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1 community. Hebrew school tends to be
2 after school and have weekend function,
3 and that is the primary purpose of the
4 space in the community house.

5 And it's the primary purpose
6 of the expanded space with the new
7 classrooms we'll be seeking. Those
8 classrooms lie dormant during the
9 regular school day when children are in
10 other schools in their regular
11 education.

12 The synagogue has arranged a
13 relationship with a day, scheduled day
14 school to use those spaces that are
15 already there. So it's not so the
16 priority there and the zone of the space
17 is not as a rental facility, and oh, by
18 the way, this is not as a Hebrew school,
19 the synagogue has the Hebrew school and
20 have been recently able to find a tenant
21 to be able to use all that space during
22 the daytime.

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1 Both institutions are
2 responsible for the present situation
3 which is significant overcrowding, as
4 you know the Landmarks Commission gave
5 approval to put two temporary trailers
6 in the vacant lot because the school
7 conditions are as run down as they are
8 and underserved.

9 The both communities,
10 primarily the Hebrew school community at
11 the synagogue, so in conclusion that is
12 based synagogue space provided for the
13 Hebrew school, needs to be expanded.
14 The tenant will be accommodated to the
15 extent it can be accommodated and to the
16 extent that space is already there.

17 With regard to the second
18 question about the height setback
19 requirements, we will -- we have to
20 maintain and will continue to maintain
21 provisions of residential housing.

22 The residential space is a

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1 for are two basic categories. One is
2 lot coverage in rear yard, which are
3 related. The second is height and set
4 back, which also are related. We'll
5 talk about the first group. Go ahead.

6 Lot coverage and rear yard.

7 This diagram shows the
8 synagogue in this location, the proposed
9 addition here. This line here is the
10 demising line between the two districts,
11 both of which, within the interior
12 portion require a 70 percent maximum lot
13 coverage. What we're asking for here is
14 to increase that to 80. Go ahead.

15 That in the -- the next is the
16 rear yard in the R8B portion, which is,
17 in fact, related to that. The rear yard
18 required in the R8B is 30 feet. We ask
19 it be reduced to 20 for programmatic
20 reasons primarily, so we can get the
21 classroom space we need at the base of
22 the building.

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1 So if you can see this is the
2 portion, it's ten feet in this
3 direction, times the width of the
4 district in that direction. And this is
5 what it represents in section.

6 Okay. This is the same issue.
7 It's the rear yard in the R10A. It is
8 the same ten-foot requirement we're
9 seeking just through the balance of the
10 width of the site. This is the R10A
11 portion of this relief that we're asking
12 for and here it is in section. Next.

13 The lot coverage and the
14 reduced rear yard address programmatic
15 needs. Without it, we have requirements
16 in the building for stairs, of course,
17 and bathrooms. Without this, we get a
18 substandard and very small classroom
19 floors toward the south.

20 This is what the desired
21 solution is that we're asking for.
22 Next.

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1 it's a Hebrew school, toddler classes
2 and adult seminar rooms and youth room.
3 The supplemental offices also have a
4 particular place there's one office
5 which would be dedicated to the tenant
6 school, but that's all.

7 MS. COWLEY: Again, if the
8 variances were not given to use ten feet
9 of that rear yard, it is conceivable
10 that you would be able to accommodate
11 that by summary organization of the
12 space planning that you've got on these
13 particulars, on the second, third and
14 fourth floors.

15 MR. DOVELL: All of those
16 classroom floors are in the area where
17 we're pushing out into the back. That
18 area is all needed for classrooms.

19 MS. ROSENTHAL: I think what
20 Page is asking is, so pull it back ten
21 feet and what happens?

22 MR. DOVELL: The classrooms

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1 becomes substandard in width, they're
2 marginal on the front of the building
3 now.

4 MS. COWLEY: That's what I
5 don't understand. You've given more
6 space in the rear for office space,
7 sacrificing classrooms.

8 MR. DOVELL: Look at the floor
9 above.

10 MS. COWLEY: I'm looking at
11 the second floor now and the third
12 floor.

13 MS. ROSENTHAL: On the third
14 floor, it makes sense. How about on the
15 second floor then?

16 MR. DOVELL: On the second
17 floor, there is a requirement for fairly
18 substantial office spaces in connection
19 with those spaces.

20 MS. ROSENTHAL: Requirement to
21 whom?

22 MR. DOVELL: For the synagogue

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1 to support their educational mission.

2 MS. ROSENTHAL: Square footage
3 requirement.

4 MR. DOVELL: They would like
5 the larger rooms on the second floor.

6 MS. ROSENTHAL: What's the
7 requirement for the classrooms?

8 MR. FRIEDMAN: Programmatic
9 requirement.

10 MS. COWLEY: You're dealing,
11 with all due respect here, trying to fit
12 a gallon in a pint and what we're trying
13 to do is find the actual base where
14 you're required to make that
15 programmatic, that program fit what
16 we're trying to wrestle with is what is
17 the minimum variance you need to get you
18 there.

19 MR. FRIEDMAN: The minimum
20 variance can be, can become a sliding
21 scale as soon as you just tell the
22 synagogue, start figuring out how to do

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