

BSA CALENDAR NO. 74-07-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

ZONING DISTRICT R8B; R10A
 SPECIAL DISTRICT UWS/CPW
 COMMUNITY BOARD 7

PRIOR BSA # N/A

COMPLIANT: "Y"
 IF NOT: "N" and
 INDICATE AMT
 OVER/UNDER

| * APPLICABLE ZR SECTION | MAXIMUM PERMITTED | MINIMUM REQUIRED | LEGAL PER C of O or BSA | EXISTING | PROPOSED | COMPLIANT: "Y" IF NOT: "N" and INDICATE AMT 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 | 144,510.96 | | N/A | 0 | 22,352.31 Yes |
| FA COMMUNITY FACILITY | 24-11;77-22 | 144,510.96 | | N/A | 38,838.10 | 47,813.24 Yes |
| FA COMMERCIAL/INDUST. | N/A | N/A | | N/A | 0 | 0 N/A |
| FLOOR AREA TOTAL | ----- | 144,510.96 | | N/A | 38,838.10 | 70,165.55 Yes |
| FAR RESIDENTIAL ** | 23-145;77-22 | 8.36 adj.* | | N/A | 0 | 1.33 Yes |
| FAR COMMUNITY FACILITY ** | 24-11;77-22 | 8.36 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 | 8.36 adj.* | | N/A | 2.25 | 4.06 Yes |
| OPEN SPACE | 28-30 | | None | 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 | ----- | ----- |
| 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 | 13-12;13-133 | 1.75;12 | None | N/A | None | None Yes |
| LOADING BERTH (S) | N/A | N/A | N/A | N/A | N/A | N/A N/A |
| OTHER: | | | | | | |

Be sure that all elements noted in the DOB Denial/Objection are consistently and accurately reflected in the BSA analysis. If no category 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 bulk requirements.

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

