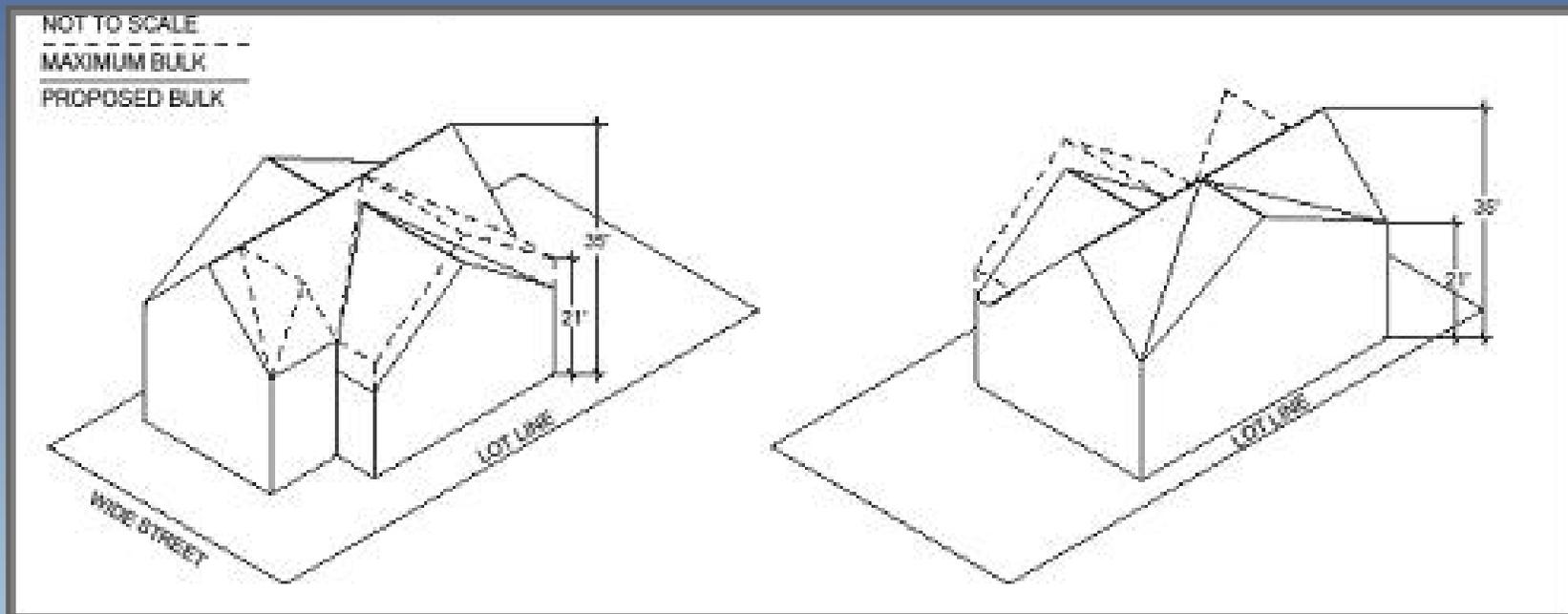
- Lot Coverage
- Yards
- Wide & Narrow Street
- Zoning District(s)
- Commercial Overlay(s)
- Special District(s)
- Dimensioned Zoning Lot
- Designated Parking Area
- Garages / Sheds
- Building Footprint
- Building Segments
- Street Trees
- Open Space
- Plazas
- Curb Cuts
- Distance to Corner
- Retaining Walls
- Swimming Pools
- Fences
- Decks



# 3D Diagram

The 3D view includes the following:

- Dimensioned Building Height
- Dimensioned Street Wall Heights and Setbacks
- Permitted Obstructions Sky Exposure Plane



# New Determination Forms



❑ Replace the current BC1 - Pre-Con/Recon Request form with two new forms:

- ZRD1 for Zoning related requests
- CCD1 for all other Codes or requirements (Construction Code, Multiple Dwelling Law, Policy and Procedure Notices, etc.)

❑ All applicable approved determinations will be scanned at approval



**ZRD1: Zoning Resolution  
Determination Form**

*Must be typewritten.*

Orient and affix BIS  
job number label here

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**1 Location Information** *Required for all requests on filed applications.*

House No(s) \_\_\_\_\_ Street Name \_\_\_\_\_

Borough \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ BIN \_\_\_\_\_ CB No. \_\_\_\_\_

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**2 Applicant Information** *Required for all requests on filed applications.*

Last Name \_\_\_\_\_ First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_

Business Name \_\_\_\_\_ Business Telephone \_\_\_\_\_

Business Address \_\_\_\_\_ Business Fax \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Mobile Telephone \_\_\_\_\_

E-Mail \_\_\_\_\_ License Number \_\_\_\_\_

License Type  P.E.  R.A. DOB PENS ID # (if available) \_\_\_\_\_

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**3 Attendee Information** *Required if different from Applicant in section 2 or no Applicant.*

Relationship to the property:  Filing Representative  Attorney  Other: \_\_\_\_\_

Last Name \_\_\_\_\_ First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_

Business Name \_\_\_\_\_ Business Telephone \_\_\_\_\_

Business Address \_\_\_\_\_ Business Fax \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Mobile Telephone \_\_\_\_\_

E-Mail \_\_\_\_\_ License/Registration # (if P.E./R.A./Attorney) \_\_\_\_\_

DOB PENS ID # (if available) \_\_\_\_\_

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**4 Nature of Request** *Required for all requests. Only one request may be submitted per form.*

*Note: Use this form only to request Zoning Resolution determination (for all other requests, use CCD1 form)*

Appointment is requested with:  Plan Examination  Borough Commissioner's Office  Technical Affairs

Job associated with this request?  Yes (provide job#/doc#/examiner name below)  No

Job Number: \_\_\_\_\_ Document Number: \_\_\_\_\_ Examiner: \_\_\_\_\_

Has this request been previously denied?  Yes (**attach all denied request form(s) and attachment(s)**)  No

Indicate total number of pages submitted with this request, including attachments: **(attachment may not be larger than 11" x 17")**

Indicate relevant Zoning Resolution section(s): \_\_\_\_\_

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any):

Borough Commissioner  Code & Zoning Specialist  General Counsel's Office

Deputy Borough Commissioner  Chief Plan Examiner  Other: \_\_\_\_\_

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**ADMINISTRATIVE USE ONLY**

Reference #: \_\_\_\_\_ Appointment date: \_\_\_\_\_ Appointment time: \_\_\_\_\_

Appointment Scheduled With: \_\_\_\_\_

Comments: \_\_\_\_\_

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

1/09

# Accessibility – My Community



Department of Buildings - Microsoft Internet Explorer

Address: http://www.nyc.gov/html/dob/html/home/home.shtml

NYC Buildings

SEARCH BUILDINGS DEPT

HOME

- ABOUT THE BUILDINGS DEPT
- BUILDINGS INFORMATION SYSTEM (BIS)
- CAREER OPPORTUNITIES
- NYC CONSTRUCTION CODES
- LICENSES & RENEWALS
- APPLICATIONS & PERMITS
- CERTIFICATES OF OCCUPANCY
- CONSTRUCTION, DEMOLITION & ABATEMENT
- VIOLATIONS
- FORMS
- REFERENCE MATERIALS
- GUIDES & PUBLICATIONS
- NEWS & SERVICES
- CONTACT THE BUILDINGS DEPT

Adobe Acrobat Reader (required to view PDFs)

**McGraw Hill Construction NYC Buildings**

DOB's New Vision Of Safety  
**RAISING STANDARDS**  
MANAGING HIGH RISK CONSTRUCTION  
CRANES | EXCAVATIONS | CONCRETE

**PROGRAM** TUESDAY FEBRUARY, 3 2009  
**REGISTER** 7:30AM - 3:30PM  
**SPONSOR** McGraw-Hill Conference Center  
1221 Avenue of the Americas  
Second Floor Gallery and Theater

**UPCOMING CHANGES** Important Changes in January 2009  
There are several important changes that are now in effect. Many of these changes are designed to enhance construction site safety and may affect how you do business with the Department.  
[Learn more](#)

**Elevator Inspections**  
With the increased elevator inspection and filing requirements put in place by the new NYC Construction Codes, the Department is allowing Inspectors who have obtained Qualified Elevator Inspector (QEI) certification, but are not Department-licensed, to perform elevator inspections and tests in calendar year 2009.

**SAFETY TRAINING** Safety Training Deadline Extended  
All workers at "major buildings" are now required to complete a 10-hour OSHA-

**BIS WEB QUERY**  
BUILDINGS INFORMATION SYSTEM

BOROUGH  
Pick a Borough

HOUSE #

STREET NAME:

SUBMIT CLEAR

eFiling

MY COMMUNITY

LICENSE SEARCH

STATISTICS

- BUILD Top 10
- MMR Reports
- Weekly Reports
- Monthly Reports
- OP-98 Rejections

DID YOU KNOW?

Winter Tips on Keeping Your Buildings Warm & Safe.  
[Learn more:](#)

BIS WEB QUERY  
BUILDINGS INFORMATION SYSTEM

BOROUGH  
Pick a Borough

HOUSE #

STREET NAME:

SUBMIT CLEAR

eFiling

MY COMMUNITY

# Accessibility – My Community



My Community | Jobs | Back FAQs | Glossary

**NYC BUILDINGS My Community**

**Manhattan**

Open "New Building" Jobs in Community Board: Manhattan - 01  
Signed-off jobs are not included in this search. Please refer to BISWeb for signed-off jobs

[Click here for help.](#)

Click on a column header to sort by that field

FILE DATE ↓	JOB #	ADDRESS	BLOCK	LOT	DIAGRAM	STATUS
06/20/2008	110320019	<a href="#">278 GREENWICH STREET</a>	142	1		PLAN EXAM - DISAPPROVED
06/07/2008	110308621	<a href="#">87 CHAMBERS STREET</a>	149	7		PLAN EXAM - DISAPPROVED
07/10/2008	110230269	<a href="#">6 WATER ST</a>	8	51		PLAN EXAM - DISAPPROVED
07/10/2008	110230278	<a href="#">59 FRANKLIN STREET</a>	171	5	<a href="#">ZONING</a>	PLAN EXAMINATION APPROVED
06/19/2008	110206599	<a href="#">92 FULTON STREET</a>	77	22	<a href="#">ZONING</a>	ALL PERMITS ISSUED - NOT SIGNED OFF
06/16/2008	103878733	<a href="#">55 BATTERY PLACE</a>	16	40	<a href="#">ZONING</a>	ALL PERMITS ISSUED - NOT SIGNED OFF
04/14/2008	110140008	<a href="#">40 GOLD STREET</a>	76	24	<a href="#">ZONING</a>	ALL PERMITS ISSUED - NOT SIGNED OFF
03/31/2008	110126113	<a href="#">19 PARK PLACE</a>	124	8	<a href="#">ZONING</a>	PLAN EXAMINATION APPROVED
03/21/2008	110211681	<a href="#">74 HUDSON STREET</a>	179	13		PLAN EXAM - DISAPPROVED

ADDRESS	BLOCK	LOT	DIAGRAM
<a href="#">278 GREENWICH STREET</a>	142	1	
<a href="#">87 CHAMBERS STREET</a>	149	7	
<a href="#">6 WATER ST</a>	8	51	
<a href="#">59 FRANKLIN STREET</a>	171	5	<a href="#">ZONING</a>
<a href="#">92 FULTON STREET</a>	77	22	<a href="#">ZONING</a>
<a href="#">55 BATTERY PLACE</a>	16	40	<a href="#">ZONING</a>



**NYC Buildings**

ZD1 Zoning Diagram  
*Must be typewritten.*

Street and with BIS job number label trace

Location Information  
House No(s) \_\_\_\_\_  
Street Name \_\_\_\_\_  
Borough \_\_\_\_\_  
Block \_\_\_\_\_  
Lot \_\_\_\_\_

Zoning Diagram

Zoning Determinations

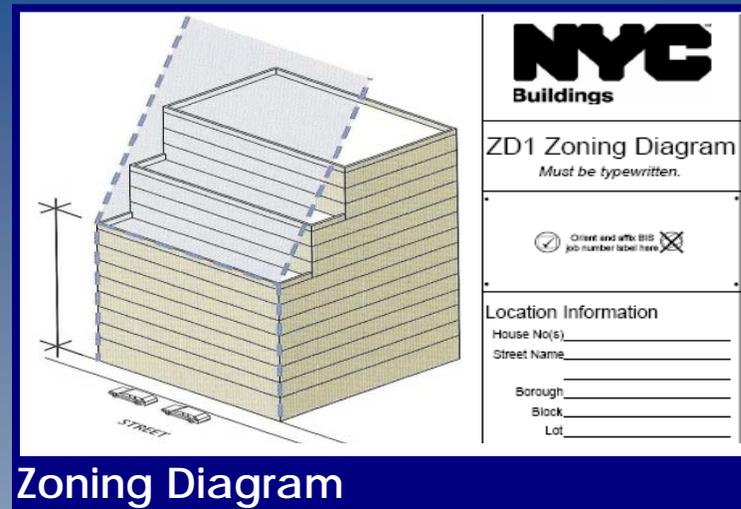
Related Zoning Documents

# New Public Challenge



## Highlights:

- The public can challenge the Department's zoning approval for 45 days
- Challenges will be forwarded to the applicant and reviewed by the Borough Commissioner. Decisions will be posted to BISWeb
- Decisions can be appealed for 15 days to Technical Affairs. Appeal decisions will be posted to BISWeb
- PAAs (Amendments) filed to resolve challenge objections can be appealed for 15 days to Technical Affairs
- PAAs filed to change scope restart the 45 day challenge process
- Permits may be obtained and construction can begin any time after approval



Zoning Diagram

Zoning Determinations

Related Zoning Documents

# Public Challenge Process



ZONING DOCUMENTS ONLINE



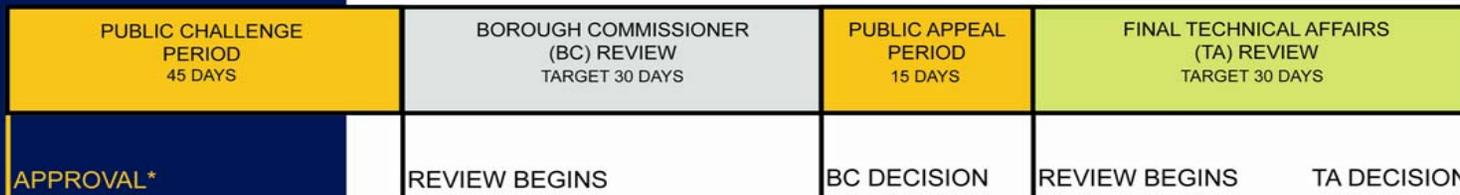
CHALLENGES AVAILABLE TO APPLICANT



DECISIONS ONLINE



DECISIONS ONLINE



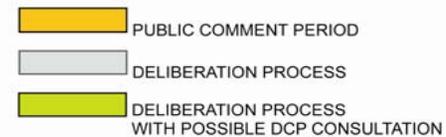
BSA\*\*



BSA\*\*

\*PERMIT(S) MAY BE OBTAINED ANY TIME AFTER APPROVAL

\*\*PERMIT(S) AND SUBSEQUENT FINAL DECISIONS MAY BE APPEALED TO BSA



# New Public Challenge Forms



- ❑ Challenges or appeals must be issued on new forms:
  - Zoning Challenge and Appeal Form for Zoning related challenges
  - Construction Challenge and Appeal Form for all other Code challenges
  
- ❑ Challengers can identify the address and nature of complaint. Application and Zoning Resolution information visible on scanned documents can also be included.
  
- ❑ Decisions will be issued and posted to BISWeb on all challenges and appeals submitted within the established time frames will



**Zoning Challenge and Appeal Form**  
(for approved applications)

*Must be typewritten.*

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**1 Property Information** *Required for all challenges.*

BIS Job Number	BIS Document Number
Approval Date (MM/DD/YY)	Borough
House No(s)	Street Name

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**2 Challenger Information** *Optional.*

*Note to all challengers: This form will be scanned and posted to the Department's website.*

Last Name	First Name	Middle Initial
Affiliated Organization		
E-Mail		Contact Number

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**3 Description of Challenge** *Required for all challenges.*

*Note: Use this form only for challenges related to the Zoning Resolution*

Select one:  Initial challenge  Appeal to a previously denied challenge (denied challenge must be attached)

Indicate total number of pages submitted with challenge, including attachments: **(attachment may not be larger than 11" x 17")**

Indicate relevant Zoning Resolution section(s) below. *Challenges submitted without proper Zoning Resolution sections may affect it being processed and reviewed.*

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Describe the challenge in detail below. (continue on page 2 if additional space is required)

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*Note to challengers: An official decision to the challenge will be made available no earlier than 60 days after the application's approval date. Once available, the official decision will be posted to the Department's website.*

ADMINISTRATIVE USE ONLY		
Reviewer's Signature:	Date:	Time:

3/09

# Zoning Compliance



Check [www.nyc.gov/buildings](http://www.nyc.gov/buildings) to view all new forms and guides.

*Questions?...*