

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.

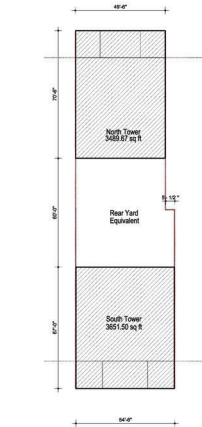
Name (please print) **GIL EVEN-TSUR**
Date **11.18.2024**
Signature _____



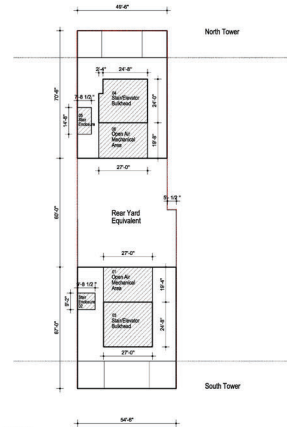
P.E. / R.A. Seal (only seal, then sign and date over seal)

Internal Use Only

BIS Doc # _____



Residential Lot Area Coverage (ZR 98-22 & 23-15)
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 + 3489.87 sq ft = 7,141.37 sq ft
7,141.37 sq ft < 7,258.125 In Compliance



ZR 33-43 Permitted Obstructions
(2) the aggregate area of such obstructions, including any retained landscaping, 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
100% of lot = 2,656.09 sq ft
Proposed 2,256.09 sq ft < 3,629.06 sq ft In Compliance

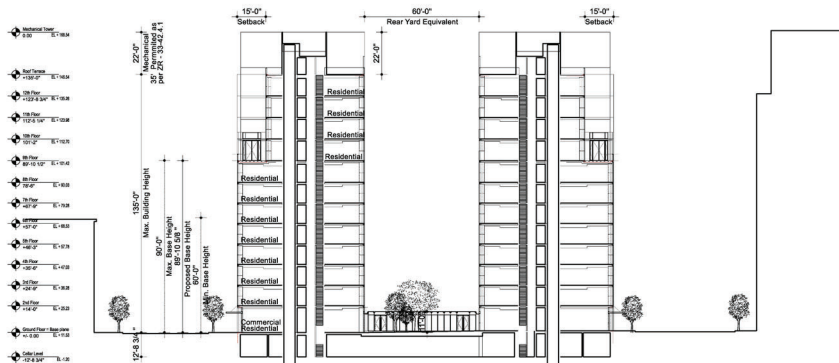
03 Location Plan Scale NTS

04 Lot Coverage Diagram NTS

05 Roofplan Diagram NTS

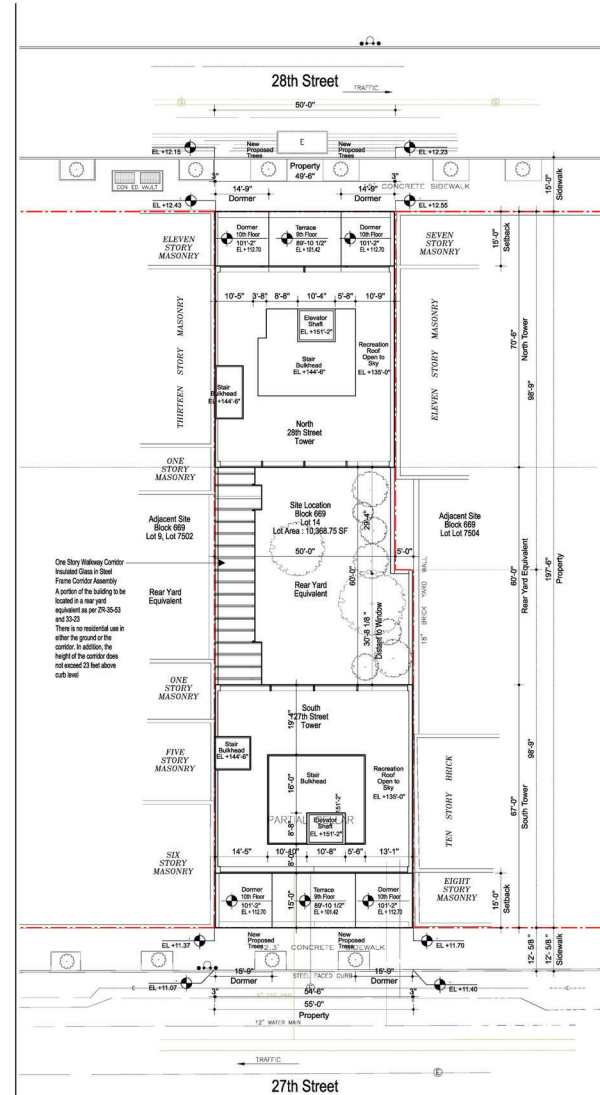
Base Plane Calculation

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 NTS



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

01

Site Plan NTS

Zoning information

General

Location 533 west 27 street, 10001
 block # 699
 lot 14
 lot width 55 ft (Along 27th St) 50 ft (Along 28th St)
 lot length 107.3 ft
 zoning district C6-3-R9
 special use district Special West Chelsea District (WCH) Sub-area B
 zoning map 80
 manhattan community district 10
 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 IB
 No. Of Stories Above Ground 11
 No. Of Cellar Levels (Below Ground) Construction Is Out Of Special Flood Hazard
 Flood Zone Zone Per 102.2.2

See Flood Zone Map & Data On G-600.02

Commercial Use: ZR 98-124

In any C6 District in the Special West Chelsea District, the provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit commercial uses on the same story as a residential use or on a story higher than that occupied by residential uses, provided that the commercial uses:

(a) are located in a portion of the building that has separate direct access to the street with no access to the residential portion of the building at any story

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"

FAR (ZR 98-22) Sub Area B 5.0
 Basic floor area ratio (max) Increase in FAR from High Line Transfer
 Corridor (R9-30) 2.5
 Permitted floor area ratio (maximum) 7.5
 Max. Zoning Floor Area: 10,368.75sq ft X 7.5 = 77,765.62 sq ft
 Proposed Zoning Floor Area: 76,949.93 sq ft = 77,765.62 sq ft **In Compliance**

Height Limitations (ZR-98-423)

Min Base Height 60'-0"
 Max Base Height 95'-0"
 Max Building Height 135'-0"
 See Site Section 02Z-001.00
 89'-0" Proposed - In Compliance
 135'-0" Proposed - In Compliance

Street Wall Location (ZR-98-423)

Street Wall To Be Located On Street Line **In Compliance**

Setbacks (ZR-98-423)

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 02Z-001.00

YARD REGULATIONS (ZR-23-40)

Minimum Required Front Yards R-8 Equivalent - Does not Apply- Not Required
 Minimum Required Side Yards R-8 Equivalent - Does not Apply- Not Required
 Minimum Required Rear Yards R-8 Equivalent - Does not Apply- Not Required
 (Per Zr 58-41(3)-26(2)-3)

Rear Yard & Window Setbacks Required 30ft Proposed 60ft - **In Compliance**
 (Per ZR 23-86)

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

Use Group 2 Multi-family Residential Units
 Use Group 3 Retail
 Use Group 2 Non-commercial 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: 1bike Space/2 Dwelling Units:
 For 30 Residential Units: 60/2 = 30 Spaces
 Use Group 3 Requirements:
 1/10,000 SF Of Commercial Space:
 1,265 + 1,265 = 2,530 sqft/10,000 = 1 Space
 Total Area Required: 1265 X 15 SF = 30 X 15 SF = 450 sq ft
 Proposed 802.00 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 **+12.48**
 See Pld Plan (0102-001.00)

Street Tree Planting

Street Trees To Be Provided In Accordance With Section ZR05-41 **04**
 Street Trees Provided:
 Street Trees Paid For:
 Street Trees Required: 125 Of Street Frontage: **04**
 No Tree To Be Planted Within 7'-0" Of Any See Utilities Or Equipment **In Compliance**

Dormer Allowance Zr 23-623(c)1

Aggregate Width Of Dormer Street Wall = 60% Of Street Wall
 Allowed Length On Street Wall Along 27th Street: 60% X 55'-0" = 33'-0"
 Proposed 31'-0" < 33'-0"
 Allowed Length On Street Wall Along 28th Street: 60% X 50'-0" = 30'-0"
 Proposed 29'-0" < 30'-0"

See Site Plan 01Z-001.00

Zoning Density Analysis:

Max. # Of Dwelling Units On A Zoning Lot = Max. Allowed Residential Floor Area
 Applicable Factor Per ZR 23-22
 Factor To Determine Allowed # Dwelling Units For R9 **680**

Total Residential Zoning Area: 74,139.93 sq ft
 Max Number Of Units Allowed: 188 Units Allowed
 Proposed Number Of Units: 60 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 enlargements 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 other C1 or C2 Districts or in C3, 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 refuse 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 allocated to such refuse disposal room shall be excluded from the definition of floor area per story.

19.8 SF Trash room in every 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 R9.

74,139.93 Total Residential Area x 2.8% =

640.25 Indoor Recreational (South Tower)
 735.00 Outdoor Recreational (South Tower)
 688.00 Indoor Recreational (North Tower)
 788.00 Outdoor Recreational (North Tower)
 2,075.91 Required Recreational Space < 2,771.42 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, percent of the square feet of the corridor serving such dwelling units on such story may be excluded from the definition of floor area. **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 necessary parking provided**

	ZONING AREA ANALYSIS				ZONING AREA
	GROSS RESIDENTIAL AREA	GROSS COMMERCIAL AREA	QUALITY HOUSING DEDUCTIONS	MECHANICAL DEDUCTIONS	
CELLAR	39370				
1ST FLOOR	4931.17	2810	2891.2	57.81	4252.66
2ND FLOOR	7141.25		152.25	67	6922
3RD FLOOR	7141.25		152.25	67	6922
4TH FLOOR	7141.25		152.25	67	6922
5TH FLOOR	7141.25		152.25	67	6922
6TH FLOOR	7141.25		152.25	67.78	6921.29
7TH FLOOR	7141.25		152.25	67.78	6921.22
8TH FLOOR	7141.25		152.25	67.78	6921.22
9TH FLOOR	6495.05		152.25	63.2	6279.14
10TH FLOOR	5881.17		23.50	69.58	5487.47
11TH FLOOR	5881.17		23.50	69.58	5487.47
12TH FLOOR	5881.17		23.50	69.58	5487.47
ROOF BALCONY	1500				1500
TOTAL ZONING AREA	79061.48	2810	4130.96	800.59	70949.93
LOT AREA					10168.75
FAR					7.5
ALLOWABLE AREA					77765.62
ACTUAL					76949.93
PROPOSED AREA					76949.93 < 77765.62

In Compliance

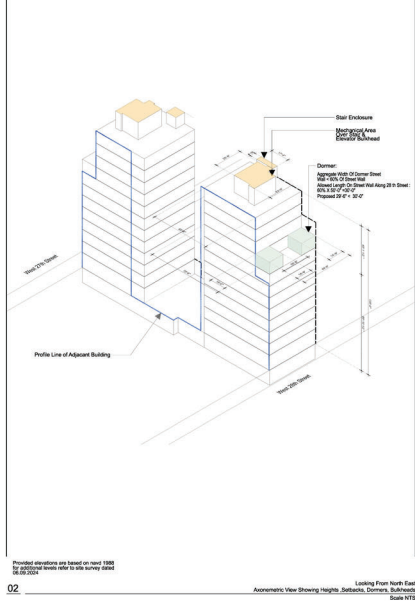
680

C6-3 In Compliance

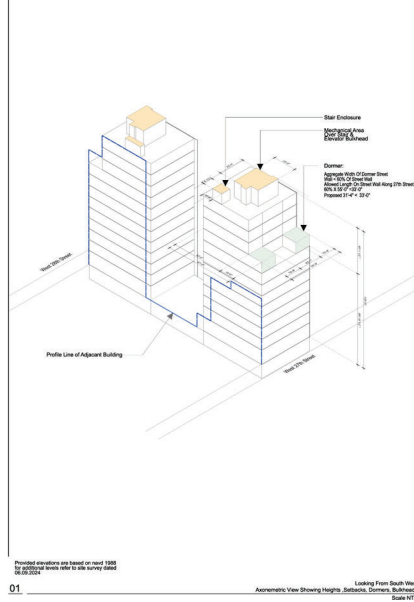
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In Compliance

No necessary parking provided



02 Provided elevations are based on mean sea level 1985 by geodetic datum when not so surveyed based on the datum.



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Name (please print)
 GIL EVEN-TSOUR
 Signature Date



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

Internal Use Only

BIS Doc #

