

NYS RA / PE SEAL AND SIGN **BSA ZONING ANALYSIS** **REVISED APRIL 2004**

BSA CALENDAR NO. **-07-BZ** BLOCK **1122** LOT **36 & 37**

SUBJECT SITE ADDRESS **6-10 West 70th Street; 99-100 Central Park West**

APPLICANT **Friedman & Gotbaum, LLP for Congregation Shearith Israel** COMPLIANT: "Y"

ZONING DISTRICT **R8B; R10A** PRIOR BSA # **N/A** IF NOT: "N" and

SPECIAL DISTRICT **UWS/CPW** * **APPLICABLE** MAXIMUM MINIMUM LEGAL PER INDICATE AMT

COMMUNITY BOARD **7** ZR SECTION PERMITTED REQUIRED C of O or BSA EXISTING PROPOSED OVER/UNDER

LOT AREA 17,286.0 17,286.0 Yes

LOT WIDTH 172' 172' Yes

USE GROUP (S) 22-00 4 2 & 4 Yes

FA RESIDENTIAL 23-145;77-22 144,856.70 N/A 0 23,066.93 Yes

FA COMMUNITY FACILITY 24-11;77-22 144,856.70 N/A 38,838.10 47,681.66 Yes

FA COMMERCIAL/INDUST. N/A N/A N/A 0 0 N/A

FLOOR AREA TOTAL 144,856.70 N/A 38,838.10 70,748.59 Yes

FAR RESIDENTIAL ** 23-145;77-22 8.38 adj.* N/A 0 1.33 Yes

FAR COMMUNITY FACILITY ** 24-11;77-22 8.38 adj.* N/A 2.25 2.76 Yes

FAR COMMERCIAL/INDUST. ** N/A N/A N/A 0 0 N/A

FAR TOTAL ** 77-22 8.38 adj.* N/A 2.25 4.09 Yes

OPEN SPACE 28-30 None N/A N/A N/A N/A Yes

OPEN SPACE RATIO ** N/A None N/A N/A N/A N/A

LOT COVERAGE (%) ** 24-11; 77-24 Interior: .70
Corner: 1.0 N/A Corner: .89 Interior: .80
Corner: .89 Interior: No 10%
Corner: Yes

NO. DWELLING UNITS ** 23-22; 23-24 32 N/A 0 5 Yes

WALL HEIGHT *(base height) 24-522; 23-633; 77-28 R8B: 55'-60'
R10A: 60-125' N/A 52.81' R8B 94.8'
R10A 105.8' R8B No
R10A Yes

TOTAL HEIGHT 24-522; 23-633; 77-28 R8B: 75'
R10A: 185' N/A 52.81' R8B: 105.8'
R10A: 105.8' R8B: No
R10A: Yes

NUMBER OF STORIES N/A 4 8 (+PH) Yes

FRONT YARD 24-34 None N/A None None Yes

SIDE YARD N/A N/A

SIDE YARD 24-35 None N/A None None Yes

REAR YARD 24-36; 24-391 R8B/R10A: 30' N/A Int. lot: 26.5 20' No, 33%

SETBACK (S) 24-522; 23-633; 77-28
(front/narrow street) R8B/R10A: 15' N/A N/A R8B: 12'
R10A: 15' R8B: No, 20%
R10A: Yes

SKY EXP. PLANE (SLOPE) 43-43 85' N/A None None Yes

NO. PARKING SPACES 13-42 7 None N/A None None Yes

LOADING BERTH (S) N/A N/A N/A N/A N/A N/A

OTHER: Standard minimum distance between buildings 24-67; 23-711 40' N/A None 0' - 2"

Be sure that all elements noted in the DOB Denial/Objection are consistently and accurately reflected in the BSA analysis. If no category listed above corresponds to the DOB Denial/Objection, indicate in OTHER; or explain in NOTES; or attach explanation.

* In Applicable ZR Section column, if proposed use does not conform to the district's use regulations, thereby making the bulk requirements inapplicable, indicate "NA," and where ** is noted, instead of "NA," indicate the EQUIVALENT DISTRICT in which that use is permitted, considering the lot attached.

NOTES: Rear setback: 24-522; 23-663; 10' required; R8B - 6.5' proposed (noncompliant); R10A compliant

