

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) **536**
Street Name **WEST 28 STREET**

Borough **MANHATTAN**
Block **699**
Lot **14**
BIN

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.

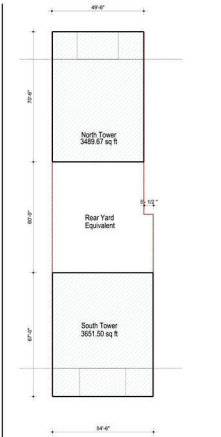
Name (please print)
GIL EVEN-TSURT 05.21.2025
Signature _____ Date



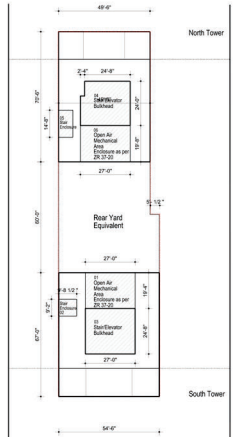
P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

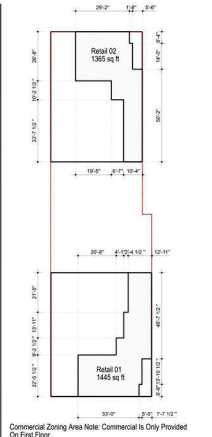
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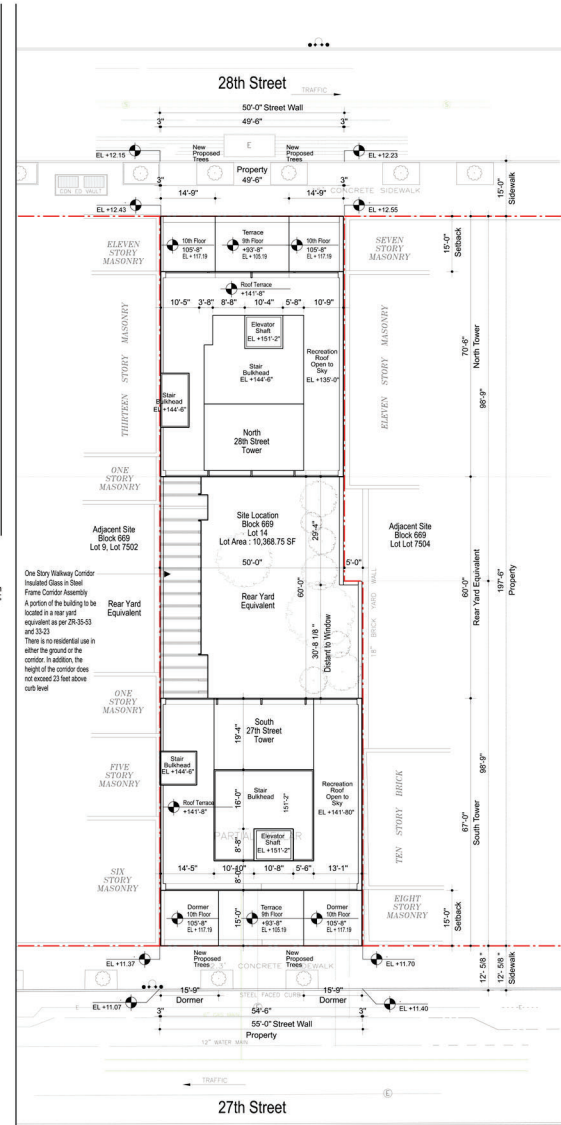
Residential Lot Area Coverage (ZR 98-22 & Z3-15)
Lot Zoning Area = 10,368.75 sq ft
Max Allowed Lot Coverage: 70% X 10,368.75 sq ft = 7,258.125 sq ft
Residential Floor Area = 3651.50 sq ft + 3489.67 sq ft = 7,141.17 sq ft
7,141.17 sq ft < 7,258.125 sq ft **In Compliance**



2R 33-42 Permitted Obstructions
(2) the aggregate area of such obstructions, including any required screening, does not exceed 50 percent of the lot coverage of the building.
Maximum building Lot Coverage = 7,258.125 sq ft
Maximum Permitted Obstructions = 7,258.125 sq ft x 50% = 3,629.06 sq ft
1+2+3+4+5+6 = 2,556.09 sq ft
Proposed 2,556.09 sq ft < 3,629.06 sq ft **In Compliance**



Commercial Zoning Area Note: Commercial is Only Permitted On First Floor.
Max Far Per Zr 98-122 Special West Chelsea District States the Maximum Floor Area Ratios of the Applicable Underlying District Shall Not Apply. In Lieu Thereof, the Maximum Floor Area Ratio Permitted for Commercial, Community Facility And Residential Uses, Separately Or In Combination, Shall be As Specified in the Table.
Far 98-223
Max. Permitted Far Table in Zr 98-122
Max. Zoning Floor Area = 80,368.750 sq ft X 7.5 = 77,766.62 sq ft
Proposed Residential Zoning Area = 7.15 = 74,140.56 sq ft
Proposed Commercial Zoning Area = 2.810 sq ft
Proposed Commercial FAR = 0.27 **In Compliance**



Provided elevations are based on nadv 1988 for additional levels refer to site survey dated 06.09.2024

03

04

05

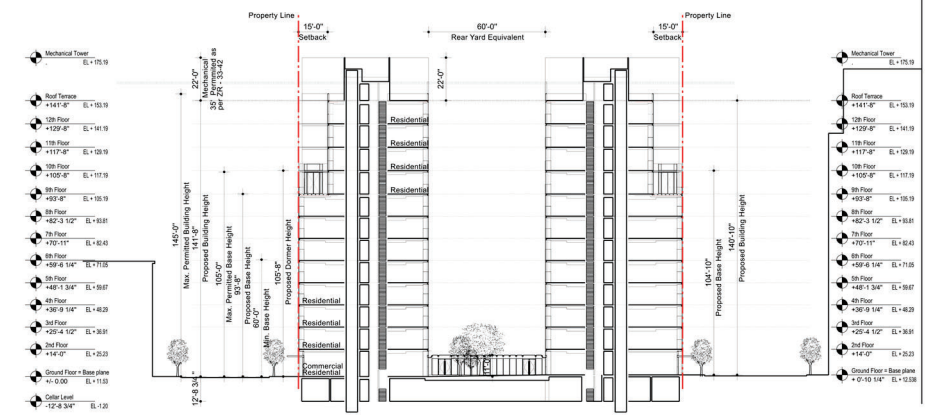
06

07

01

Base Plane Calculation

Along 27th Street	$\frac{11.37+11.70}{2} = 23.07$	EL + 11.53	BASE PLANE : 11.53 ABOVE NAVD88
Along 28th Street	$\frac{12.43+12.55}{2} = 23.07$	EL + 12.49	BASE PLANE : 12.49 ABOVE NAVD88



02

Site Section
Scale 1/32" = 1'-0"

Zoning information

General

Location	533 West 27 Street, 10001
Block #	659
Lot	14
lot width	55.81 (Along 27th St.) 50 ft (Along 28th St.)
lot length	157.5 ft
zoning district	CR-3-R
special use district	Special West Chelsea District (WCH) Sub-area B
manhattan community district	CD-4
zoning lot area	10,368.75 sq ft

Use And Occupancy Classification (nycbc 310.1.2)

Occupancy Classification	R-2, M, S-2
Dwelling Unit	Class A
Construction Type	B
No. Of Stories Above Ground:	11
No. Of Cellar Levels (below Ground)	1
Flood Zone	Construction Is Out Of Special Flood Hazard Zone Per Bog 102.2.2

See Flood Zone Map & Data On G-066.00

Commercial Use - Use Group VI : ZR 98-124

98-124
Location within buildings
In any CD District in the Special West Chelsea District, the provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified such that the limitations set forth in paragraph (a) of such Section need not apply, and the requirements in paragraph (b) of such Section shall apply only where commercial uses are located above any story containing dwelling units.
No Dwelling units are proposed on ground floor thus in compliance

Max Far Per ZR 98-22

Special West Chelsea District States "The Maximum Floor Area Ratios Of The Applicable Underlying District Shall Not Apply, In Lieu Thereof, The Maximum Floor Area Ratio Permitted For Commercial Community Facility And Residential Uses, Separately Or In Combination, Shall Be As Specified In The Table"
For zoning lots not using qualifying affordable housing and qualifying senior housing, the provisions set forth in Table 2 shall apply.

FAR (ZR 98-22)	Sub Area B	6.25
Basic floor area ratio (max)		1.25
Increase in FAR from qualifying affordable housing		7.5
Permitted floor area ratio (maximum)		
Max. Zoning Floor Area:	10,368.75sq ft R 7.5 = 77,765.62 sq ft	
Proposed Zoning Floor Area:	76,950.56 sq ft < 77,765.62 sq ft	In Compliance

Height Limitations(ZR-98-423) Subarea B

Min Base Height	60'-0"
Max Base Height	105'-0" 93'-8" Proposed Along 27th Street
Max Building Height	145'-0" 104'-0" Proposed Along 28th Street
See Site Section 02/2-001.00	141'-0"/104'-0" Proposed - In Compliance

Street Wall Location (ZR-98-423)

On narrow street frontages, beyond 50 feet of their intersection with a wide street, the street wall shall be located on the street line and extend along at least 70 percent of the narrow street frontage of the zoning lot at least the minimum base height specified in the table in this Section.
Street Wall To Be Located On Street Line
Frontage Along 27th Street 55'-0" = 100% > 70% In Compliance
Height of Street Wall 93'-8"
Frontage Along 28th Street 50'-0" = 100% > 70% In Compliance
Height of Street Wall 104'-0"
See Site Plan 01/2-001.00

Setbacks (ZR-98-423) ZR 35-631 ZR 23-423

Front Setback In Compliance
A Setback With A Depth Of At Least 15 Feet Shall Be Provided From Any Street Wall Fronting On A Narrow Street
See Site Section 02/2-001.00

YARD REGULATIONS (ZR-23-30)

Minimum Required Front Yards R-9 Equivalent - Does not Apply- Not Required
Minimum Required Side Yards R-9 Equivalent - Does not Apply- Not Required
Minimum Required Rear Yards R-9 Equivalent - Does not Apply- Not Required
(Per Zr 98-41/93-26/93-53)

Rear Yard & Window Setbacks Required 30ft Proposed 60ft - In Compliance
(Per ZR 23-371 Distance between buildings)

Proposed Use Regulations As Per ZR2-10, ZR32-10

Use Group II Multi-family Residential Units
Use Group VI Retail
Use Group III Noncommercial Recreation Areas

Parking Requirements ZR 13-10

No parking shall be required within the Manhattan Core Does not Apply- Not Required

Required Bicycle Parking Spaces Per Zr 36-70

Use Group 2 Requirements: Table Special Dwelling Units
For 60 Residential Units: 60/2 = 30 Spaces
Use Group 3 Requirements: Proposed 30 Bike Spaces In Compliance
1/10,000 SF of Commercial Space:
1,500 + 1,250 = 2,750 SF/10,000 = 1 Space
Total Area Required: Spaces X 15 SF = 30 X 15 SF = 450 sq ft
Proposed 60/2.00 sq ft In Compliance

See Cellar Plan For Bike Storage Location

Determination Of Base Plane

- West 27th Street (11.37+11.70) / 2 = 11.53
- West 28th Street (12.43+12.55) / 2 = 12.49

See Plot Plan (01/2-001.00)

Street Tree Planting

Street Trees To Be Provided In Accordance With Section ZR98-41
Street Trees Provided: 2 Trees Along 27th Street + 2 Trees Along 28th Street 04
Street Trees Paid For: 04
Street Trees Required: 1/25 Of Street Frontage
No Tree To Be Planted Within 7'-0" Of Any See Utilities Or Equipment In Compliance
See Plot Plan (01/2-001.00)

Domer Street Wall Zr 23-4131(I)

Aggregate Width Of Domer Street Wall = 60% Of Street Wall In Compliance

The aggregate width of all domers at the maximum base height does not exceed 60 percent of the width of the street wall of the highest story below the maximum base height. For each foot above the maximum base height, the aggregate width of all domers shall be decreased by one percent of the street wall width of the highest story entirely below the maximum base height.
Allowed Length On Street Wall Along 27th Street: 60% X 55'-0" = 33'-0"
Proposed Domer Height: 105'-0" Max Base Height: 105'-0" Height Increase Above Base Height: 0'
Allowed Length On Street Wall Along 27th Street: 59% X 55'-0" = 32'-5 1/4"
Proposed 31'-0" < 32'-5 1/4"

See Site Plan 01/2-001.00
See Diagram 01/02/2-002.00

Zoning Density Analysis:

Max. # Of Dwelling Units On A Zoning Lot = Max. Allowed Residential Floor Area
Applicable Factor per ZR 35-631 600
Factor To Determine Allowed # Dwelling Units For For R9 600
Total Residential Zoning Area: 74,140.56 sq ft
Max Number Of Units Allowed: 74,140.56/600
Proposed Number Of Units 109 Units In Compliance
Proposed # Of Units 60 = 109 (max Allowed # Of Units)

The Quality Housing Program

Applicability of this Chapter
The Quality Housing Program Apply to buildings containing residences, long-term care facilities or philanthropic or non-profit institutions with sleeping accommodations, or some combination thereof as follows:
In R6, R7, R8, R9 or R10 Districts, and in the equivalent Commercial Districts listed in Sections 34-111 and 34-112, all developments and arrangements of such buildings utilizing the Quality Housing bulk regulations in Article II, Chapter 3, shall comply with the Quality Housing Program standards and requirements set forth in this Chapter.
34-112 Residential bulk regulations in either C1 or C2 Districts or in CA, CA, C4, C5 or C6 Districts C6-3 In Compliance

28-10 BUILDING INTERIOR

In R6 through R10 Districts, developments, with nine or more dwelling units per vertical circulation core, and enlargements, extensions or conversions that result in nine or more dwelling units per vertical circulation core, shall comply with the provisions of this Section. A new disposal room of not less than 12 square feet with no dimension less than three feet shall be provided on each story that has entrances to dwelling units. Twelve square feet of floor space shall be set aside for such refuse disposal room shall be excluded from the definition of floor area per story. 19.8 SF Trash room in every floor, 150F per floor can be deducted from floor area

28-20 RECREATION SPACE AND PLANTING AREA

All developments with nine or more dwelling units, and enlargements, extensions or conversions, that result in nine or more dwelling units, shall provide at least the minimum amount of recreation space as set forth in the table in this Section 2.8 % Of residential area for R6.
74,140.56 sq ft Total Residential Area x 2.8% = 2,075.93 sq ft
640.25 Indoor Recreational (South Tower)
725.00 Outdoor Recreational (South Tower)
608.22 Indoor Recreational (North Tower)
788.00 Outdoor Recreational (North Tower)
2,075.93 sq ft Required Recreational Space x 2,771.47 Proposed Recreational Space In Compliance

28-30 SAFETY AND SECURITY

If the number of dwelling units served by a vertical circulation core and corridor on each story does not exceed the number set forth in the following table, 50 percent of the square feet of the corridor serving such dwelling units on such story may be excluded from the definition of floor area.
28-31 Density per Corridor District R9
Number of Dwelling Units Served by a Corridor per Story 6 < 8 In Compliance

28-40 PARKING FOR QUALITY HOUSING

Except as modified by the provisions of this Section, necessary off-street parking shall be provided as set forth in the applicable underlying district regulations. No accessory Parking Provided

ZONING AREA ANALYSIS						
GROSS BUILDING AREA	GROSS RESIDENTIAL AREA	GROSS COMMERCIAL AREA	QUALITY HOUSING RESIDENTIAL	MECHANICAL RESIDENTIAL	ZONING AREA	FAR
CELANA	307.76					
1ST FLOOR	7343.25	4333.35	2892	2893.2	57.31	4524.74 0.44
2ND FLOOR	7343.25	7343.25	152.25	67		6922 0.67
3RD FLOOR	7343.25	7343.25	152.25	67		6922 0.67
4TH FLOOR	7343.25	7343.25	152.25	67		6922 0.67
5TH FLOOR	7343.25	7343.25	152.25	67		6922 0.67
6TH FLOOR	7343.25	7343.25	152.25	67		6922 0.67
7TH FLOOR	7343.25	7343.25	152.25	67		6922 0.67
8TH FLOOR	7343.25	7343.25	152.25	67		6922 0.67
9TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
10TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
11TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
12TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
13TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
14TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
15TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
16TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
17TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
18TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
19TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
20TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
21ST FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
22ND FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
23RD FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
24TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
25TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
26TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
27TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
28TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
29TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
30TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
31ST FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
32ND FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
33RD FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
34TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
35TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
36TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
37TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
38TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
39TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
40TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
41ST FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
42ND FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
43RD FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
44TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
45TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
46TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
47TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
48TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
49TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
50TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
51ST FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
52ND FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
53RD FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
54TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
55TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
56TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
57TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
58TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
59TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
60TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
61ST FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
62ND FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
63RD FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
64TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
65TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
66TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
67TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
68TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
69TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
70TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
71ST FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
72ND FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
73RD FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
74TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
75TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
76TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
77TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
78TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
79TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
80TH FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
81ST FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
82ND FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53
83RD FLOOR	5881.25	5881.25	23.50	69.58		5487.75 0.53

