

ZONING CONSIDERATIONS			
1	LOT INFORMATION		6/27/2024
	ADDRESS	401 EAST 51ST STREET, New York, NY	
	BLOCK	1363	
	LOTS	1, 4, 8, 5	
	MAP	86	
	ZONING DISTRICTS	R-10 & R8-B	10 OUTSIDE DESIGNATED INCLUSIONARY HOUSING AREA
	OVERLAY	C1-5	
	SPECIAL DISTRICT	NONE	
	LOT WIDTH	100.41	
	LOT DEPTH	112.75	
	LOT AREA	11,321.23	
	LOT 4	1,857.00	
	LOT 5	1,883.00	
	LOT 1	7,581.00	
	TOTAL	11,321.00	AS PER SURVEY
	R-10 AREA	10,041.00	
	R8-B AREA	1,280.23	
	TOTAL	11,321.23	
	APPLICABLE ZONING SECTIONS		NOTES
2	USES		
	PERMITTED USES		
	R-10	1 THROUGH 4	THE APPLICABLE USE REGULATIONS FOR EACH DISTRICT SHALL APPLY TO THAT PORTION OF THE ZONING LOT LOCATED WITHIN SUCH DISTRICT IN COMPLIANCE WITH R-10-12.
	R8-B	1 THROUGH 4	
	C1-5	1 THROUGH 6	RETAIL USE DOES NOT OVERLAP R8-B. SEE Z-002
	PROPOSED USES	UG1 (RESIDENTIAL) & UG6A (RETAIL)	
3	FAR		
	23-152 RESIDENTIAL		
	R-10	10.00	
	W/INCLUSIONARY HOUSING	12.00	NO AFFORDABLE HOUSING PROPOSED ON SITE
	R-88	4.00	
	33-121 COMMERCIAL		
	C1-5	2.00	
	MAXIMUM	12.00	
4	PERMITTED ZONING FLOOR AREA		
	RESIDENTIAL		
	R-10	120,492.00	
	R88	5,120.91	
	TOTAL	125,612.91	
	COMMERCIAL	20,082.00	
	MAXIMUM	125,612.91	
5	PROPOSED ZONING FLOOR AREA		
	RESIDENTIAL		
	R-10	117,262.77	FAR: 11.68
	R88	4,287.00	FAR: 3.35
	TOTAL	121,549.77	
	COMMERCIAL	3,207.00	FAR: 0.32
	MAXIMUM	124,756.77	SEE Z-001

TOWER COVERAGE FOR R-10			
23-65	MAX PERMITTED TOWER COVERAGE	LOT	10,041.00
	% COVERAGE	50 LOT: 10,100 SF or LESS	
23-651 (1) (ii)	MAXIMUM COVERAGE PERMITTED		5,020.50
23-651	MINIMUM TOWER COVERAGE		
	% COVERAGE		30.00
23-651 (1) (ii)	MINIMUM COVERAGE PERMITTED		3,012.30
	PROPOSED TOWER COVERAGE		4,820.00
	PERCENTAGE		0.48 COMPLIES-SEE Z-012
	TOWER ON A BASE		
23-651 (3)	REQUIRED FA BELOW 150'		55%
	TOTAL FLOOR AREA		120,492.00
	55%		66,270.60
	TOWER LOCATION		
	SETBACK AT NARROW STREET	15'	COMPLIES-SEE Z-013
23-651 (4)	SETBACK AT WIDE STREET	10'	COMPLIES-SEE Z-013
23-641	MAX. HEIGHT ABOVE STREET LINE	85' OR 9 STORIES	

HEIGHT AND SETBACK FOR R-10			
23-651	BUILDING BASE REGULATIONS		
	WIDE STREET & NARROW STREET WITHIN 120' OF WIDE STREET	STREET WALL TO OCCUPY FULL STREET FRONTAGE. AT ANY HEIGHT 70% OF STREET WALL SHALL BE LOCATED WITHIN 8' OF STREET LINE. STREET WALL MAY BE LOCATED BEYOND 8' BUT NOT WITHIN 20' OF LOT LINE OR 30' FROM INTERSECTION OF TWO STREETS.	STREET WALL LOCATED ON STREET LINE
	HEIGHT OF STREET WALL	NOT LESS THAN 60'	60'
	ADJACENT BUILDING HEIGHT WIDE STREET MORE THAN 60'	STREET WALL SHALL MATCH THE HEIGHT OF THE STREET WALL OF ADJACENT BUILDING TO A HEIGHT OF 100' (a) the street wall of the base shall be extended vertically to the height of the adjacent building for a distance of not less than 20 feet measured horizontally from the side wall of such adjacent building; (b) at least 50 percent of the width of the street wall of the base shall be extended vertically to the height of the adjacent building; or (c) a dormer shall be provided pursuant to paragraph (b)(3) of this Section. Such dormer shall match the height of the adjacent building.	
23-675	Provisions for certain R10 Districts within Community District 6 in the Borough of Manhattan	In Community District 6 in the Borough of Manhattan, for buildings developed or enlarged with towers in R10 Districts located east of First Avenue and north of East 51st Street, the tower provisions of paragraph (a) of Section 23-65 (Tower Regulations) shall be modified to require that the tower-on-a-base provisions of Section 23-653 apply to all buildings where more than 25 percent of the total floor area of the building is allocated to residential uses. However, for zoning lots with narrow street frontages, such provisions shall be modified in accordance with the provisions of this section.	
8	LOT COVERAGE FOR R-88		
23-153	MAXIMUM LOT COVERAGE FOR INTERIOR LOT		70%
	LOT AREA		1,280.23
	PERMITTED COVERAGE		896.16
	PROPOSED		820
9	HEIGHT AND SETBACK FOR R-88		
23-662		PERMITTED	PROPOSED
	MINIMUM BASE HEIGHT	15'	60'-7"
	MAXIMUM BASE HEIGHT	65'	73'-0"
	MAXIMUM BUILDING HEIGHT	75'	73'-0"
	SETBACK ABOVE BASE HEIGHT	15'	15'



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.

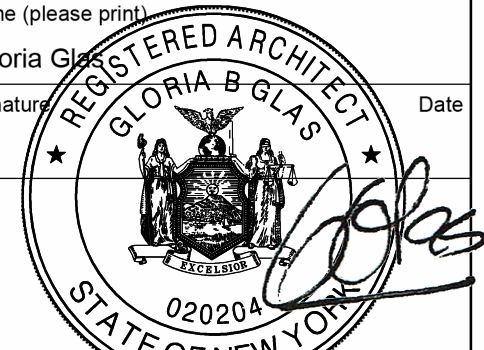
Yes No

Location Information

House No(s) 401
 Street Name East 51st Street
 Borough Manhattan
 Block 1363
 Lot 1
 BIN M00951363-11

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Name (please print) Gloria Glas
 Signature [Signature] Date _____



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

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PLAN EXAMINER SIGN AND DATE

