

25, 26, 28, 39-44, 46, 48, 50-59, 164, 1001 and 1002

BSA CALENDAR NO.
SUBJECT SITE ADDRESS
APPLICANT

249-267 7th Avenue
Kramer Levin Naftalis & Frankel LLP

BLOCK 1084 LOT

R6(C1-1 overlay)/
R6B/
ZONING DISTRICT R7B

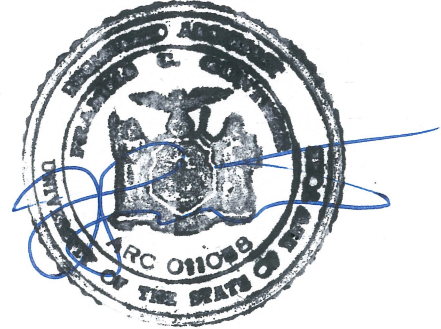
PRIOR BSA# 142-92-BZ

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

SPECIAL/HISTORIC DISTRICT N/A
COMMUNITY BOARD 6

	<u>APPLICABLE</u> ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	
LOT AREA	NA		NA		120,569	120,569	Y ¹
LOT WIDTH	NA		NA		696'	696'	Y
USE GROUP (S)	22-10, 32-10	1-4, 6			2, 3, 4, 6	3, 4, 6	Y
FA RESIDENTIAL	22-11				NA	0	Y ^{1, 2}
FA COMMUNITY FACILITY	24-11	531,120			145,529	449,391	Y
FA COMMERCIAL/INDUST.	33-121				16,005	16,005	Y
FLOOR AREA TOTAL	24-11	531,120			161,534	465,396	Y
FAR RESIDENTIAL	NA				NA	0	Y
FAR COMMUNITY FACILITY	24-11	4.8, 2, 3			1.21	3.73	Y
FAR COMMERCIAL/INDUST.	NA				0.13	0.13	Y
FAR TOTAL	24-11	4.8, 2, 3			1.34	3.86	Y
OPEN SPACE	NA		NA		NA	NA	Y
OPEN SPACE RATIO	NA		NA		NA	NA	Y
LOT COVERAGE (%)	24-11	66.89 (avg)			26	64.4	N ^{1, 3}
NO. DWELLING UNITS	NA	NA			NA	0	Y ^{1, 2}
WALL HEIGHT (R6)	24-522	60' ¹ / ₄ stories		Y (BSA)	60' ¹ / ₅ stories	No change	Y
TOTAL HEIGHT (R6)	24-522	NA			60' ¹ / ₅ stories	No change	Y
NUMBER OF STORIES					5	No change	Y
FRONT YARD	24-34		None		NA	No change	Y
SIDE YARD	24-35		None		NA	No change	Y
SIDE YARD	24-35		None		NA	No change	Y
REAR YARD	24-382		60'		60'	60'	N ^{1, 4}
SETBACK (S)	24-552		NA		NA	No change	Y
SKY EXP. PLANE (SLOPE)	24-522	5.6 to 1			Complies	No change	Y
NO. PARKING SPACES	25-31	150	125	Y (BSA)	518	480	Y ⁵
LOADING BERTH (S)	25-72	NA	2	Y (BSA)	1	No change	Y
OTHER:							

* In Applicable ZR Section column : For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to **current R district requirements**, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to **nearest district where permitted**. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES: See attached.



BSA ZONING ANALYSIS

NOTES

¹Calculations for height and setback, yards, parking spaces, and loading berths are for the subject zoning lot under BSA Cal. No. 142-92-BZ (the “Existing Zoning Lot”), which comprises the parcels designated as Block 1084, Lots 164, 1001, and 1002. Calculations for lot area and width, use group, floor area and FAR, and lot coverage are for the combined zoning lot (Block 1084, Lots 25, 26, 28, 39 through 44, 46, 48, 50 through 59, 164, 1001, and 1002) and reflect the development of a new ambulatory care facility (the “Center for Community Health”) to the east of the Existing Zoning Lot, as proposed in a separate variance application currently before the Board (BSA Cal. No. 289-13-BZ). As described in greater detail in the variance application, the Center for Community Health would not comply with applicable provisions of the Zoning Resolution controlling lot coverage, rear yards and rear yard equivalents, height and setback, rear yard setbacks, distribution of floor area across zoning district boundaries, and number and surface area of signs.

²Existing residential floor area and dwelling units on the zoning lot would be demolished in connection with the development of the proposed Center for Community Health (BSA Cal. No. 289-13-BZ).

³The construction of the Center for Community Health would require a waiver of applicable lot coverage regulations, as discussed in the separate variance application currently before the Board (BSA Cal. No. 289-13-BZ).

⁴A portion of the proposed Center for Community Health would be located over the existing parking deck in an area located within the required rear yard equivalent. The waiver needed to allow this construction is the subject of the separate variance application currently before the Board (BSA Cal. No. 289-13-BZ).

⁵The construction of the Center for Community Health requires a modification of the parking calculations approved in connection with the special permit under BSA Cal. No. 142-92-BZ, as described in greater detail in the materials submitted with this application.