DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

July 7, 2020

John Raine, R.A.
Borough Commissioner
Department of Buildings
280 Broadway, 3rd Floor
New York, NY 10007

Re: Applic. Nos. C 190433 ZRM, C 190434 ZMM, C 190435 ZSM, & C 190436 ZSM
La Hermosa
5 West 110th Street
Block 1594, Lots 30 & 41
C1-9 District
Borough of Manhattan
Community District 10

Dear Commissioner Raine:

Please be advised of the applications (C 190435 ZSM & C 190436 ZSM) submitted by La Hermosa Christian Church as follows:

1. C 190435 ZSM – an application for the grant of a special permit pursuant to Section 74-851 (Height and Setback Regulations for certain buildings containing residences) of the Zoning Resolution to modify the street wall location requirements of Section 35-64 (Special Tower Regulations for Mixed Buildings), and the tower lot coverage requirements, tower floor area distribution requirements, and height and setback requirements of Section 23-651 (Tower-on-a-Base); and

2. C 190436 ZSM – an application for the grant of a special permit pursuant to Section 74-533 (Reduction of parking spaces to facilitate affordable housing) of the Zoning Resolution to modify the requirements of Sections 36-33 and 25-23 to waive the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units;

in connection with a proposed mixed-use development on property located at 5 West 110th Street, was approved by the City Planning Commission, with modifications, on October 15, 2019 (Cal. Nos. 3 & 4, respectively) and by the City Council, with modifications, on December 19, 2019 (Res. Nos. 1219 & 1220, respectively), on which date said Resolution of Approval became effective.

Steven Lenard, Director
Ken Ramnarine, Deputy Director
120 Broadway – 31st Floor, New York, N.Y. 10271-0001
(212) 720-3226 / FAX (212) 720-3488
www.nyc.gov/planning

THE SPECIAL PERMITS (C 190435 ZSM AND C 190436 ZSM) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 74-851 AND 74-533, RESPECTIVELY, OF THE ZONING RESOLUTION AND ARE SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of this proposal also requires the following related actions:

N 190433 ZRM – an application submitted by La Hermosa Christian Church for an amendment of the Zoning Resolution, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Area, was approved by the City Planning Commission on October 15, 2019 (Cal. No. 2), and by the City Council on December 19, 2019 (Res. Nos. 1217), on which date said Resolution of Approval became effective; and

C 190434 ZMM – an application submitted by La Hermosa Christian Church for an amendment of the Zoning Map, Section No. 6b, by changing R7-2, R7-2/C1-4, R8, R8/C1-4 Districts to a C1-9 District, was approved by the City Planning Commission on October 15, 2019 (Cal. No. 1), and approved by the City Council on December 19, 2019 (Res. Nos. 1218), on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. a copy of applications C 190433 ZRM, C 190434 ZMM, C 190435 ZSM, & C 190436 ZSM;

2. a copy of the City Planning Commission report for applications C 190433 ZRM, C 190434 ZMM, C 190435 ZSM & C 190436 ZSM, dated October 15, 2019 (Cal. Nos. 1, 2, 3 & 4, respectively);

3. a copy of the City Council's Resolution of Approval for applications C 190433 ZRM, C 190434 ZMM, C 190435 ZSM & C 190436 ZSM, dated December 19, 2019 (Res. Nos. 1217, 1218, 1219 & 1220, respectively); and

4. the following approved drawings prepared by FX Collaborative Architects LLP:

C 190435 ZSM

Dwg. No.	Title	Last Date Revised
Z-002	Zoning Analysis	10/11/2019
Z-003	Zoning Site Plan	10/11/2019
Z-020	Waiver Plan	10/11/2019
Z-021	Waiver Sections	10/11/2019
Z-022	Waiver Sections	10/11/2019

Z-023	Waiver Sections	10/11/2019
Z-024	Waiver Sections	10/11/2019
Z-025	Urban Design Controls	10/11/2019

C 190436 ZSM

Dwg. No.	**Title**	**Last Date Revised**
Z-002	Zoning Analysis	10/11/2019
Z-003	Zoning Site Plan	10/11/2019

Sincerely,

Steven Lenard

cc. A. Laremont
J. Merani
H. Marcus
E. Addae
S. Ng
S. Avila
K. Ramnarine
R. Ferguson
B. Max
E. Hsu-Chen
E. Botsford
A. White
A. McCabe
Applicant

ACKNOWLEDGMENT OF RECEIPT

This will acknowledge receipt of:

Applic. Nos. C 190433 ZRM, C 190434 ZMM, C 190435 ZSM, & C 190436 ZSM
La Hermosa
5 West 110th Street
Block 1594, Lots 30 & 41
C1-9 District
Borough of Manhattan
Community District 10

_____
Commissioner/Borough Superintendent

_____
Date

Please EMAIL this receipt to Steven Lenard, Director, TRD at SLENARD@planning.nyc.gov.

brm