



**ZD1 Zoning Diagram**  
Must be typewritten.

Orient and affix BIS job number label here  
M00636790

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) 15  
Street Name Catherine Street  
Borough Manhattan  
Block 280  
Lot 51  
BIN 1077519

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) John Meyer  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
1/2022

P.E. / R.A. Seal (only for State Seal and date over seal)

**Internal Use Only**

BIS Doc # \_\_\_\_\_

PLAN EXAMINER SIGN AND DATE

**Zoning Data**  
Location: 15 Catherine Street, 10038  
Block: 280  
Lot: 51  
Zoning District: C6-1G Commercial Zoning District  
Fresh Zone, Chinatown Business Improvement District  
Zoning Map: 12d  
Environmental Dec: -  
Community District: 3 Manhattan  
Lot Type: Interior (Within 100 ft from East Broadway-Wide Street)  
Street Type: Narrow

Permitted Uses: (ZR 32-00) Use Group 1 through 12  
Proposed Uses: Use Group 9A - Catering Establishment [PRC-B1] **Complies**

Dimensions: Zoning lot dimensions from NYC DOF Digital Tax Map, starting 48'-5" south of southeast corner formed by the intersection of East Broadway and Catherine Street.  
113.33' east  
27' south  
110.33' west  
27.17' north

Zoning Lot Area: 3,075 SF

**Floor Area Ratio (FAR) and Zoning Floor Area (ZFA)**  
Max. Commercial (Use Group 9A) FAR and ZFA: (ZR 33-122) 6.00 x 3,075 SF = 18,450 ZSF  
Proposed Floor Area: 18,431 GSF  
Proposed Floor Area Deductions: 571 SF  
Proposed Total ZFA: 17,860 ZSF **Complies**

**Lot, Yard and Court Requirements**  
Min. Required Front Yard: Not Required **Complies**  
Proposed Front Yard: N/A  
Min. Required Side Yard: Not Required **Complies**  
Proposed Side Yard: N/A  
Min. Required Rear Yard: Not Required **Complies**  
Proposed Rear Yard: 13'-4" within 100' of Catherine Street

**Height and Setback Requirements (Sky Exposure Plane)**  
Max. Front Wall Heights: (ZR 33-432) 85 ft or 6 stories, whichever is less

Proposed Base Height: 72 ft (6 stories) **Complies**

Required Sky Exposure Plane: (ZR 33-432) Vertical to Horizontal = 2.7 to 1 (Narrow Street) No Obstructions to Sky Exposure Plane **Complies**

Permitted Obstructions: (ZR 33-42) (d) Chimneys or flues, with a total width not exceeding 10 percent of the aggregate width of street walls of a building at any given level; (e) Elevator or stair bulkheads (including shafts; and vestibules not larger than 60 square feet in area providing access to a roof), roof water tanks and accessory mechanical equipment (including enclosures), other than solar or wind energy systems, provided that: .....

Min. Street Wall Setback Above Max. Base Height: (ZR 33-432) 20 ft  
Proposed Setback Above Max. Base Height: 20ft **Complies**

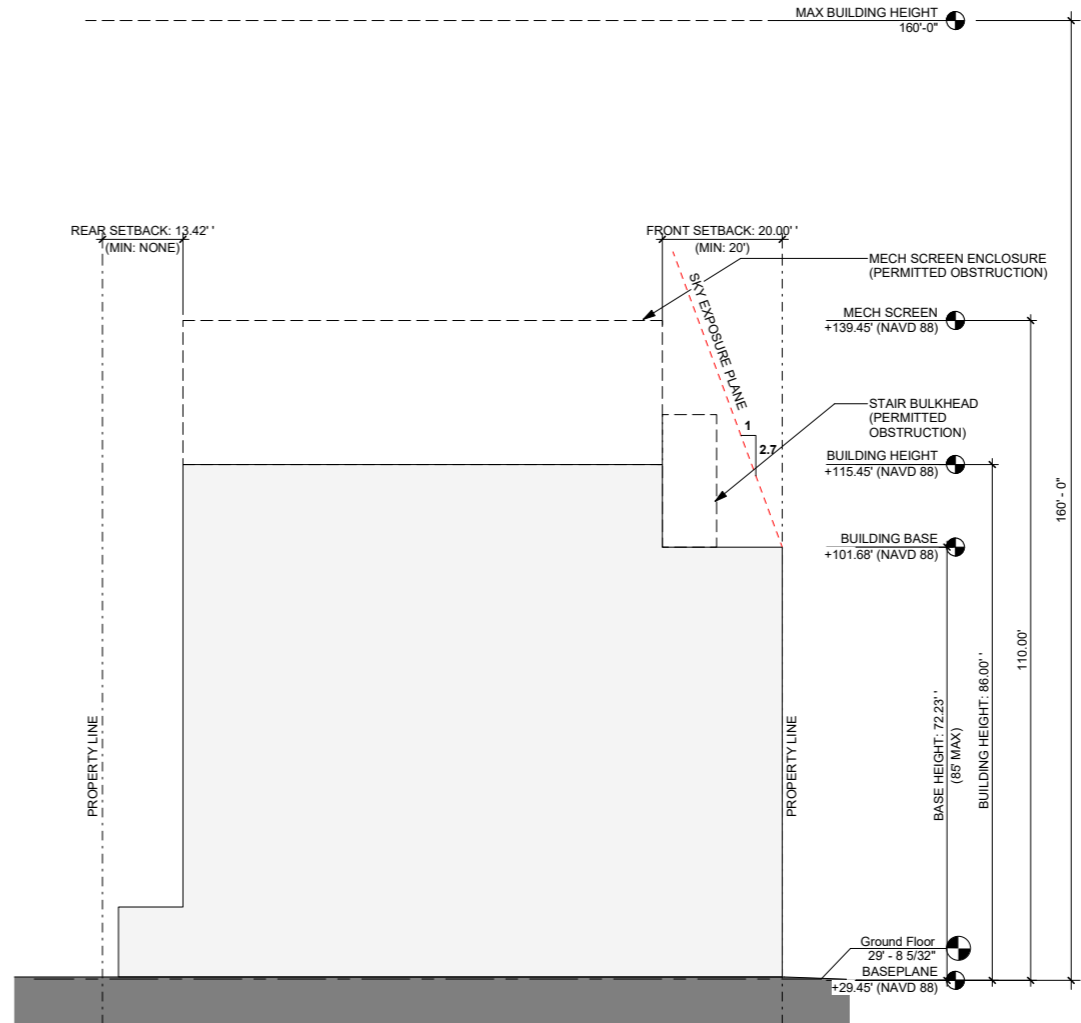
**Parking Requirements**

Min. Required Off Street Parking Spaces: (ZR 13-10) No parking shall be required within the Manhattan Core. **Complies**  
Proposed Off Street Parking Spaces: N/A

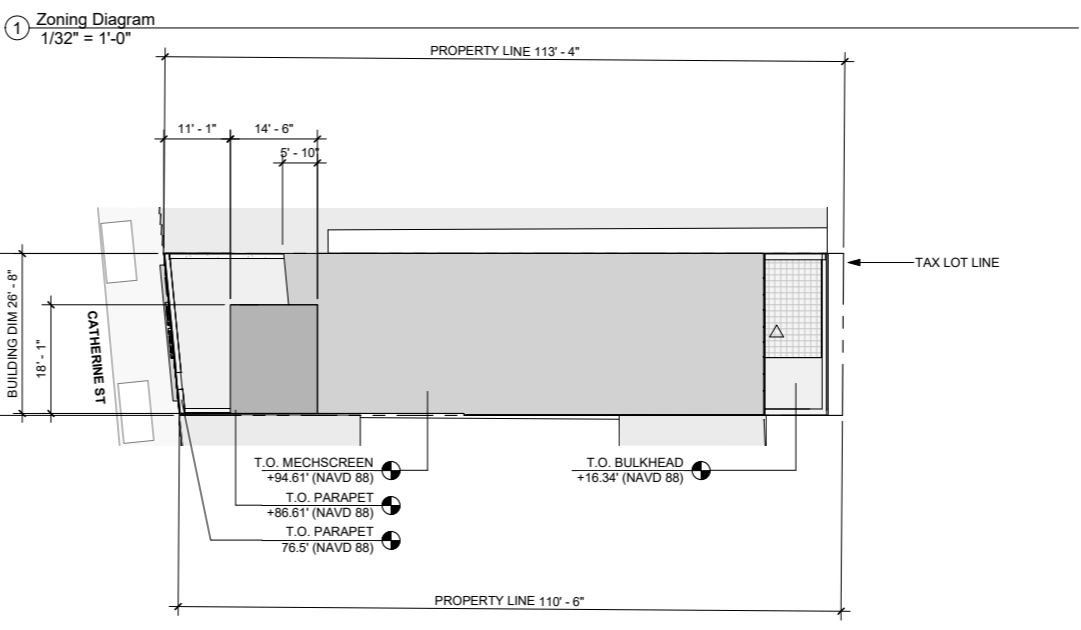
Min. Required Bicycle Parking Spaces: (ZR 36-71) 1 per 10,000 square feet of floor area (Use Group 9A) 18,431/10,000 = 1.84 ~ 2 spots required  
Proposed Bicycle Parking Spaces: 2 spots provided **Complies**

Min. Required Street Trees: (ZR 33-03 & ZR 26-41) 1 Tree Per 25' of Frontage 27' / 25' = 1.08 ~ 2 Trees  
Proposed Street Trees: 2 trees provided **Complies**

Min. Required Off Street Loading Berth: (ZR 36-62) No loading berth required for first 25,000 sq. ft. (Use Group 9A)  
Proposed Loading Berth: No Loading Berth proposed **Complies**



**BASEPLANE CALCULATION**  
(29.68' + 29.21') / 2 = 29.45'



2 Zoning Diagram - Plan 1/32" = 1'-0"

