DRAWINGS/ZONING ANALYSIS ARE ILLUSTRATIVE

Our Lady of Pity Site: 272 East 151st St.
Zoning Analysis - With Action Plan

Block(s)	2410
Lot(s)	14,72,77
Street Address(es)	276 East 151st Street, Bronx, NY
Existing Zoning	R6, C1-4
Proposed Zoning	R7A, C1-4
Community District	Bronx 1
Zoning Section Map No.	6a
Lot Area within 100' of Corner	6,373 sf
Lot Area beyond 100' of Corner	34,442 sf
Total Zoning Lot Area	40,815 sf

ZR Section	Item Description	Permitted/Required R7A	Proposed North Building	Proposed South Building	Proposed Total Zoning Lot	Compliance/Notes
USES						
22-12, 22-13	USES	R7A: USES 1-4	Use Group 2: Inclusionary Housing Building	Use Group 2: Inclusionary Housing Building	Use Group 2: Inclusionary Housing Building	
BULK REGULATIONS						
23-154 (b), 23-155	MAXIMUM FLOOR AREA RATIO, FLOOR AREA *Residential with Inclusionary Housing*	Maximum FAR = 4.60 40,815 sf x 4.60 = 187,749 sf Maximum Zoning Floor Area	81,066 sf proposed total residential floor area, North Building	104,331 sf proposed residential floor area, South Building	Total Residential Floor Area: 81,066 sf + 104,331 sf = 185,396 sf proposed 185,396 / 40,815 = 4.54 Total FAR	Complies
23-153, 23-156 (b)	MAXIMUM LOT COVERAGE *Residential with Quality Housing*	**Within 100' of Corner** 100% Maximum Lot Coverage 6,373 sf x 1.0 = 6,373 sf maximum allowed	1,832 sf proposed building footprint	1,250 sf proposed building footprint	Lot Coverage within 100' of Corner: 1,832 sf + 1,250 sf = 3,082 sf proposed 3,082 sf / 6,373 sf = 48% lot coverage	Complies
		Beyond 100' of Corner 65% Maximum Lot Coverage 34,442 sf x 0.65 = 22,387 sf maximum allowed	7,448 sf proposed building footprint	10,659 sf proposed building footprint	Lot Coverage beyond 100' of Corner: 7,448 sf + 10,659 sf = 18,107 sf 18,107 sf / 34,442 sf = 53% lot coverage	Complies
		Total Maximum Lot Coverage 6,373 sf + 22,387 sf = 28,760 sf total	9,280 sf total proposed building footprint	11,909 sf total proposed building footprint	Total Zoning Lot Coverage: 3,082 sf + 18,406 sf = 21,189 sf proposed 21,189 sf / 40,815 sf = 52% total lot coverage proposed	Complies
DENSITY REGULATIONS						
23-22 , 23-23	DENSITY	R7A IH: Density Factor: 680 sf/DU Max Residential Floor Area: 187,749 sf 187,749 sf / 680 = 276 maximum D.U.s allowed	90 units proposed	115 units proposed	205 units proposed	Complies
YARD REGULATIONS						
23-45	FRONT YARDS	None required				Complies
23-462	SIDE YARDS	None required				Complies
23-47	REAR YARDS	**Interior Lot Portion** 30' Rear Yard required		30' minimum rear yard provided on Interior Lot portion		Complies
23-53, 23-533, 123-541		**Through Lot Portion** Special Provisions for Through Lots, Required Rear Yard Equivalents for QH Bldgs.: RYE shall be provided with a minimum depth of 60' within 10' of being midway between two street lines. No rear yard required within 100' of corners.			60' RYE provided, centered between street lines on Through Lot portion	Complies
HEIGHT AND SETBACK REGULATIONS						
23-661(a)	STREET WALL LOCATION	The Street Wall shall be located **no closer** to the Street Line than the Street Wall of an existing adjacent building on an adjacent lot that is within 10' of the Street Line	On E. 151th Street, Street Wall is set back 8' from the Street Line	On E. 150th Street, the existing adjacent building's Street Wall is >10' from the street line. The proposed building's Street Wall is set back 8' from the Street Line		Complies
23-662 (c)(1)(2)	SETBACK REQUIREMENTS *Narrow Street*	Setback required at 15 feet from street wall, can be reduced if building setback per Street Wall regulations noted above	7 ft deep setback provided at upper floors, as building is 8 ft back from Street Line. 15 ft total setback provided	7 ft deep setback provided at upper floors, as building is 8 ft back from Street Line. 15 ft total setback provided		Complies
23-664 (a) (1) (4)	MODIFIED HEIGHT AND SETBACK REQUIREMENTS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS	R7A: Minumum Base Height = 40'-0" Maximum Base Height = 75'-0" Maximum Building Height = 95'-0", 9 stories	Proposed Min. Base Height = 53' 4" Proposed Max. Base Height = 75' Proposed Building Height = 95', 9 stories Includes Qualifying Ground Floor	Proposed Base Height = 53' 4" Proposed Max. Base Height = 75' Proposed Building Height = 95', 9 stories Includes Qualifying Ground Floor		Complies
ACCESSORY OFF-STREET PARKING						
25-251,23-252	INCOME-RESTRICTED HOUSING UNITS	Within the Transit Zone no parking spaces shall be required for income-restricted housing units	0 spaces proposed	0 spaces proposed	0 spaces proposed	Project will pursue parking waiver- all apartments will be for tenants below 80% AMI
BICYCLE PARKING						
25-811, 25-86	ENCLOSED BICYCLE PARKING SPACES-RESIDENTIAL	Residential Use Group 2: Residential Use: 1 per 2 Dwelling Units. 205 D.U. / 2 = 103 Bikes	90 D.U. / 2 = 45 Bikes	115 D.U. / 2 = 58 Bikes	205 D.U. / 2 = 103 Bikes	Complies
STREET TREE PLANTING						
26-41	STREET TREE PLANTING	1 Street Tree, new or existing, per 25' of frontage.	150 linear feet street frontage/25 = 6 street trees required	200 linear feet street frontage/25 = 8 street trees required	14 total street trees required	Complies

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KEY PLAN

BOROUGH : BRONX
BLOCK : 2410
LOT : 14, 72, 77
LOT DIMENSIONS : 57' X 102.17'
LOT AREA : 58,075 SF
BUILDING GROSS AREA : 183,529 SF
ZONING : R7A
ZONING MAP : 6A

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:

OUR LADY OF PITY
272 EAST 151ST STREET, THE BRONX, NY 10451

DRAWING TITLE:

ZONING ANALYSIS

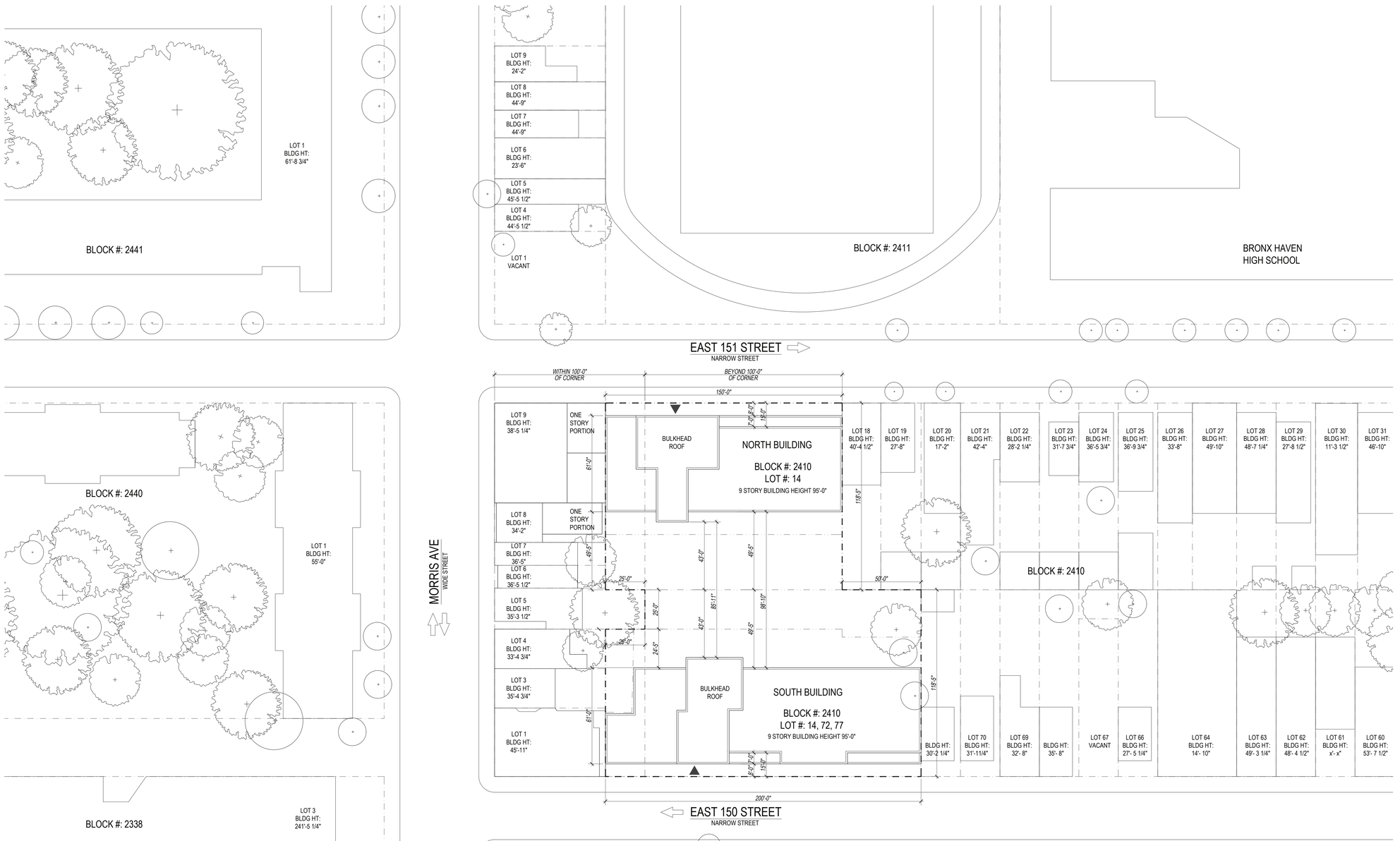
REGISTERED ARCHITECT
AMY M. SHAKESPEARE
027379
STATE OF NEW YORK

PHASE:
SCHEMATIC DESIGN

DWG NO:
Z-001.00

DATE: 24 NOVEMBER 2020
PROJECT No. 2007

DRAWINGS/ZONING ANALYSIS ARE ILLUSTRATIVE



01 SITE PLAN
SCALE: 1/32"=1'-0"

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PROJECT:

OUR LADY OF PITY
272 EAST 151ST STREET, THE BRONX, NY 10451

DRAWING TITLE:

SITE PLAN

REGISTERED ARCHITECT
MAY M. SHAKESPEARE
027329
STATE OF NEW YORK

PHASE:
SCHEMATIC DESIGN

DWG NO:

Z-100.00

DATE: 24 NOVEMBER 2020

PROJECT No. 2007

DRAWINGS/ZONING ANALYSIS ARE ILLUSTRATIVE



02 NORTH BUILDING: FRONT ELEVATION
SCALE: 1/16"=1'-0"



01 SOUTH BUILDING: FRONT ELEVATION
SCALE: 1/16"=1'-0"

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KEY PLAN

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BUILDING GROSS AREA : 183,529 SF
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ZONING MAP : 6A

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK

PROJECT:

OUR LADY OF PITY
272 EAST 151ST STREET, THE BRONX, NY 10451

DRAWING TITLE:

EXTERIOR ELEVATIONS

REGISTERED ARCHITECT
AMY B. SHAKESPEARE
027329
STATE OF NEW YORK

PHASE:
SCHEMATIC DESIGN

DWG NO:
Z-300.00

DATE: 24 NOVEMBER 2020

PROJECT No. 2007