

ZONING DISTRICTS
R-10 SPECIAL PARK IMPROVEMENT DISTRICT
C5-1

LOT AREA	
R-10	11,303.00
C5-1	10,640.00
TOTAL	21,943.00

USES PERMITTED	
USE GROUPS R-10	1-4
USE GROUPS C5-1	1-6 & 9, 10, 11

USES PROVIDED			
A	EXISTING		
	CHURCH	UG 4	LOT 36
	CLUB	UG 4	LOT 31
	RESIDENTIAL	UG 2	LOT 42
	COMMERCIAL	UG 6	LOT 42
B	PROPOSED		
	RESIDENTIAL	UG 2	

FLOOR AREA PERMITTED

A	FAR PERMITTED		
1	BASIC FAR		
	R-10		
	COMMERCIAL	0	
	COMMUNITY FACILITY	10	
	RESIDENTIAL	10	
	MAX FAR FOR R-10	10	
2	C5-1		
	COMMERCIAL	4	
	COMMUNITY FACILITY	10	
	RESIDENTIAL	10	
3	BONUS FAR FOR C5-1	2	
	INCLUSIONARY HOUSING		
	OFF SITE NEW CONSTRUCTION		
4	OFF-SITE INCLUSIONARY HOUSING	21,104.00	
	SEE HPD CERTIFICATES		
	BONUS FAR = 21,104/ 10,640		1,983
4	MAX. FAR11,983		

A.1	FLOOR AREA PERMITTED	
	R-10	
	1,303 X 10	113,030.00

C5-1		
RESIDENTIAL	10,640.00 X 11.983	127,499.12
COMMERCIAL	10,640.00 X 4	42,560.00
COM. FACILITY	10,640.00 X 10	106,400.00

TOTAL	
MAX. RESIDENTIAL	240,529.12
MAX ALL USES	240,529.12

FLOOR AREA PROPOSED		
FLOOR AREA PROPOSED BY ZONE, BY BUILDING & BY USE		
R 10 & C5-1		
CHURCH (EXISTING)	33,430.00	
CLUB (EXISTING)		13,645.00
TOTAL COMMUNITY FACILITY		47,075.00
RESIDENTIAL (EXISTING)	2,906.00	
RESIDENTIAL (NEW)	178,045.76	
TOTAL RESIDENTIAL	180,952	C5-

ONLY	
COMMERCIAL	7,300.00

C	TOTAL BOTH ZONES (EXISTING & PROPOSED)	235,386.46
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DENSITY		200,000.00
A	C5-1 DWELLING UNIT FACTOR	790
B	MAX FLOOR AREA PERMITTED	240,529.12
C	NON RESIDENTIAL FA PROVIDED	54,375.00
D	CALCULATION	186,154.12
E	MAXIMUM DU PERMITTED	
	186,154 / 790	236

F	PROPOSED	43
G	EXISTING	2
	TOTAL	45

HEIGHT AND SETBACK REGULATIONS

SECTIONS 23-632, 33-432, 35-62, 35-63

EAST 60TH STREET (NARROW STREET) & EAST 61ST STREET (NARROW STREET)
 MAXIMUM HEIGHT OF STREET WALL: 9 STORIES OR 85'
 INITIAL SETBACK: 20'
 SKY EXPOSURE PLANE: 2.7:1

C5-1 ONLY, TOWER REGULATIONS:
23-65 TOWER REGULATIONS
35-63(B) RESIDENTIAL PORTION OF A MIXED BUILDING
2 NOT EXCEEDING 50% LOT COVERAGE MAY BE
CONSTRUCTED IN CONFORMANCE WITH RESIDENTIAL
TOWER REGULATIONS PROVIDED:

A) TOWER COVERAGE PERMITTED: 50%
10,644 X 50% = 5,322 SF

TOWER PROPOSED: 4,641 SF

B) AT LEAST 65 % OF TOTAL ALLOWABLE FA ON THE ZONING LOT IS OCCUPIED BY RESIDENTIAL USE.

TOTAL FLOOR AREA PROVIDED IN C5-1:	188,252 SF
RESIDENTIAL FLOOR AREA IN C5-1:	180,952 SF

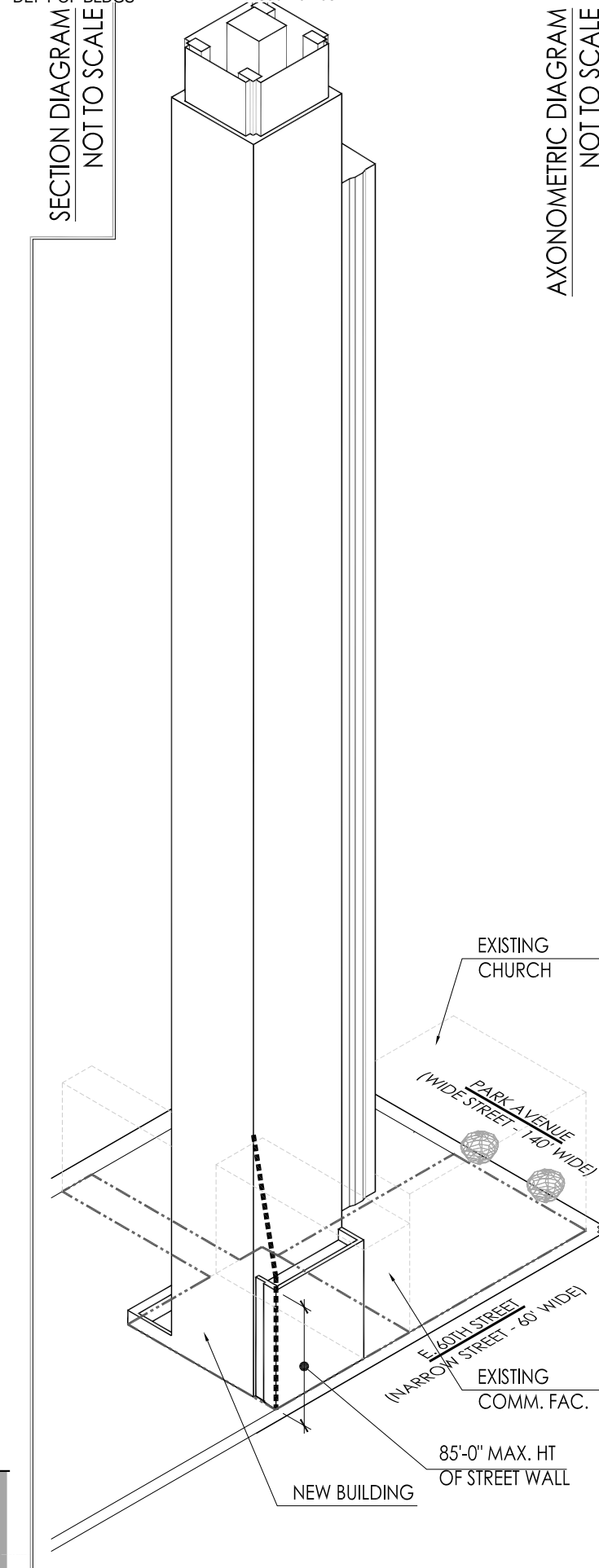
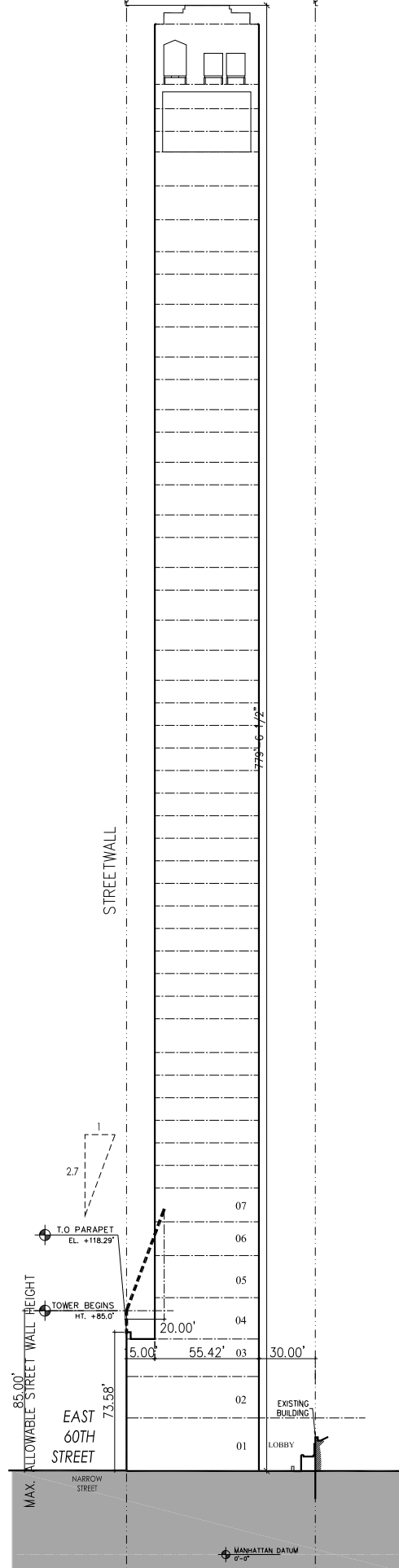
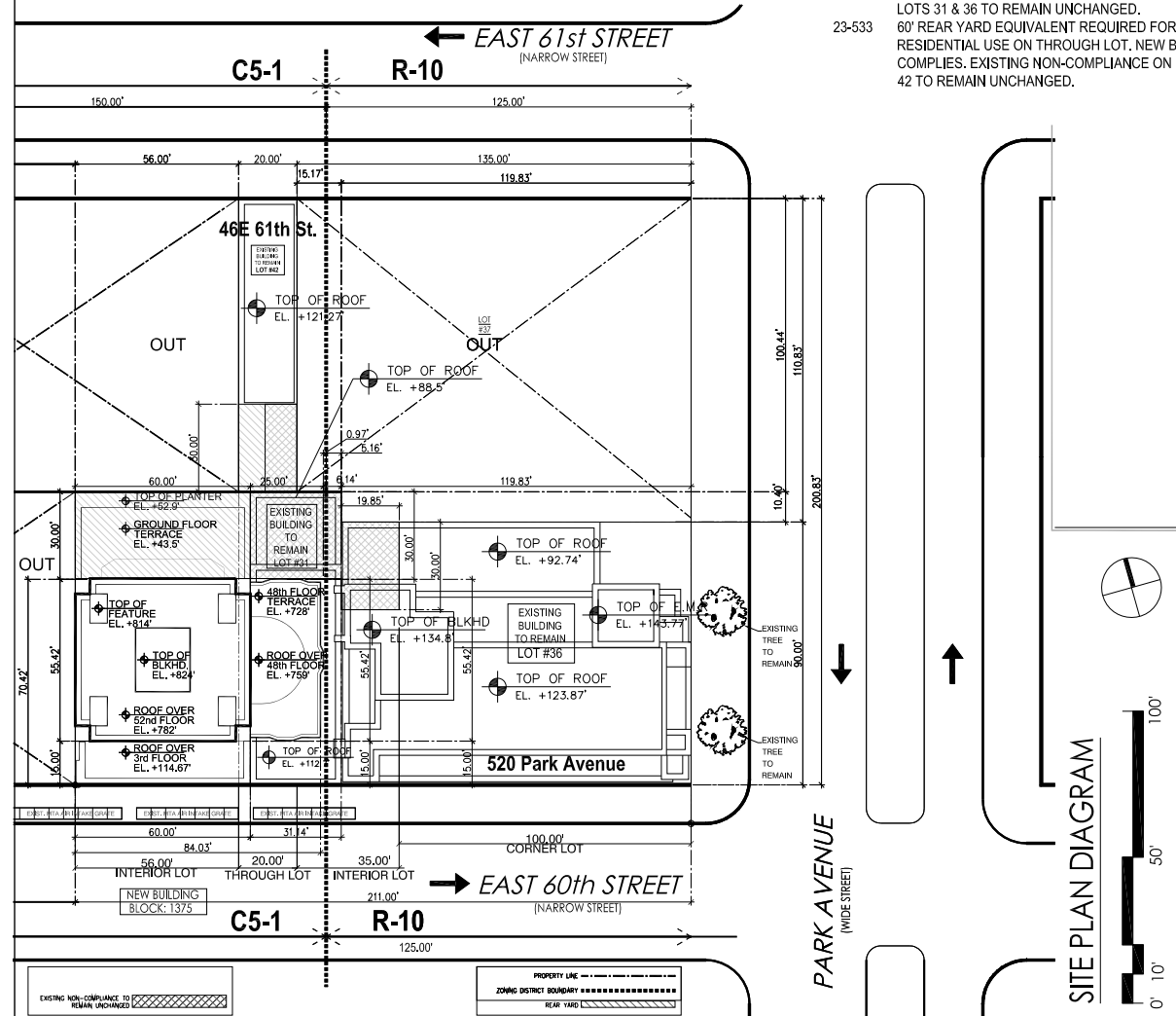
RESIDENTIAL AS A PERCENTAGE OF TOTAL FLOOR AREA:
180,952 SF/188,252 = 96%





COMPLIES:
HEIGHT & SETBACK IN R10: SPECIAL PARK IMPROVEMENT
DISTRICT

92-042 N.A. NO NEW DEVELOPMENT IN R10 ZONE
92-043

YARD REGULATIONS

23-541	NO REAR YARD REQUIRED ON CORNER LOT.
23-47	30' REAR YARD REQUIRED FOR RESIDENTIAL AND COMMUNITY FACILITY USE ON INTERIOR LOT. NEW BUILDING COMPLIES. EXISTING NON-COMPLIANCE ON LOTS 31 & 36 TO REMAIN UNCHANGED.
23-533	60' REAR YARD EQUIVALENT REQUIRED FOR RESIDENTIAL USE ON THROUGH LOT. NEW BUILDING COMPLIES. EXISTING NON-COMPLIANCE ON LOTS 31 & 42 TO REMAIN UNCHANGED.



<div style="display: flex; justify-content: space-between;">043544/66Scan Code</div> <div style="text-align: center;"> NYC Buildings</div>	
<h2 style="margin: 0;">ZD1 Zoning Diagram</h2> <p style="margin: 0;"><i>Must be typewritten.</i></p>	
<div style="display: flex; justify-content: space-around; align-items: center;"><div><input checked="" type="checkbox"/> Orient and affix BIS job number label here</div><div></div></div> <div style="border: 2px solid black; padding: 5px; text-align: center; margin: 10px auto; width: 80%;"><h1 style="margin: 0;">120.628.776</h1></div>	
<p>Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.</p> <div style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div>	
Location Information	
House No(s) 45	
Street Name <u>EAST 60TH STREET</u>	
Borough <u>MANHATTAN</u>	
Block <u>1375</u>	
Lot <u>129</u>	
BIN <u>1078240</u>	
<p>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.</p>	
Name (please print) <u>GLORIA GLAS</u>	
Signature 	Date <u>09-01-17</u>
<p>P.E. / R.A. Seal (apply seal over sign and date over seal)</p> <div style="text-align: center;"></div>	
Internal Use Only	
BIS Doc # _____	
PLAN EXAMINER SIGN AND DATE	



ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 1

121329213

1	Applicant Information <i>Required for all applications.</i>
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Last Name GLAS		First Name GLORIA		Middle Initial	
Business Name SLCE ARCHITECTS		Business Telephone (212) 979-8400			
Business Address 1359 BROADWAY - 14TH FLOOR		Business Fax (212) 979-8387			
City NEW YORK	State NY	Zip 10018	Mobile Telephone () -		
E-Mail GGLAS@SLCEARCH.COM				License Number 020204	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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Dwelling Units	43	Parking area	sq. ft.	Parking Spaces: Total	Enclosed
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
<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 <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
01	4,072.70	2	3,774.65				0.17
02	518.01	2	518.01				0.02
02	3,552.78						0.00
03	4,070.79						0.00
04	3,195.69	2	2,834.88				0.13
05	3,292.67	2	2,988.17				0.14
06-07	9,167.14						0.00
08-14	32,292.68	2	29,693.09				1.35
15-30	74,043.04	2	68,321.92				3.11
31	4,598.08						0.00
32	4,622.96	2	4,225.47				0.19
33	4,622.96	2	4,225.47				0.19
34	4,622.96	2	4,225.47				0.19

ZD1

Sheet 1 of 1

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
35	4,622.96	2	4,225.47				0.19
36	4,622.96	2	4,283.69				0.20
37	4,622.96	2	4,131.34				0.19
38	4,622.96	2	4,283.69				0.20
39	4,622.96	2	4,131.34				0.19
40	4,622.96	2	4,283.69				0.20
41	4,622.96	2	4,131.34				0.19
42	4,622.96	2	3,966.51				0.18
43	4,622.96	2	3,966.51				0.18
44	4,622.96	2	4,283.69				0.20
45	4,622.96	2	4,225.47				0.19
46	4,622.96	2	4267.52				0.19
47	4,622.96	2	4,220.80				0.19
48	3,292.67	2	2,837.57				0.13
49	3,292.67						
50	1,566.97						
51	1,566.97						
52	1,515.13						
Totals	248,997.00		178,045.76				8.11

Total Zoning Floor Area	178,045.76
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