

ZONING ANALYSIS

PROJECT: 243 WEST 120TH STREET

ZONING: LOT STRADDLES 2 ZONING DISTRICTS:
C1-4[R8A] & R7A

LOT DIMENSIONS: 16'-8" x 100'-11" = 1682 SQ. FT.

EXISTING BUILDING: 4 STORIES (3 FLOORS + BASEMENT) AND CELLAR

BASEMENT	872 SQ. FT.
FIRST FLOOR	872 SQ. FT.
SECOND FLOOR	872 SQ. FT.
THIRD FLOOR	872 SQ. FT.

TOTAL 3488 SQ. FT.

F.A.R. (AS PER Z.R. 77-22: SPECIAL PROVISIONS FOR ZONING LOTS DIVIDED BY DISTRICT BOUNDARIES):

86% (1448 SQ. FT.) OF LOT IS IN C1-4/R8A

F.A.R. OF 6.02 X 86% = 5.17

14% (234 SQ. FT.) OF LOT IS IN R7A

F.A.R. OF 4.00 X 15% = .56

TOTAL ADJUSTED F.A.R. = 5.73

LOT AREA (1682 SQ.FT.) X 5.73 = 9637.86 SQ.FT. TOTAL AVAILABLE BUILDABLE AREA ACTUAL = 3488 SQ. FT.

NOTE: NO ADDITIONAL FLOOR AREA PROPOSED UNDER THIS APPLICATION.

LOT REQUIREMENTS (SEC. 23-32)

MINIMUM LOT AREA = 1700 S.F.

ACTUAL = 1682 S.F.

MIN. LOT WIDTH = 18'-0"

ACTUAL = 16'-8" (PERMITTED AS PER SEC. 23-33(b))

REAR YARD REQUIREMENTS (SEC. 23-541):

NO REAR YARD REQUIRED FOR LOT WITHIN 100 FT. OF CORNER.

ACTUAL REAR YARD = 46 FT. 1 1/2 IN.

MAXIMUM HEIGHT OF FRONT WALL (SEC. 23-633) = 65 FT.

ACTUAL HT. OF BUILDING = 44 FT., 7 IN.