

ZONING DISTRICTS (ZONING MAP 8d)

C1-9
C1-9/TA

1) LOT AREA

C1-9	37,656 SF
C1-9/TA	25,104 SF
TOTAL	62,760 SF

2) FLOOR AREA PERMITTED

FAR PERMITTED AT C1-9 ZONE

COMMERCIAL	2
COMMUNITY	10
RESIDENTIAL	10 + 2 (INCLUSIONARY HOUSING BONUS) = 12

FLOOR AREA PERMITTED

COMMERCIAL	125,520
COMMUNITY	627,600
RESIDENTIAL	753,120

3) ZONING FLOOR AREA PROPOSED
FLOOR AREA PROPOSED BY ZONE, BY BUILDING, AND BY USE
C1-9 ZONE

1) EXISTING BUILDING TO REMAIN (PHASE I)

Commercial (Retail)	32,238 SF
School	+223,486 SF
Total	255,724 SF

2) NEW BUILDING (PHASE II)

Commercial	8,770.11 SF
Residential	470,985.30 SF
Community Facility	+16,639.10 SF
Total	496,394.82 SF

3) TOTAL C1-9 ZONE (EXISTING + PROPOSED)

Commercial: 32,238.00 (EXISTING) + 8,770.11 (PROPOSED) =	41,008.11 SF
Residential: 0 (EXISTING) + 470,985.30 (PROPOSED) =	470,985.30 SF
School: 223,486 (EXISTING) + 16,639.41 (PROPOSED) =	240,125.41 SF
TOTAL FA C1-9 ZONE =	752,118.82 SF

YARD REGULATIONS
FOR EXISTING BUILDING:

- SEC. 33-26 1. INTERIOR LOT
REQUIRED: 20' REAR YARD
PROVIDED: 20' REAR YARD
- SEC. 33-283 2. THROUGH LOT
REAR YARD EQUIVALENT
REQUIRED: 20' ALONG SIDE LOT LINE
PROVIDED: 20' ALONG SIDE LOT LINE AS PER SEC. 33-283(b)

FOR PROPOSED BUILDING:

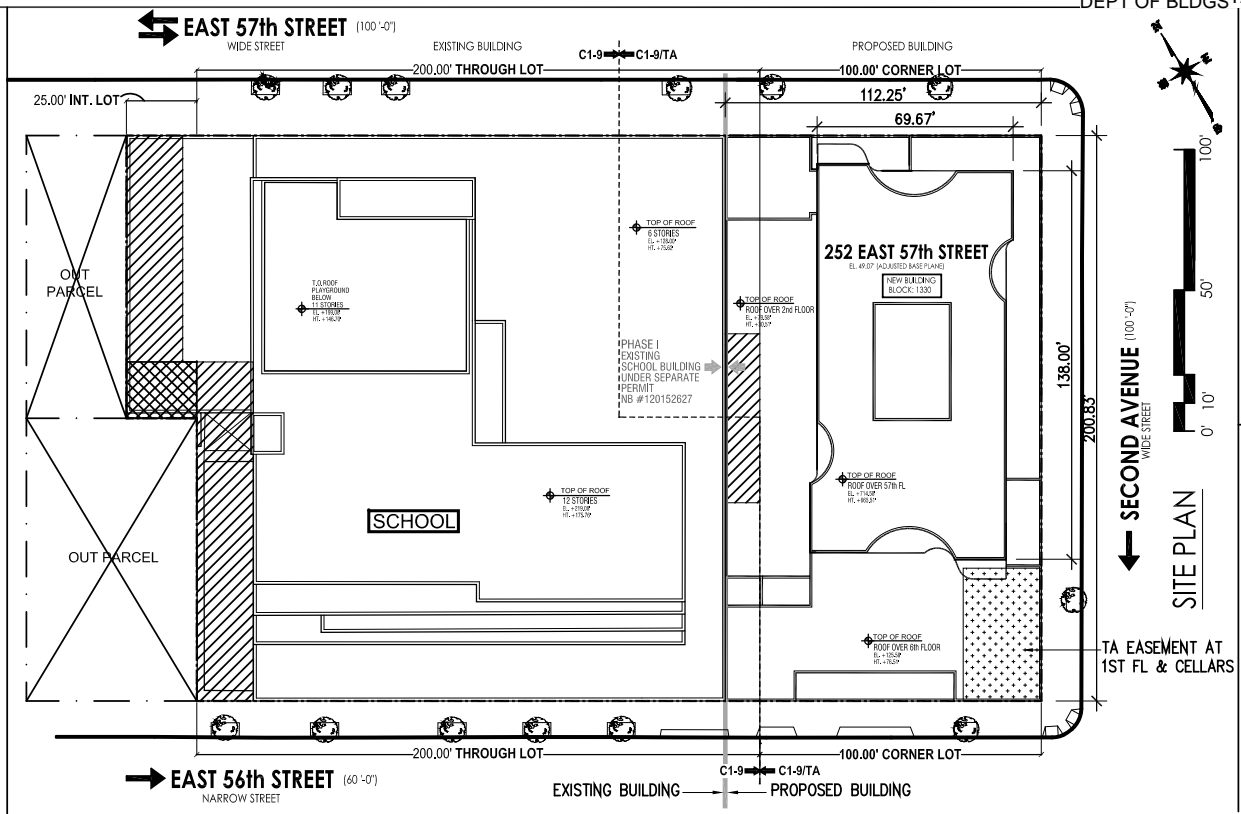
- SEC. 23-541 3. CORNER LOTS:
NONE REQUIRED
- SEC. 23-532 4. THROUGH LOT:
REAR YARD EQUIVALENT
REQUIRED: 60'
PROVIDED: 60' MIDWAY BETWEEN THE TWO STREET LINES AS PER SEC 23-532(c)

35-43 A. STREETWALL REQUIREMENTS:

- 23-651 A-1. STREETWALL OF NEW BUILDING BASE TO BE LOCATED AT THE STREET LINE ALONG A WIDE STREET AND WITHIN 30 FEET ALONG A NARROW STREET.
- A-2. THE HEIGHT OF THE STREETWALL ALONG A WIDE STREET SHALL RISE VERTICALLY TO A HEIGHT OF NOT LESS THAN 60 FEET AND NOT MORE THAN 85 FEET.
- A-3. ALONG A NARROW STREET,
STREET WALL OF THE NEW BUILDING BASE TO BE LOCATED WITHIN 8 FEET OF THE STREET LINE.

35-63 C. HEIGHT AND SETBACK REQUIREMENTS

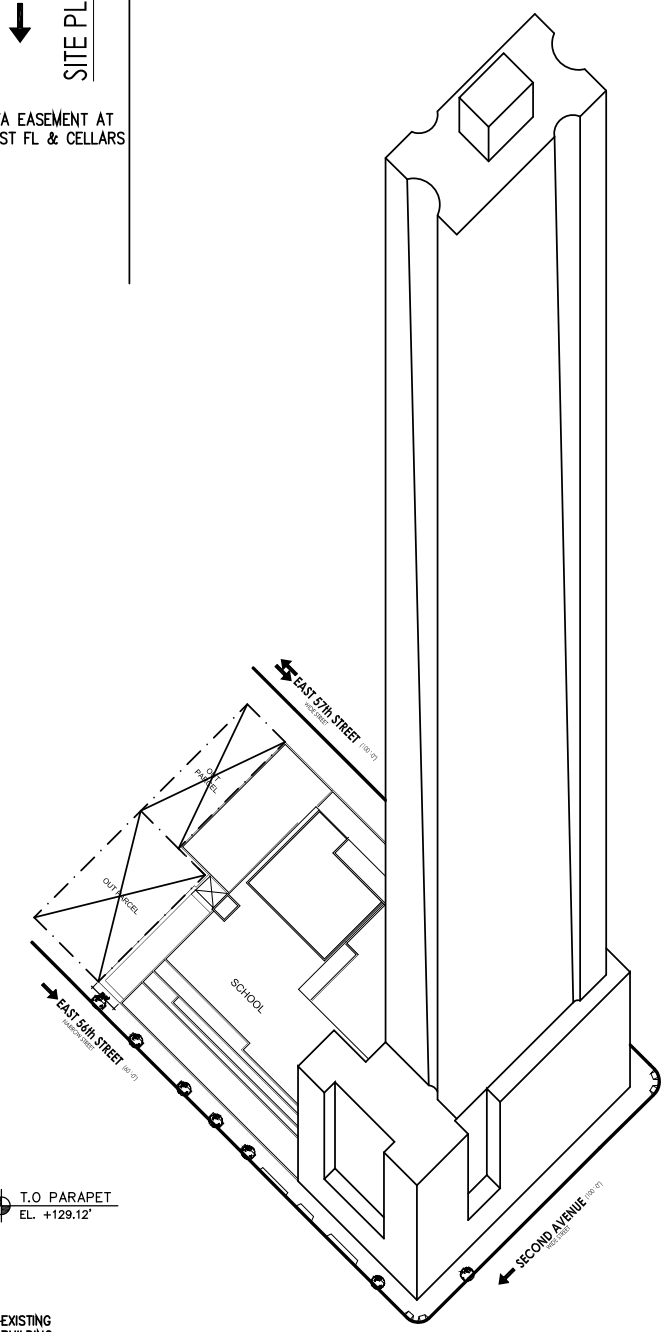
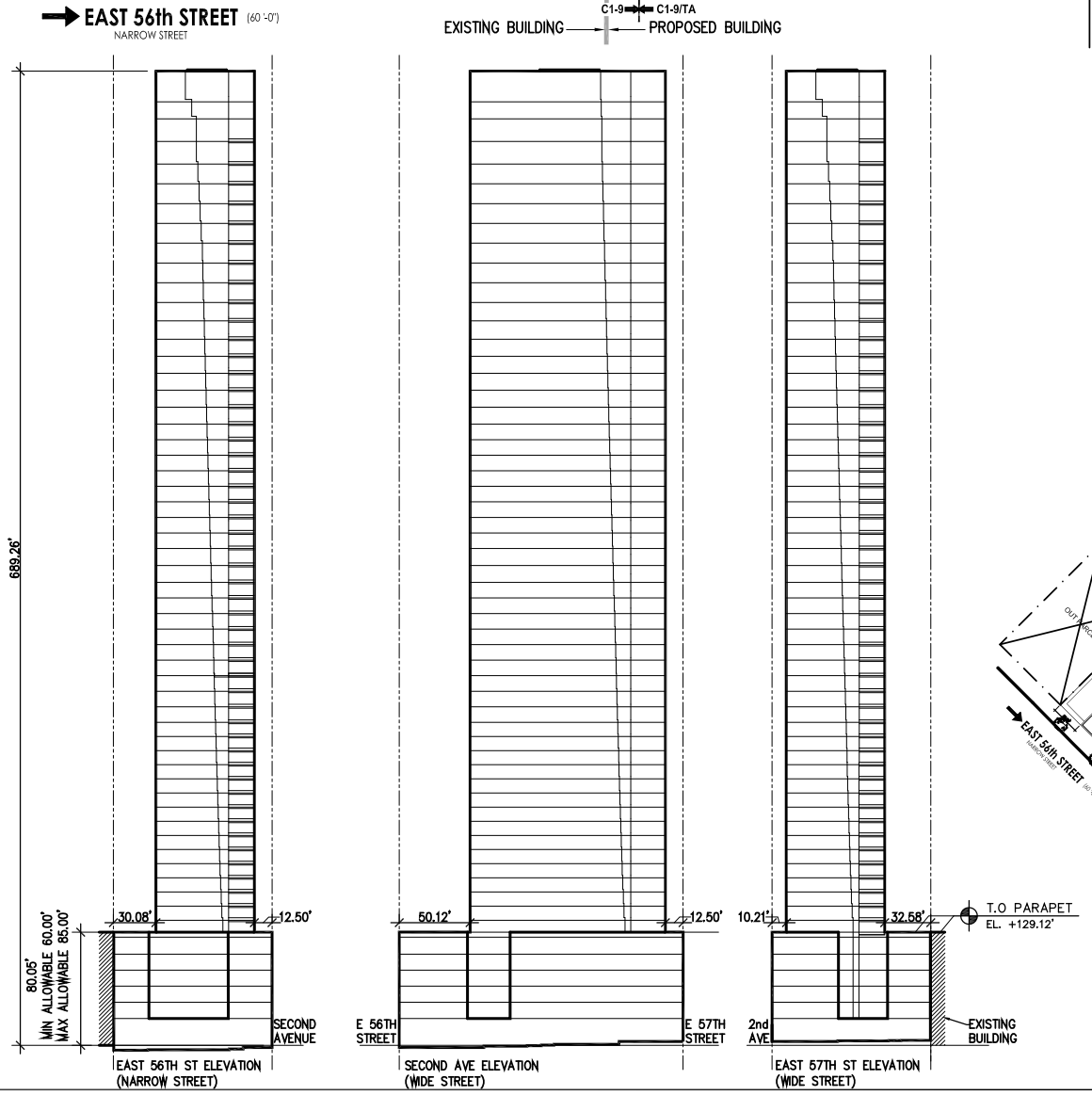
- HEIGHT & SETBACK REQUIREMENTS:
MINIMUM STREET WALL HEIGHT: 60 FEET
MAXIMUM STREET WALL HEIGHT: 85 FEET
- REQUIRED SETBACKS:
WIDE STREET: 10 FEET
NARROW STREET: 15 FEET



LEGEND

- PROPOSED BUILDING
- ZONING LOT LINE
- DISTRICT BOUNDARY
- EXISTING TREE
- REAR YARD
- REAR YARD EQUIVALENT
- TA EASEMENT

SITE PLAN
SECOND AVENUE (100'-0")
WIDE STREET



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

121.328.321

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)	252
Street Name	EAST 57TH STREET
Borough	MANHATTAN
Block	1330
Lot	15
BIN	1024899

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):

Gloria Glas
Signature: Date: 10-18-17



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE _____



ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 3

1 Applicant Information Required for all applications.

Last Name GLAS	First Name GLORIA	Middle Initial
Business Name SLCE ARCHITECTS	Business Telephone 212-979-8400	
Business Address 1359 BROADWAY	Business Fax 212-979-8387	
City NEW YORK	State NY	Zip 10003
E-Mail GGLAS@SLCEARCH.COM	License Number 020204	

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 266	Parking area 11,304 sq. ft.	Parking Spaces: Total 60	Enclosed 60
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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 72-21
<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.) NEW BUILDING				FAR
			Residential	Community Facility	Commercial	Manufacturing	
01	9,464	6			8,770.11		.14
01	11,951	2	6,778.39				.11
01	1,078	3		1,078.00			.02
02	4,837	2	3,772.13				.06
02	16,372	3		15,561.41			.25
03	17,456	2	11,657.28				.19
04	17,456	2	12,993.26				.21
05	16,908	2	15,771.28				.25
06	16,908	2	13,483.19				.21
07	9,325	2	8,743.52				.14

ZD1

Sheet 2 of 3

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	
08	9,325	2	8,687.42				.14
09	9,324	2	8,686.34				.14
10	9,323	2	8,685.26				.14
11	9,321	2	8,683.18				.14
12	9,320	2	8,685.08				.14
13	9,318	2	8,680.00				.14
14	9,317	2	8,678.90				.14
15	9,315	2	8,629.72				.14
16	9,313	2	8,627.64				.14
17	9,310	2	8,624.54				.14
18	9,308	2	8,622.44				.14
19	9,306	2	8,620.34				-
20	9,303	2	8,617.24				-
21	9,300	2	8,614.14				.13
22	9,297	2	8,611.04				-
23	9,294	2	-				.14
24	9,291	2	-				.14
25	8,564	2	8,162.86				.14
26	8,561	2	-				.14
27	9,280	2	8,785.91				.14
28	9,276	2	8,781.81				.14
29	9,271	2	8,776.67				.14
30	9,267	2	8,772.55				.14
31	9,262	2	8,767.41				.14
32	9,258	2	8,763.29				.14
33	9,253	2	8,718.26				.14
34	9,248	2	8,713.14				.14
35	9,243	2	8,708.02				.14
36	9,237	2	8,701.90				.14
Totals							

Total Zoning Floor Area

