

**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**

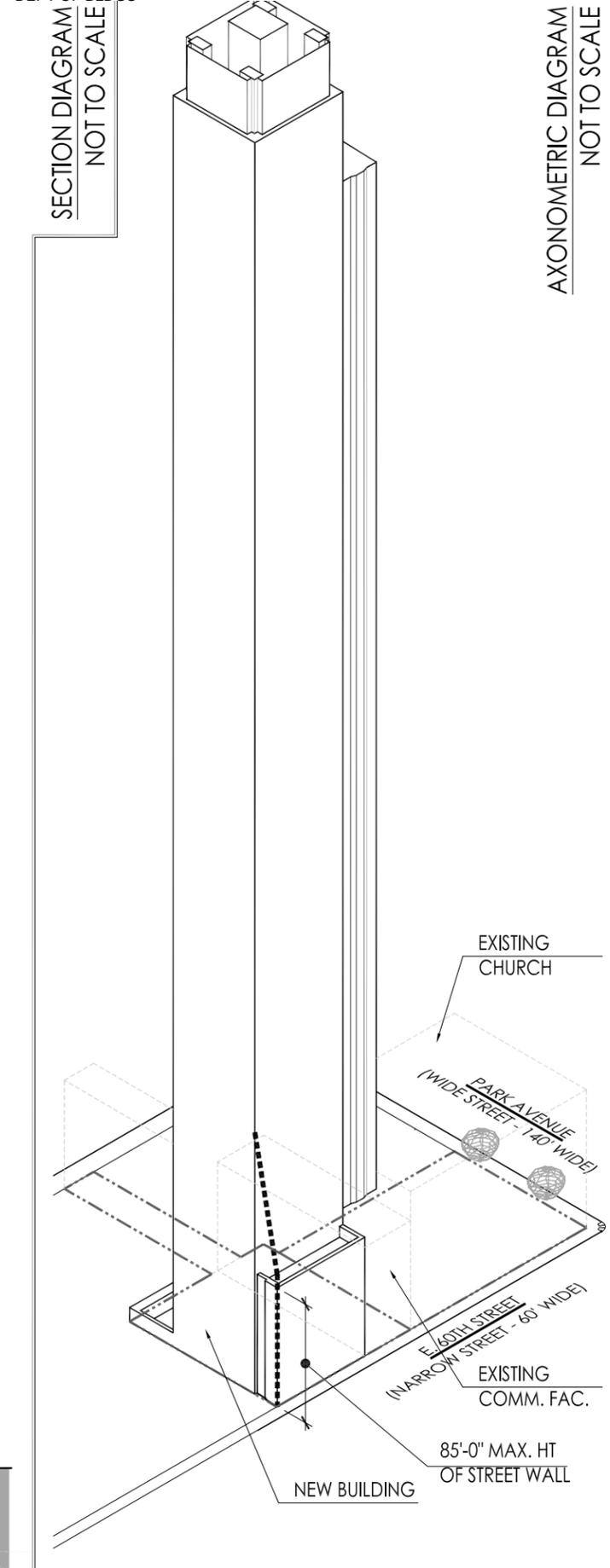
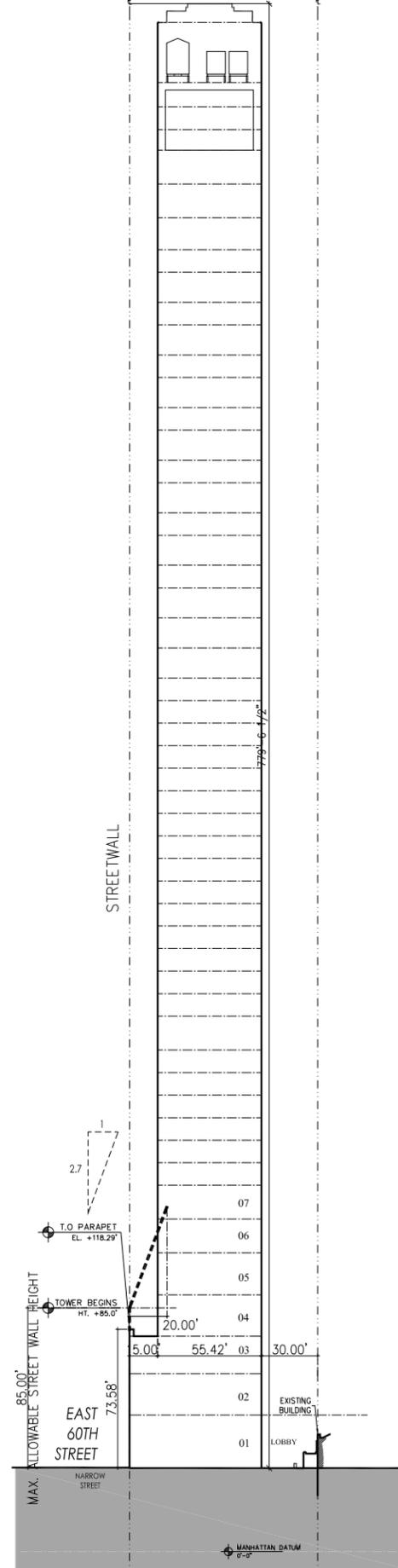
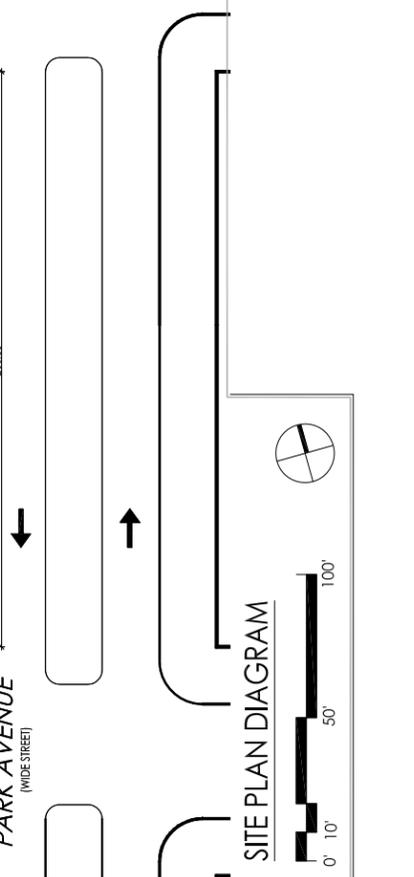
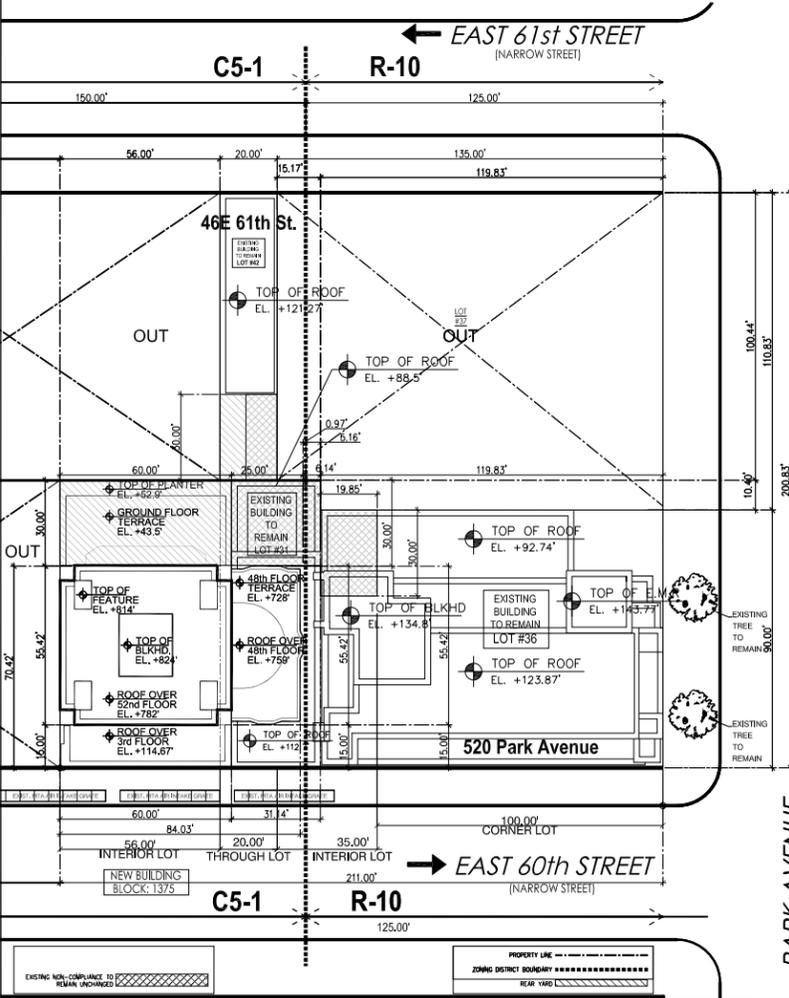
A	FAR PERMITTED	
1	BASIC FAR	
	R-10	
	COMMERCIAL	0
	COMMUNITY FACILITY	10
	RESIDENTIAL	10
	MAX FAR FOR R-10	10
2	C5-1	
	COMMERCIAL	4
	COMMUNITY FACILITY	10
	RESIDENTIAL	10
3	BONUS FAR FOR C5-1	2
	INCLUSIONARY HOUSING	
	OFF-SITE NEW CONSTRUCTION	
4	OFF-SITE INCLUSIONARY HOUSING	21,104.00
	SEE HPD CERTIFICATES	
	BONUS FAR = 21,104 / 10,640	1.983
4	MAX. FAR 11.983	

A.1	FLOOR AREA PERMITTED		
	R-10		
	1,303 X 10	113,030.00	
	10 FAR OF RESIDENTIAL OR COMMUNITY FACILITY USE MAY BE LOCATED ANYWHERE ON THE ZONING LOT REGARDLESS OF DISTRICT LINES		
	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	
	ONLY		
	COMMERCIAL	7,300.00	
	C TOTAL BOTH ZONES (EXISTING & PROPOSED)	235,386.46	
	DENSITY		
	A 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 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.



DEPT OF BLDGS 121329213 Job Number

ES043544766 Scan Code



**ZD1 Zoning Diagram**  
*Must be typewritten.*

Orient and affix BIS job number label here

**120.628.776**

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.  
 Yes  No

**Location Information**

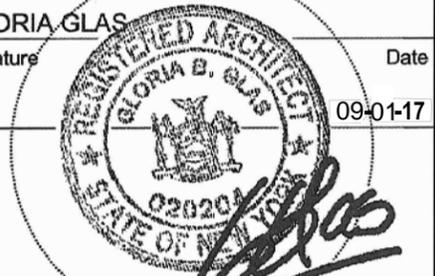
House No(s) 45  
Street Name **EAST 60TH STREET**  
Borough **MANHATTAN**  
Block **1375**  
Lot **129**  
BIN **1078240**

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Name (please print)

**GLORIA GLAS** Date

Signature *GLORIA GLAS*



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

**Internal Use Only**

BIS Doc #

PLAN EXAMINER SIGN AND DATE

