**APPLICANT/ARCHITECT MUST CONFIRM ALL NUMBERS AND LANGUAGE AND FILL IN ALL EMPTY CELLS. THE DEPARTMENT OF CITY PLANNING AND ITS TECHNICAL REVIEW DIVISION IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY OF THE CALCULATIONS ON THIS SHEET. THE RELAVENT SECTIONS AND RELATED CALCULATIONS WERE PULLED FROM DRAFT MATERIALS GIVEN TO THE DEPARTMENT BY THE APPLICANT.**

List of Required Actions:

1. Certification by the Chairperson of the CPC pursuant to Section 63-30 for a FRESH food store
2. Authorization by the City Planning Commission pursuant to Section 63-22 to modify the maximum allowable building height to accommodate the FRESH food store.

Related Action:

1. Variance by the BSA (66-12-BZ) to modify use, parking and lot coverage.

SITE DATA

Block: 1948

Lots: 24, 25, 26, 29, 30, 35, [insert condo lots]

Street Address: 223-237 St. Nicholas Avenue

Existing Zoning: R7A and R8A/C2-4 Districts

Community District: 10, Manhattan

Zoning Section Map No. 6a

Zoning Lot Area: 33,215

R7A: 10,276

R8A/C2-4: 22,939

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **ZR Section** | **Title** | **Permitted/Required** | **Existing to Remain** | **Proposed** | **Total** | **Compliance/Notes** |
| 22-00, 32-00 | USES | R7A: USE GROUPS 1-4 |  |  |  | BSA Variance requested – 66-12-BZ |
| R8A/C2-4: USE GROUPS 1-9 |  |  |  |
| 23-011, 23-145, 23-17, 24-11,  24-161 | FAR | R7A | | | |  |
| RESIDENTIAL = 4.00 |  |  |  |
| COMMUNITY FACILITY = 4.00 |  |  |  |
| R7A MAX FAR PERMITTED = 4.00 |  |  |  |
|  | | | |
| 33-121, 35-22, 35-31 | R8A/C2-4 | | | |
| Residential = 6.02  20% increase in Residential FAR for Zoning Lots outside of Manhattan Core = 1.2  RESIDENTIAL MAX FAR = 7.22 |  |  |  |
| COMMUNITY FACILITY = 6.50 |  |  |  |
| COMMERCIAL = 2.00 |  |  |  |
| R8A/C2-4 MAX FAR PERMITTED = 7.22 |  |  |  |
| 63-02, 63-211 | FLOOR AREA | R7A | | | | Certification by chair of CPC requested pursuant to Section 63-30 |
| RESIDENTIAL  10,276 SF x 4.00 = 41,104 SF |  |  |  |
| COMMUNITY FACILITY  10,276 SF x 4.00 = 41,104 SF |  |  |  |
| R7A MAX FA PERMITTED = 41,104 SF |  |  |  |
|  | | | |
| R8A/C2-4 |  |  |  |
| RESIDENTIAL  22,939 SF x 7.22 = 165,619.58 SF  MAX Residential FA Bonus for FRESH Food Store  (1 SF residential FA for each 1 SF FRESH food store FA) = 20, 000 SF  MAX RESIDENTIAL FA = 185,619.58 SF |  |  |  |
| COMMUNITY FACILITY  22,939 SF x 6.50 = 149,103.50 SF |  |  |  |
| COMMERCIAL  22,939 SF x 2.00 = 45,878 SF |  |  |  |
| R8A/C2-4 MAX FA PERMITTED = 185,619.58 |  |  |  |
| 23-145, 77-24 | LOT COVERAGE | R7A | | | | BSA Variance requested – 66-12-BZ |
|  |  |  |  |
|  | | | |
| R8A/C2-4 | | | |
|  |  |  |  |
| 35-22, 23-47,  23-541, 24-391 | YARD REGULATIONS | R7A | | | |  |
| FRONT |  |  |  |
| SIDE |  |  |  |
| REAR |  |  |  |
|  |  |  |  |
| R8A/C2-4 | | | |
| FRONT |  |  |  |
| SIDE |  |  |  |
| REAR |  |  |  |
|  | HEIGHT AND SETBACK REGULATIONS | | | | | |
| 23-633, 23-68, 35-24, 63-22 | STREET WALL LOCATION |  |  |  |  | CPC authorization requested pursuant to Section 63-22 |
| 23-851 | INNER COURT REGULATIONS |  |  |  |  |  |
|  | ACCESSORY OFF-STREET PARKING SPACES | | | | | |
| 25-23  36-31, 36-33 | RESIDENTIAL USE | R7A | | | | BSA Variance requested – 66-12-BZ – to waive residential parking requirements |
|  |  |  |  |
|  | | | |
| R8A/C2-4 | | | |
|  |  |  |  |
| 36-21  36-232 | COMMERCIAL USE |  |  |  |  |
| 36-62 | REQUIRED OFF-STREET LOADING |  |  |  |  |  |
| 25-811  36-70  36-711(d) | BICYCLE PARKING | R7A: |  |  |  |  |
|  |  |  |  |
|  | | | |
| R8A/C2-4 |  |  |  |
| RESIDENTIAL |  |  |  |
| COMMUNITY FACILITY |  |  |  |
| COMMERCIAL |  |  |  |

INSERT BASE PLANE CALCULATIONS HERE