



**ZONING COMPUTATION (TAX LOT 8)**

ZR SECTION	ITEM	ALLOWED / REQUIRED	PROVIDED	CONFORM. CONDITIONS
ZR 23-153	MAX. RESIDENTIAL F.A.R. FOR R-83	4.0 (7,236.68 SF x 4.0 = 28,946.72 SF FLOOR AREA ALLOWED FOR LOTS 7 & 8)	3.30 (23,897.67 : 7,236.68 ONE ZONING LOT AREA=3,295) (SEE AREA CALCS FOR ONE ZONING LOT - Z-004)	3.30 < 4.00 COMPLES
ZR 24-161	MAX. F.A.R. FOR LOTS CONTAINING BOTH RESIDENTIAL AND COM. FACILITIES	4.0 (TOTAL MAX. F.A.R. SHALL NOT EXCEED THE MAX. F.A.R. ALLOWED FOR ANY SUCH USE)	4.00 (3.30 RES. F.A.R. + 0.697 COM. F.A.R. = 3.997)	4.0 = 4.0 COMPLES
ZR 23-153	MAX. RESIDENTIAL LOT COVERAGE	70.00%	49.97% (3,016.18 SF FOOTPRINT : 7,236.68 SF ONE LOT AREA = 0.41697 - SEE LOT COV. CALCULATIONS - Z-004	49.97% < 70% COMPLES
ZR 24-10 & ZR 23-153	MAX. LOT COVERAGE (BOTH RESIDENTIAL AND COMMUNITY HOUSING FACILITY)	70% (LOT COVERAGE IN R8B ZONING DISTRICT SHALL COMPLY WITH REGULATIONS FOR QUALITY HOUSING BUILDINGS (ZR-23-153))	63.93% LOT COVERAGE (FOOTPRINTS OF LOTS 8 & 7 4,625.57 SF / 7,236.68 SF LOT AREA = 0.6392)	63.92% < 70% COMPLES
ZR 23-22	MAX. NUMBER OF DWELLING UNITS	FACTOR 680 - MAX. 35 D.U. ALLOWED (23,897.67 ZONING AREA : 680 = 35.14 D.U.)	9 DWELLING UNITS	9 D.U. < 35 D.U. COMPLES
ZR 23-32	MINIMUM LOT AREA	1,700 SF	7,236.68 SF	COMPLES
ZR 23-462 (c)	MINIMUM LOT WIDTH	18.0'	70'-10"	70'-10" > 18'-0" COMPLES
ZR 23-47	MINIMUM REQUIRED REAR YARD	0'-0" OR 8'-0" MIN.	0'-0"	COMPLES
ZR 23-661(b)(1)	STREET WALL LOCATION (NARROW STREET)	FOR ZONING LOTS W/ AT LEAST 50' OF FRONTAGE ALONG A STREET LINE, THE STREET WALL SHALL BE LOCATED NEITHER CLOSER TO NOR FARTHER FROM THE STREET LINE THAN THE STREET WALL OF AN EX'G ADJACENT BUILDING ON THE ADJOINING ZONING LOT LOCATED ON THE SAME STREET	1" FROM THE STREET LINE (ALIGNED WITH THE ADJACENT EXISTING BUILDING)	COMPLES
ZR 23-662 (a) TABLE 1	MIN. BASE HEIGHT - MAX. BASE HEIGHT, AND MAX. BUILDING HT.	MIN BASE 55'-0"; MAX BASE HT - 65'-0"; MAXIMUM BUILDING HEIGHT - 75'-0"	64'-2" - MAX. BASE HEIGHT, 75'-0" - MAX. BUILDING HEIGHT	COMPLES
ZR 23-662 (c)(1)	SETBACK REQUIREMENTS	FOR ALL QUALITY HOUSING BUILDINGS AT A HEIGHT NOT LOWER THAN THE MIN. BASE HEIGHT OR NOT HIGHER THAN THE MAX. BASE HEIGHT A SETBACK WITH AT LEAST 15' SHALL BE PROVIDED ON A NARROW STREET	15'-0" SEATBACK IS PROVIDED ABOVE MAX. BASE PLANE	COMPLES



**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) 213  
Street Name EAST 83rd STREET  
  
Borough MANHATTAN  
Block 1529  
Lot (s) 8 AND 7  
BIN 1048696

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):

Signature: JOSEPH P. SPECTOR Date: 09/19/2024



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

**Internal Use Only**

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

PLAN EXAMINER SIGN AND DATE





