

ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

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) 110-114
Street Name West 32nd Street

Borough Manhattan
Block 807
Lot 34, 50
BIN 1080604

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) Gene Kaufman 07/09/24
Signature Gene Kaufman Date



P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

ZONING INFORMATION

ZONING DISTRICT: C6-4.5, C6-6 MID (MIDTOWN SPECIAL DISTRICT), R-10 EQUIVALENT U.G. VI (RETAIL, EATING AND DRINKING), VII (OFFICES), II (RESIDENTIAL)

ZONING LOT AREA (TAX LOTS 34 & 50)

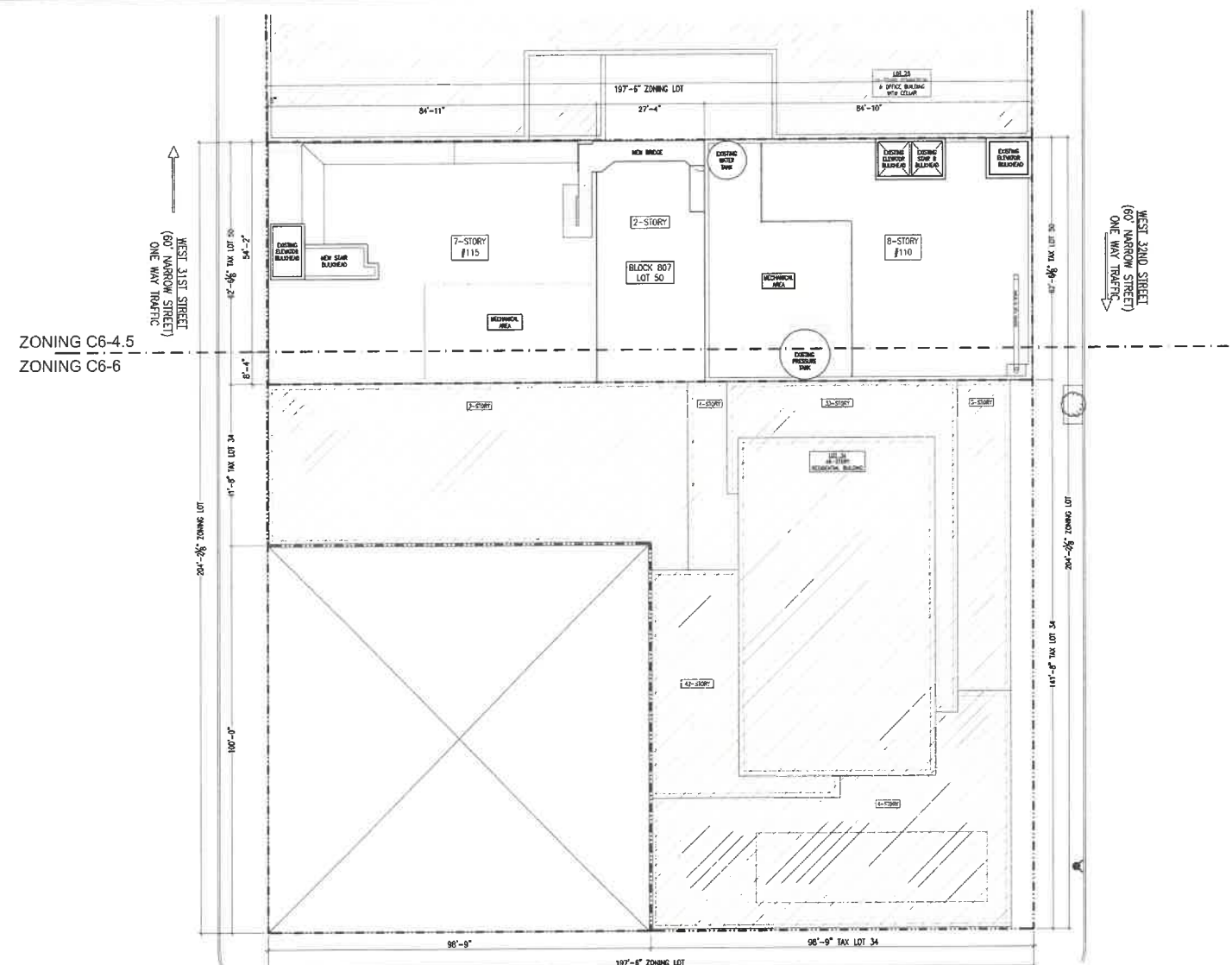
C6-4.5: 10,700 SF (35.14%)
C6-6: 19,750 SF (64.86%)
TOTAL: 30,450 SF

BULK REGULATIONS

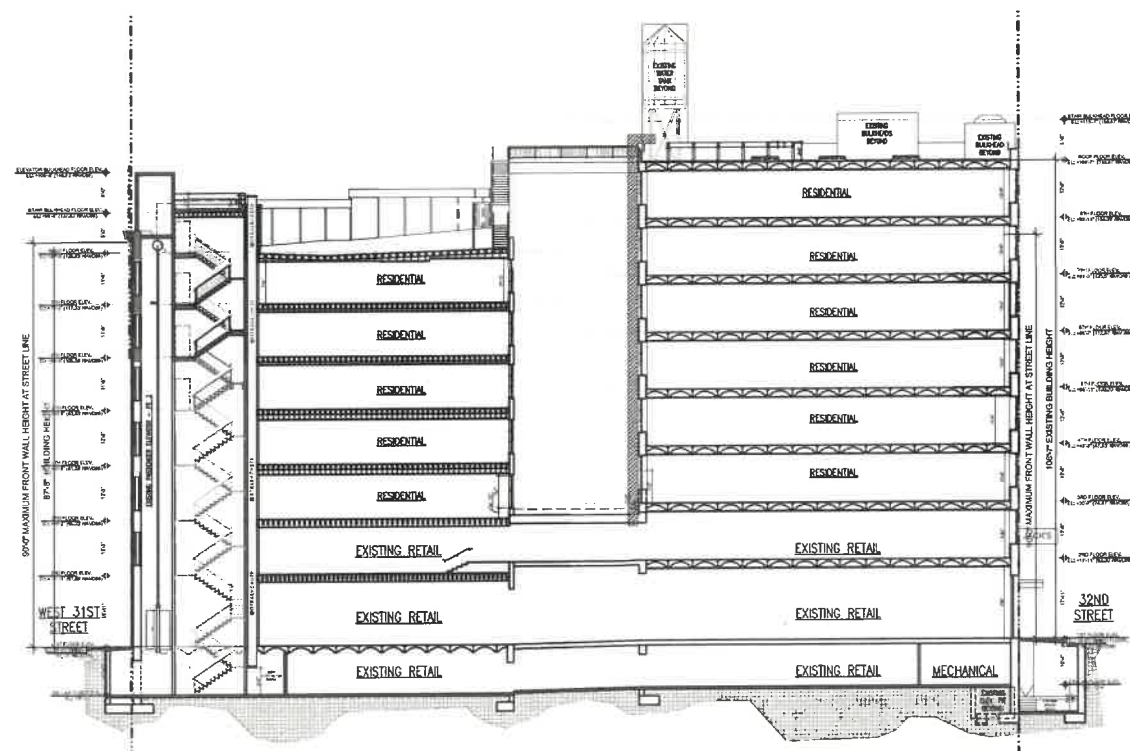
ZR 33-16	FLOOR AREA - SEE ARTICLE VII, CHAPTER 7
ZR 81-211	COMMERCIAL FAR C6-4.5 = 12.0 COMMERCIAL FAR C6-6 = 15.0
ZR 77-22	ADJUSTED COMMERCIAL FAR = 12*35.14% + 15*64.86% = 13.94 PROPOSED COMMERCIAL FAR = 2.4 (72,975 SF)
ZR 81-241	RESIDENTIAL FAR C6-4.5 / C6-6 = 12.0 ADJUSTED RESIDENTIAL FAR = 12.0 PROPOSED RESIDENTIAL FAR = 11.52 (350,962 SF)
	TOTAL PROPOSED FAR = 13.92 TOTAL PROPOSED ZONING FA = 423,937 SF
ZR 15-11	BULK REGULATIONS - REFER TO ZR 15-112 AND ZR 15-12 COURT REGULATION - REFER TO APPROVED AI1

PERMITTED OBSTRUCTIONS

ZR 81-262	MAX. HEIGHT PERMITTED STREET WALL (60' WIDE STREET) = 90'
PROPOSED;	WEST 31ST STREET - 87'-8" (COMPLIES) WEST 32ND STREET - EXISTING CONDITIONS TO REMAIN
ZR 81-263	TABLE A - SETBACK ON STREETS 60 FEET OR LESS 7 STORY / 76' (COMPLIES)
ZR 81-28	MIN. DISTANCE BETWEEN BUILDINGS = 8'-0" 27'-4" (COMPLIES)



SITE PLAN



BUILDING SECTION

