



**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) 32-34  
Street Name WALKER STREET

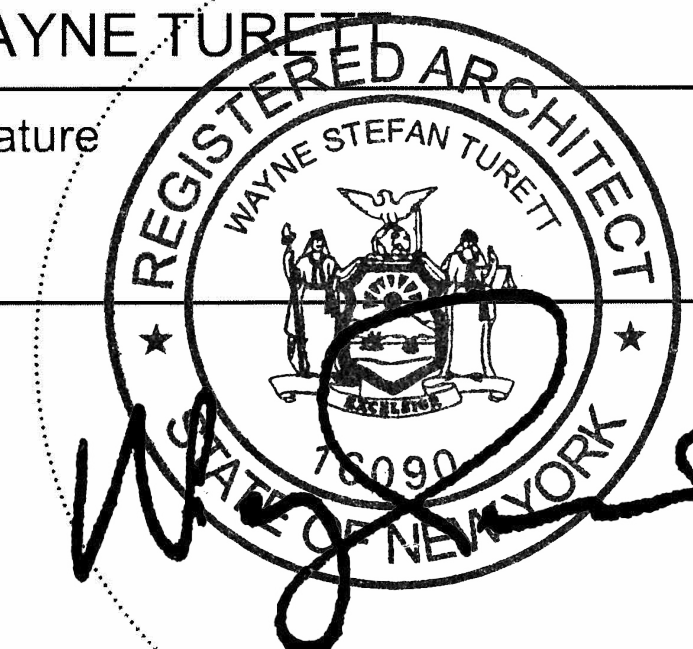
Borough MANHATTAN  
Block 194  
Lot 15 & 16  
BIN 1002295 & 1002294

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)

WAYNE TURETT

Signature Date



11/26/2024

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

**Internal Use Only**

BIS Doc #

PLAN EXAMINER SIGN AND DATE

**PROJECT INFORMATION**  
ADDRESS: 32-34 WALKER ST, NEW YORK, NY 10013

**GENERAL PROJECT DATA**  
BLOCK: 194 LOT: #15 (34 Walker), #16 (32 Walker)

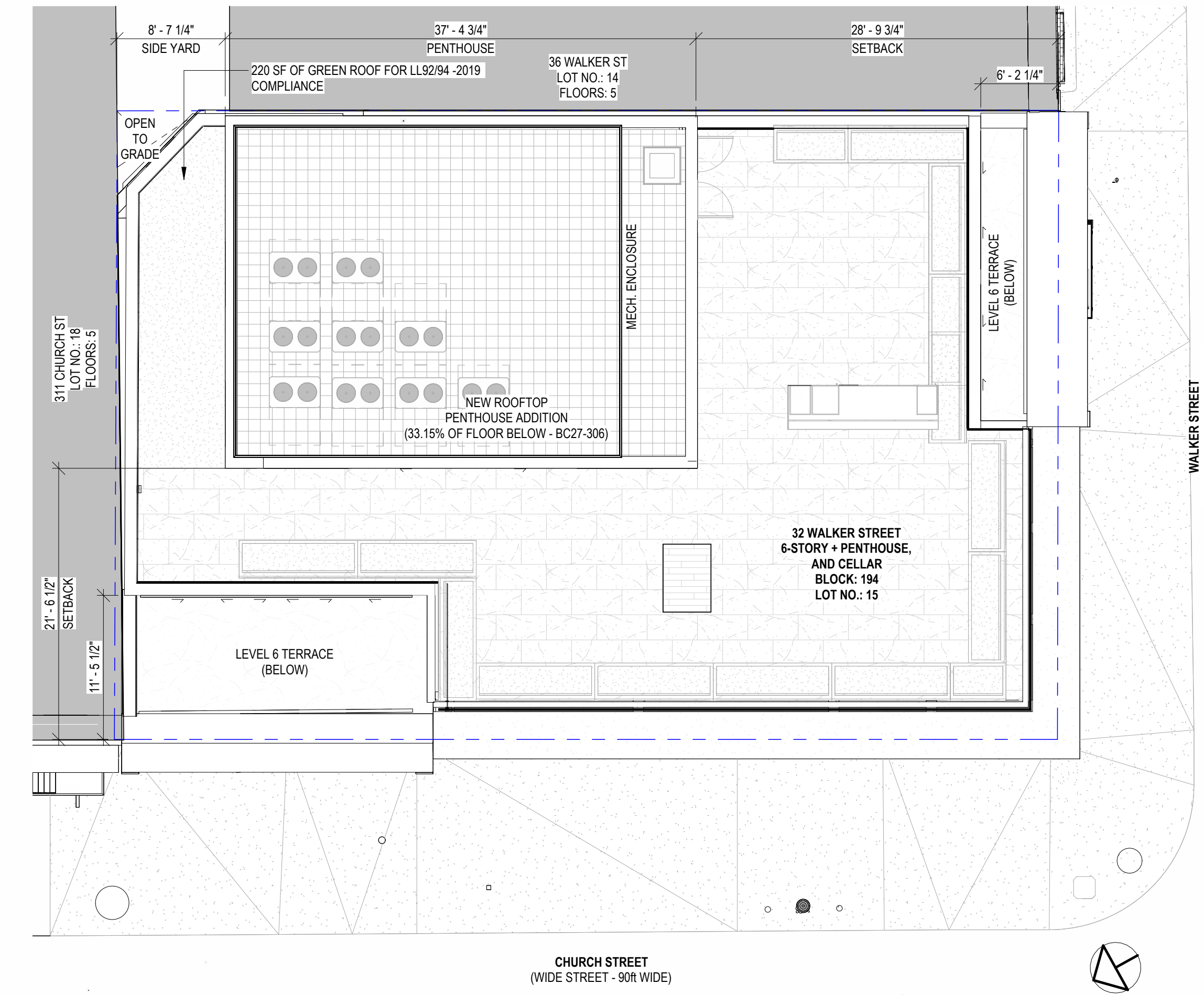
COMMUNITY BOARD: 01 (MANHATTAN)  
LANDMARK DISTRICT: TRIBECA EAST HISTORIC DISTRICT  
ZONING DISTRICT: C6-2A (R8A Residential Overlay)  
ZONING MAP: 12A  
ZONING USE GROUP: 2 - RESIDENTIAL, 6 - COMMERCIAL  
LOT SIZE: 50 FT x 74.79 FT  
LOT AREA: 3,762.73 SF

NUMBER OF STORIES (EXIST): 5 w/ CELLAR (LOT 15, 34 WALKER), 2 w/ CELLAR (LOT 16, 32 WALKER)  
NUMBER OF STORIES (PROP): 6 + PENTHOUSE & CELLAR  
HEIGHT EXISTING: 65'-0" (LOT 15, 34 WALKER), 22'-6" (LOT 16, 32 WALKER)  
HEIGHT PROPOSED: 85'-0"  
WIDTH OF STREET: 50' (WALKER ST) & 90' (CHURCH ST)

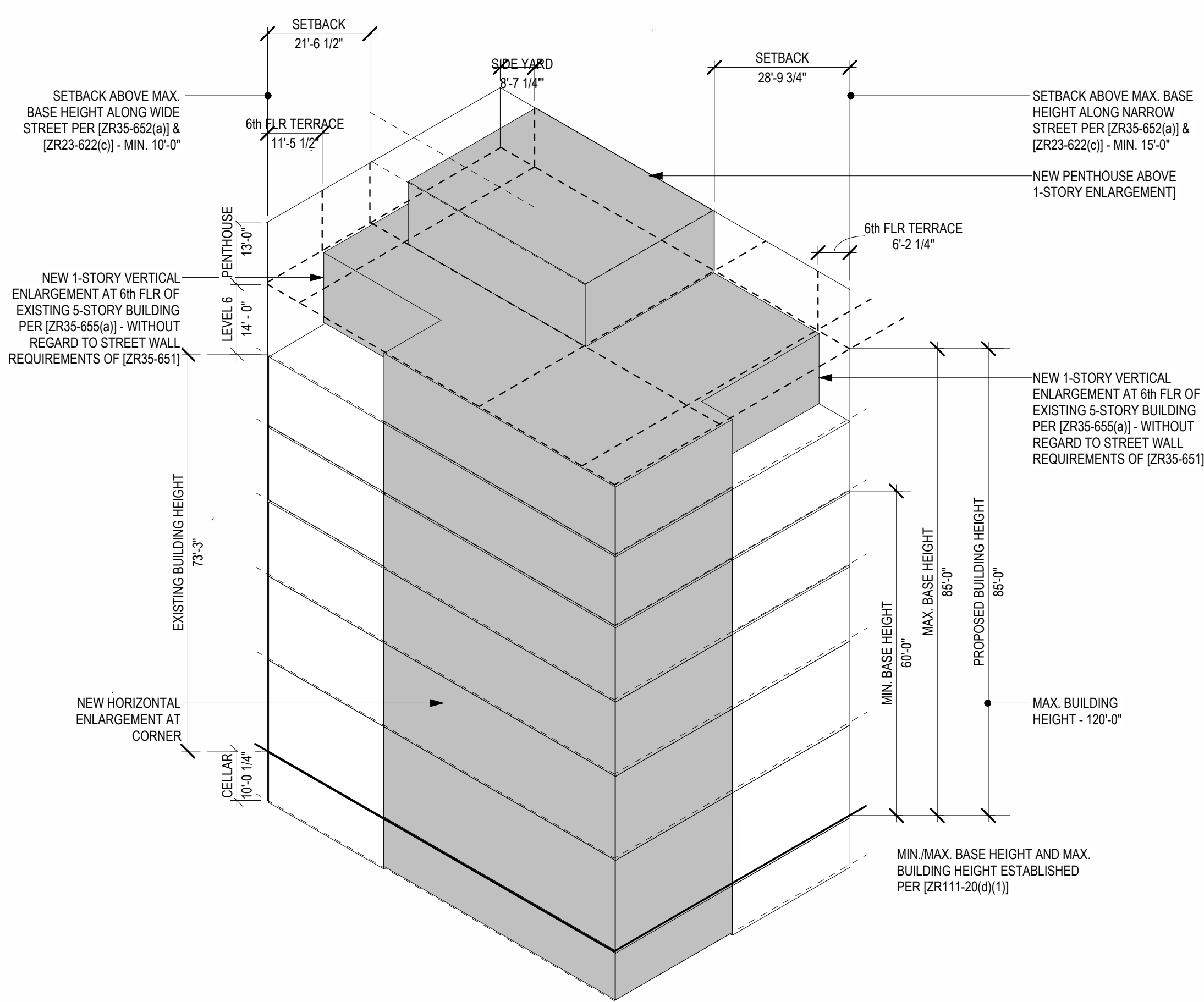
**OCCUPANCY CLASSIFICATION / CONSTRUCTION CLASSIFICATION**  
EXISTING:  
32 WALKER (LOT 16): OCCUPANCY TYPE: E (BUSINESS), RESTAURANT  
34 WALKER (LOT 15): OCCUPANCY TYPE: E (BUSINESS), COMMERCIAL LOFT CLASS 3NFP CONSTRUCTION  
PROPOSED:  
MIXED-USE, OCCUPANCY TYPE: C (MERCANTILE) AND J-2 (RESIDENTIAL), MULTI-FAMILY CLASS II-B CONSTRUCTION

1968 BUILDING CODE REVIEW

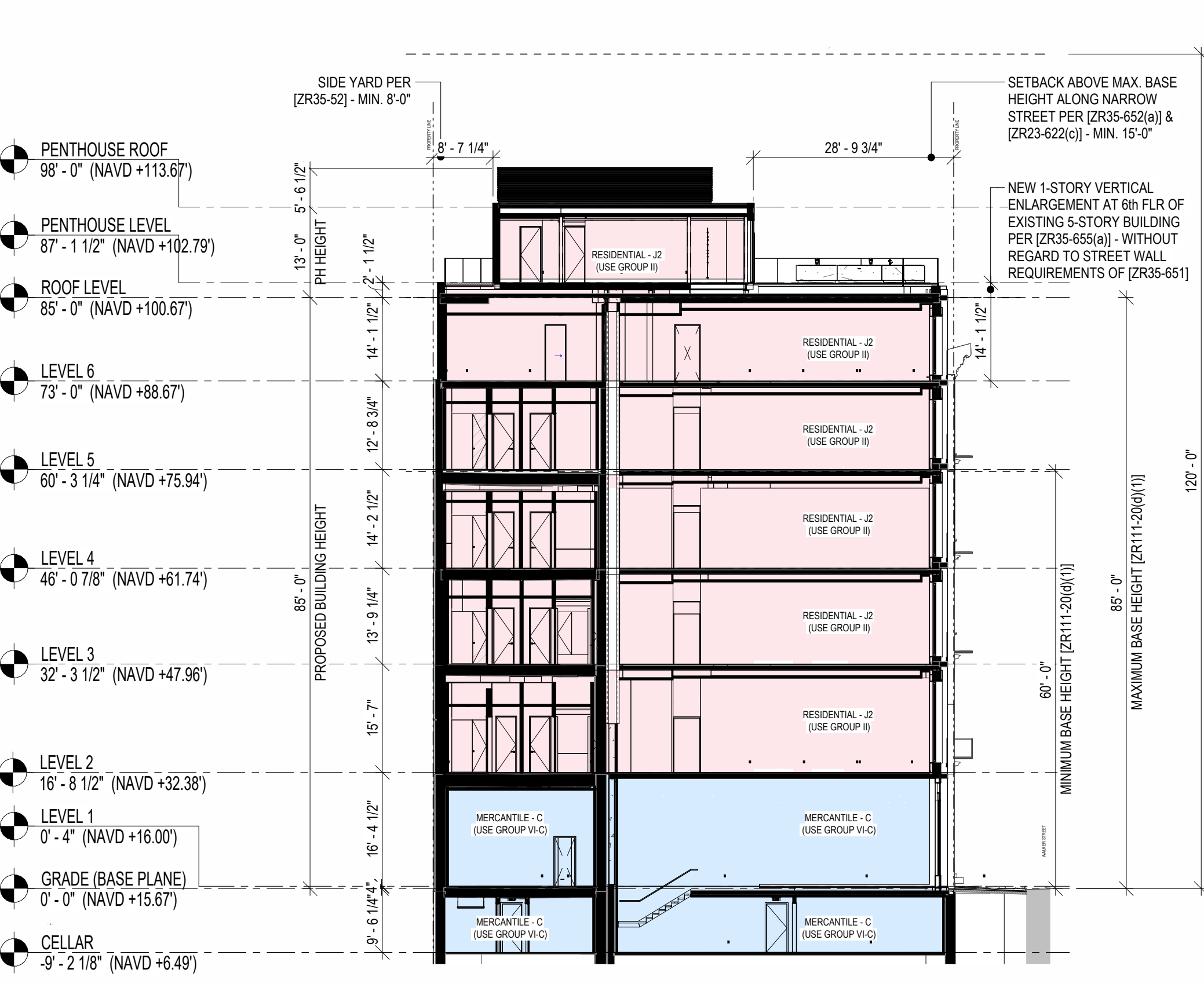
ZD-1_ZONING REGULATIONS					
	REGULATION	ALLOWED	EXISTING	PROVIDING	
FLOOR AREA	[111-20]				
	MAXIMUM FLOOR AREA RATIO	F.A.R. = 5.0 (AREA 7 TMU)	32 WALKER (LOT 16): 2,447 sf (0.65 FAR) 34 WALKER (LOT 15): 12,485 sf (3.34 FAR) Total: 14,932 SF (3.97 FAR)	18,806 sf [4.99 FAR]	
	MAX FLOOR AREA	3,762.73 SF x 5.0 = 18,813 SF (MAX.) "FULLY ELECTRIFIED BUILDING" 5% DEDUCTION PER ZR12-10			
	MAX LOT COVERAGE	100% ( INTERIOR LOT)	100%	NO CHANGE	
YARDS	[23-45]	FRONT YARD	NONE REQUIRED	NO CHANGE	
	[35-462(c)]	SIDE YARD	NONE REQUIRED - 8' MIN. IF PROVIDED	NONE	
	[23-45] [23-462(c)] [23-541]	REAR YARD	NONE REQUIRED WITHIN ONE HUNDRED FEET OF CORNERS	NONE	
	[23-652(a)]	SETBACK ABOVE MAX BASE HEIGHT	15'-0" NARROW STREET 10'-0" WIDE STREET	N/A	28'-9 3/4" ON WALKER ST (NARROW) 21'-6 1/2" ON CHURCH ST (WIDE)
HEIGHT & SETBACK	[111-20(d)(1)]	MINIMUM BASE HEIGHT	60'-0"	22' 6" - 32 WALKER ( LOT 16) 65'-0" - 34 WALKER ( LOT 15)	85'-0"
	[111-20(d)(1)]	MAXIMUM BASE HEIGHT	85'-0"	22' 6" - 32 WALKER ( LOT 16) 65'-0" - 34 WALKER ( LOT 15)	85'-0"
	[111-20(d)(1)]	MAXIMUM BUILDING HEIGHT	120'-0"	22' 6" - 32 WALKER ( LOT 16) 65'-0" - 34 WALKER ( LOT 15)	85'-0"
	[23-661(c)(1)]	STREET WALL LOCATION	AT LEAST 70% OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FEET OF THE STREET LINE AND EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT SPECIFIED IN SECTION 23-662, OR THE HEIGHT OF THE BUILDING WHICH EVER IS LESS. UP TO 30% OF THE AGGREGATE WIDTH OF STREET WALLS MAY BE RECESSED BEYOND EIGHT FEET OF THE STREET LINE, PROVIDED THAT ANY SUCH RECESSES DEEPER THAN 10 FEET ALONG A WIDE STREET OR 15 FEET ALONG A NARROW STREET ARE LOCATED WITHIN AN OUTER COURT		NO CHANGE



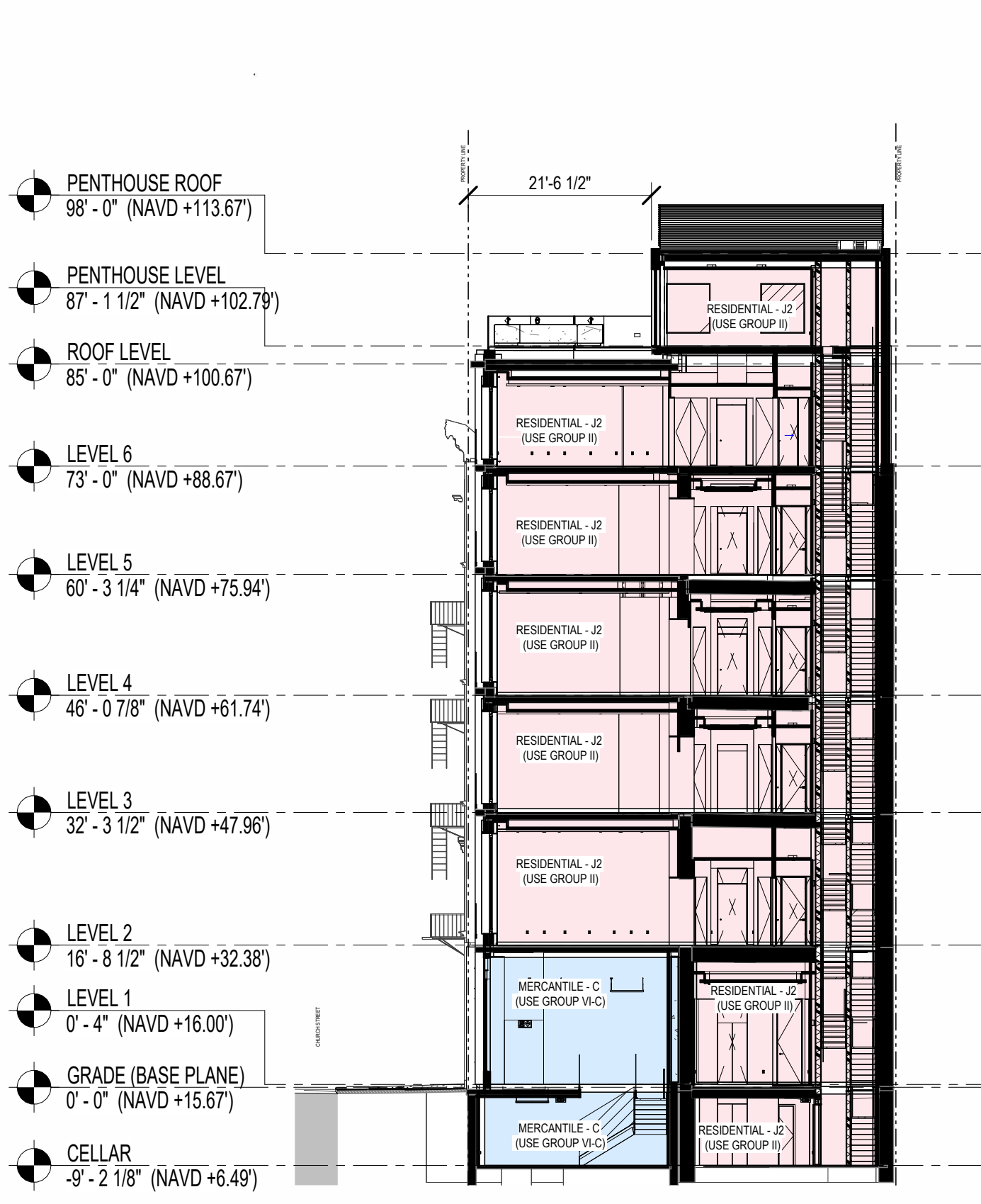
2 ZD1 - SITE PLAN  
1/8" = 1'-0"



1 ZD1 - MASSING DIAGRAM



4 ZD1 - ZONING SECTION (NORTH/SOUTH)  
1/16" = 1'-0"



5 ZD1 - ZONING SECTION (EAST/WEST)  
1/16" = 1'-0"

