

Section 25-62 Size and Location of
Section 36-52 Spaces

For all accessory off-street parking spaces, each 300 sqft of unobstructed standing or maneuvering area shall be considered one parking space. ZR Sections 25-62 and 36-52 provide that the Commissioner of Buildings may allow an area less than 300 sqft, but in no event less than 200 sqft, to be considered one space when the layout and design are adequate for access and maneuvering. Modifications to be sought from the Department of Buildings.

Parking Summary by Use

| | |
|---|-----|
| Maximum spaces permitted as-of-right, accessory to community facility uses, in an R6 district | 150 |
| Required parking spaces, accessory to retail | 76 |
| Parking spaces, accessory to retail, provided | 76 |
| Required accessory spaces for existing Wesley House (based on Sheet A-101, dated 10/22/65) | 49 |
| Accessory spaces for Wesley House, provided | 49 |
| Remaining parking spaces permitted as-of-right, accessory to a community facility | 25 |
| Accessory parking spaces for hospital uses, requested by BSA special permit | 368 |
| Total parking spaces provided | 518 |

Off-Street Loading Regulations
Section 77-332 Use not permitted in both districts

When a zoning lot is split by a district boundary which permits a use in one district, but not the other, the applicable district requirements for accessory off-street parking and loading shall be satisfied entirely within the district within which such use is permitted. Development does not comply as to required loading for retail use. Specifically, the entrance to the required off-street loading, as well as the off-street loading space itself, are located in the residential district. Application is being made pursuant to Section 72-21 for a variance to waive these requirements.

Section 25-72 Required Accessory Off
Section 36-62 Street Loading Berths

In R6 and C1-3 districts, accessory off-street loading is required as follows:

- For hospitals and related facilities in R6 and C1-3 zones:

| Floor Area | Required Bays | Running Total Bays |
|-----------------------|---------------|--------------------|
| 0 - 10,000 sqft | 0 | 0 |
| 10,001 - 300,000 sqft | 1 | 1 |

Total new floor area of 57,715 sqft for hospital-related facility requires 1 loading bay. Development complies; 1 off-street loading bay is provided for proposed hospital-related facility.

- For a retail use in a C1-3 overlay mapped in an R6 zone:

| Floor Area | Required Bays | Running Total Bays |
|----------------------|---------------|--------------------|
| 0 - 8,000 sqft | 0 | 0 |
| 8,001 - 25,000 sqft | 1 | 1 |
| 25,001 - 40,000 sqft | +1 | 2 |

Total new retail area of 30,412 sqft in C1-3 zone requires 2 off-street loading bays. Development does not comply as to number; 1 off-street loading bay is provided for retail use. Application is being made pursuant to Section 72-21 to vary this requirement.

Section 36-683 Restrictions on location of
berths near Residence
Districts

In a C1-3 district where accessory off-street loading berths are located within 60' of a residence district boundary, such berths shall be enclosed within a building and no entrance to or exit from the berths onto the street shall be less than 30' from the district boundary. Development does not comply either as to location or enclosure. Application is being made, pursuant to Section 72-21 for a variance to these requirements.

142 92 BZ

Zoning Floor Area Schedule

| | Gross Area | Estimated Floor Area Deductions | Zoning Floor Area |
|--|------------|------------------------------------|----------------------|
| Cellar Three Parking | 31,278 | 31,278 | 0 |
| Cellar Two Parking | 33,952 | 33,952 | 0 |
| Retail | 14,853 | 14,853 | 0 |
| Mechanical | 2,400 | 2,400 | 0 |
| Cellar One Parking | 33,952 | 33,952 | 0 |
| Basement Parking | 20,313 | 20,313 | 0 |
| First Floor Retail | 16,500 | 495 | 16,005 |
| Hospital related facility - offices | 3,500 | 105 | 3,395 |
| Parking Deck Parking | 21,953 | 21,953 | 0 |
| Second Floor Hospital related facility - offices | 14,000 | 420 | 13,580 |
| Third Floor Hospital related facility - offices | 14,000 | 420 | 13,580 |
| Fourth Floor Hospital related facility - offices | 14,000 | 420 | 13,580 |
| Fifth Floor Hospital related facility - offices | 14,000 | 420 | 13,580 |
| Penthouse Mechanical | 2,260 | 2,260 | 0 |
| TOTAL: | 236,961 | 163,241 | 73,720 |

* Elevation of parking deck is lower than 23' above curb level.

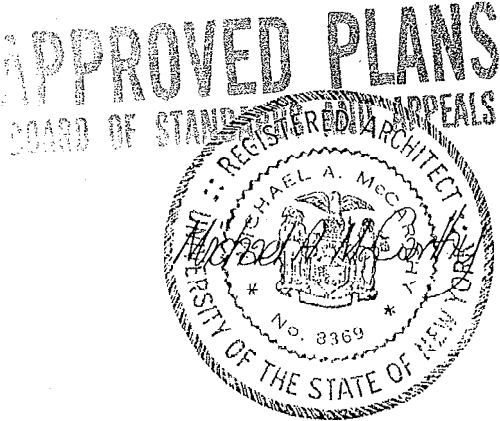
Note: Total area of retail, for purposes of calculating parking requirement, is 30,412 square feet, requiring a total of 76 accessory parking spaces.

Parking Summary

| Floor | Usable Space | Number of Spaces | Sqft per Space |
|--------------|--------------|------------------|----------------|
| Cellar Three | 29,496 | 125 | 236 |
| Cellar Two | 32,001 | 129 | 248 |
| Cellar One | 32,001 | 129 | 248 |
| Basement | 18,386 | 64 | 287 |
| Parking Deck | 20,208 | 71 | 285 |
| TOTAL | 132,092 | 518 | 255 |

Total Proposed Parking on Zoning Lot (including Wesley House)

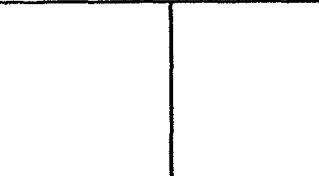
| Level | C1-3 Zone | R6 Zone | Total Spaces |
|--------------|-----------|---------|--------------|
| Parking Deck | - | 71 | 71 |
| Basement | - | 64 | 64 |
| Cellar 1 | 8 | 121 | 129 |
| Cellar 2 | 8 | 121 | 129 |
| Cellar 3 | 75 | 50 | 125 |
| TOTAL: | 91 | 427 | 518 |



PROPOSED CONDITIONS
REVISED 11/4/93

NO. DATE REVISION
SOM

© 1993 SOM INC. & PARTNERS



**THE METHODIST
HOSPITAL**
600 SIXTH AVENUE, NEW YORK, NEW YORK 10018
MEDICAL PAVILION

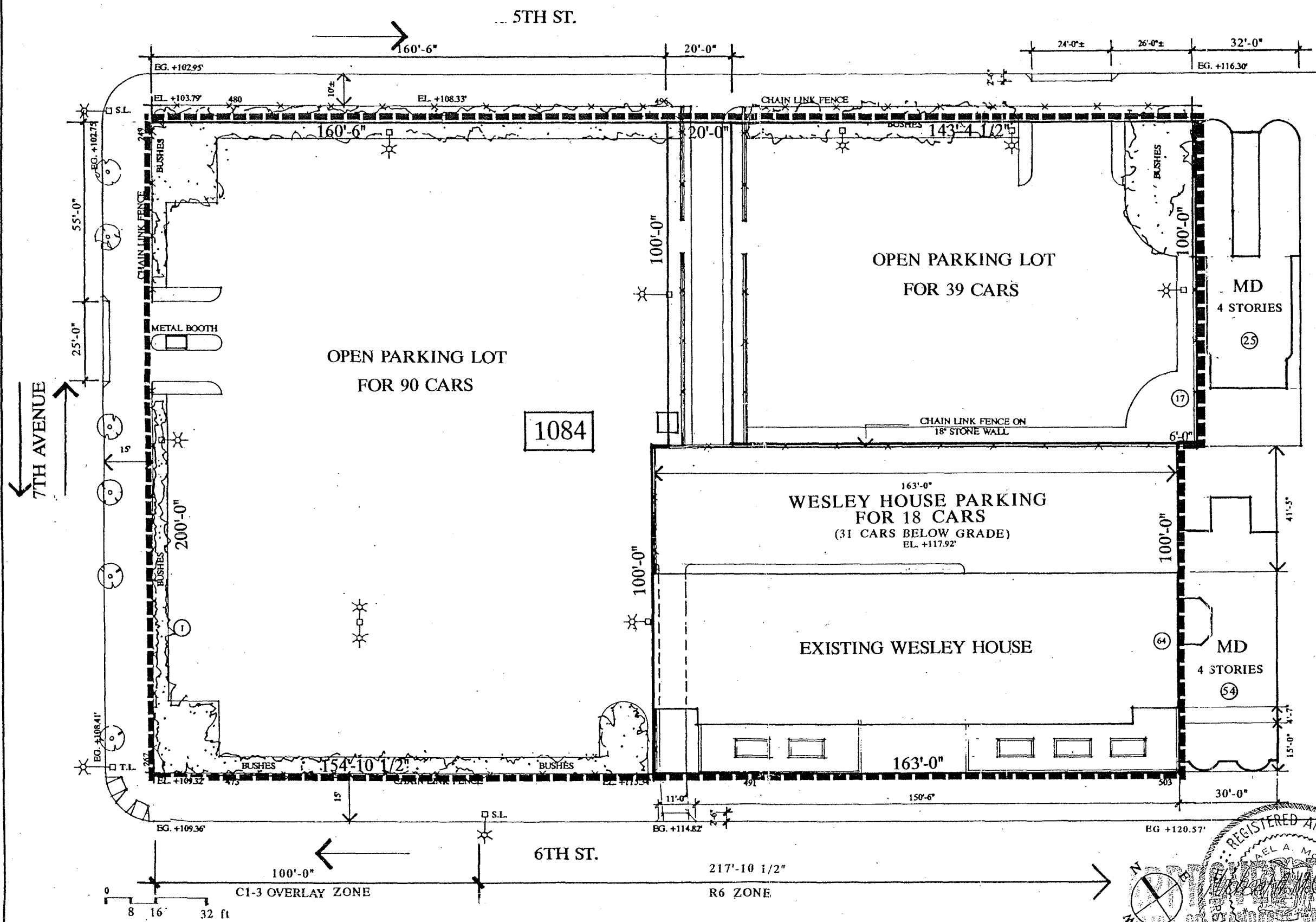
SEIDMORE, OWENS & MERRILL
ARCHITECTS, NEW YORK, NEW YORK 10007
600 EAST 40th STREET, NEW YORK, NEW YORK 10017

THE OFFICE OF IRVIN CANTOR, PC
CONSULTING STRUCTURAL ENGINEERS
600 EAST 40th STREET, NEW YORK, NEW YORK 10017

COSENTINI ASSOCIATES
MECHANICAL ENGINEERS
170 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10001

ZONING COMPLIANCE &
COMPUTATIONS (2 of 2)
PAGE 1-22-93

BZ-4



LEGEND

T.L. Traffic Light
S.L. Street Light

Street Tree

Bushes

Zoning lot boundary line

RECEIVED
BOARD OF
STANDARDS & APPEALS
FEB 14 3 39 PM '93
CAL. NO.

NO. DATE REVISION

SOM

© GEORGE SPENCE & MENNELL



THE METHODIST HOSPITAL
MEDICAL PAVILION

BRIDMORE OWINGS & MENNELL

200 EAST 60th STREET, NEW YORK, NEW YORK 10022

THE OFFICE OF IRVIN CANTOR, P.C.

CONSULTING ARCHITECTS

200 EAST 60th STREET, NEW YORK, NEW YORK 10022

COSENTINI ASSOCIATES

ARCHITECTS

200 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10022

PLOT PLAN/

ADJOINING CONDITIONS-

EXISTING

DATE 1-22-93

BZ-5

1 42 92 BZ

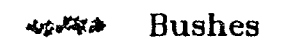
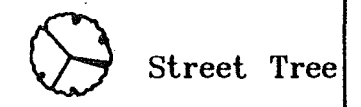
112 92 BZ

NOV 3 4 02 11 33

C.L. 70.

LEGEND

T.L. Traffic Light
S.L. Street Light



NOTE:

Interior layout of building is shown for information only and and is subject to change.

REVISED 11/4/93

| NO. | DATE | REVISION |
|----------------------------|------|----------|
| SOM | | |
| SKIDMORE, OWINGS & MERRILL | | |

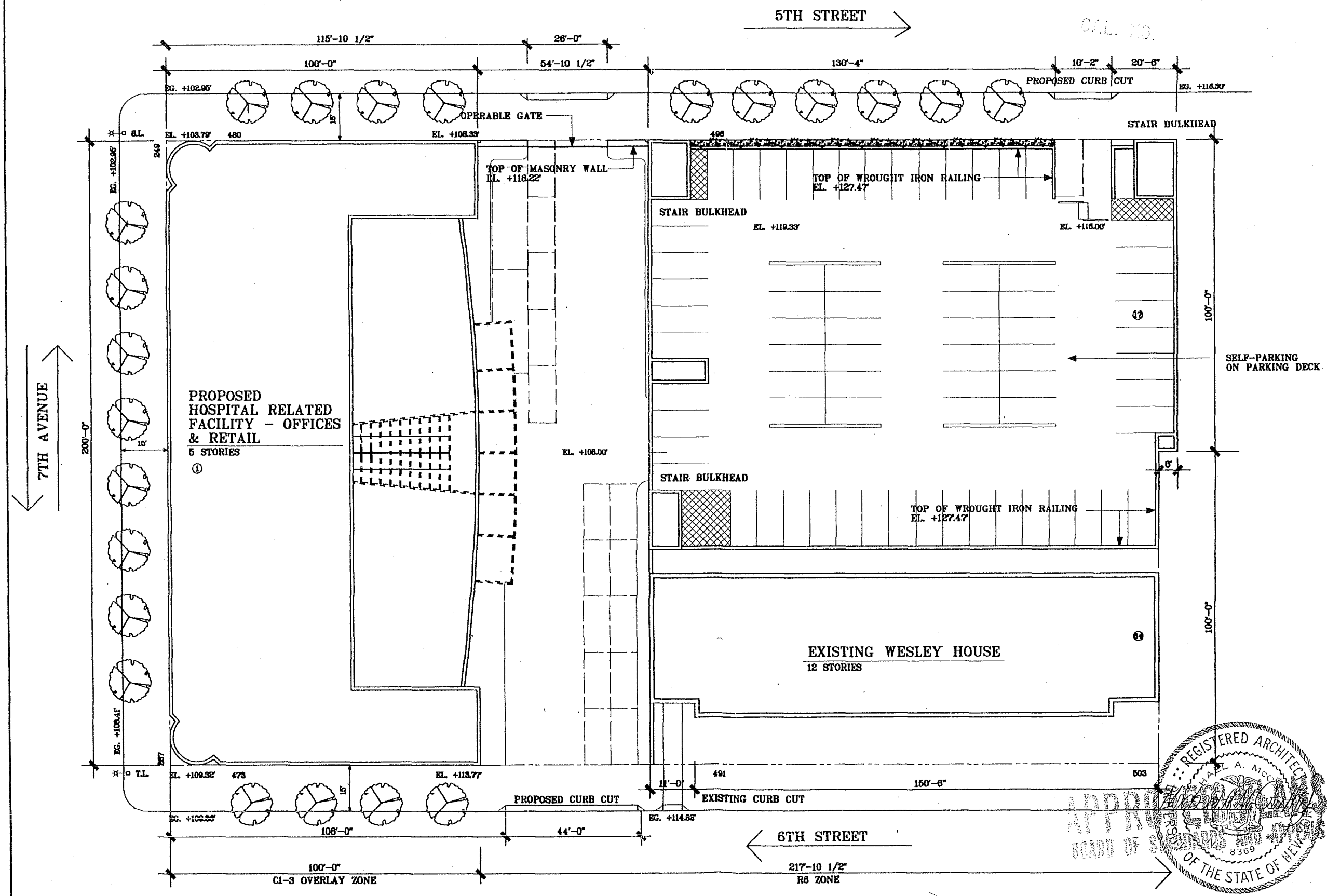
THE METHODIST HOSPITAL
600 SIXTH STREET, BROOKLYN, NEW YORK 11215
MEDICAL PAVILION

SKIDMORE, OWINGS & MERRILL
ARCHITECTS, ENGINEERS
300 EAST 42ND STREET, NEW YORK, NEW YORK 10017

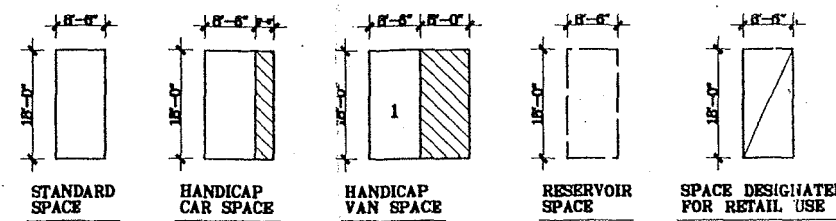
THE OFFICE OF IRWIN CANTOR, P.C.
CONSULTING STRUCTURAL ENGINEERS
310 EAST 41ST STREET, NEW YORK, NEW YORK 10017

COSENTINI ASSOCIATES
MECHANICAL ENGINEERS
170 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10011

| | |
|-------------------------------|--------|
| PLOT PLAN-PROPOSED | NO. 10 |
| DATE 1-22-93 SCALE 1" = 1/32" | BZ-8 |



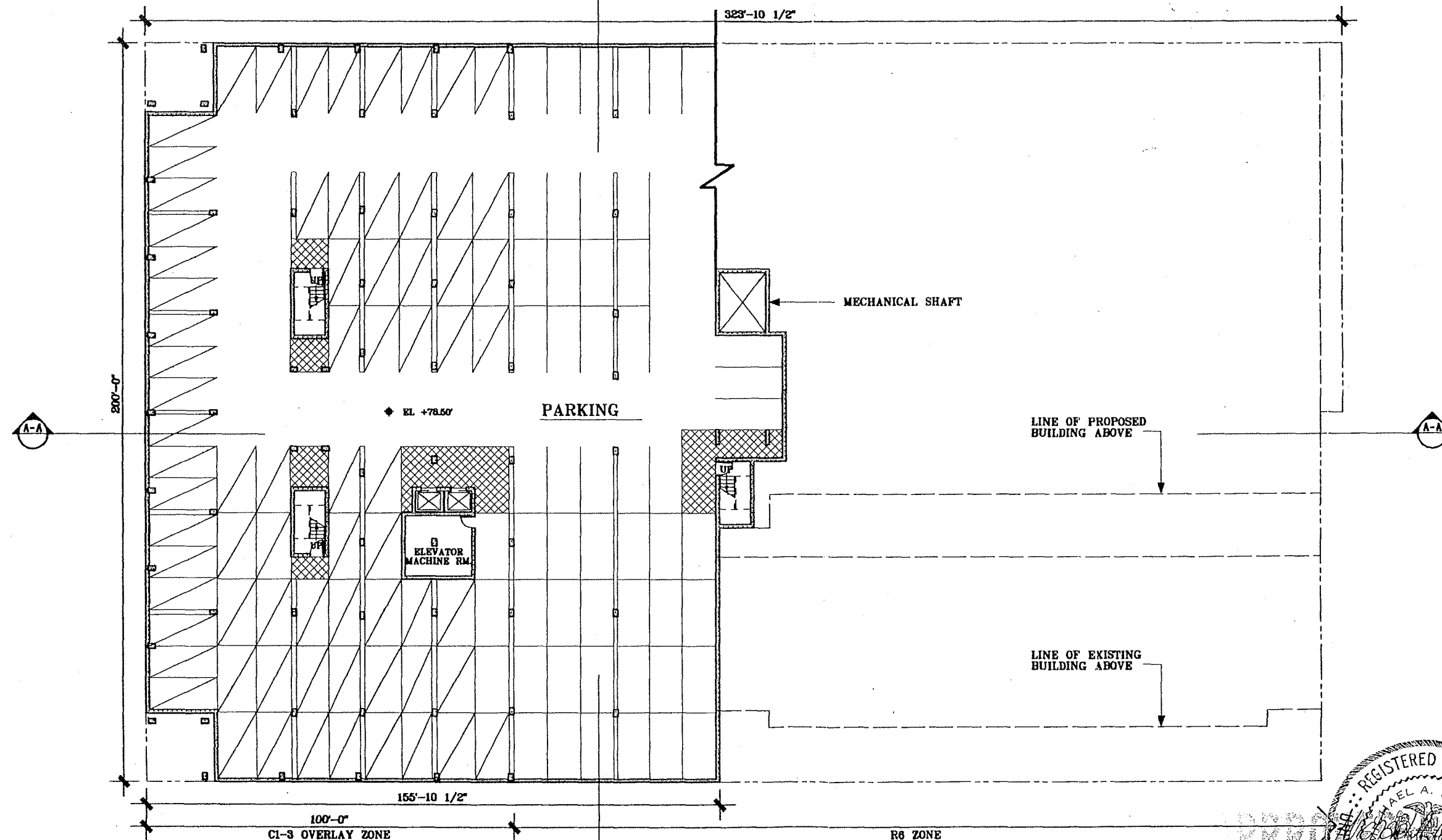
| PARKING SUMMARY - PARKING LEVEL C3 | | | |
|------------------------------------|-----------|---------|-------|
| | CI-3 ZONE | R6 ZONE | TOTAL |
| HANDICAP ACCESSIBLE CAR SPACES | - | - | - |
| HANDICAP ACCESSIBLE VAN SPACES | - | - | - |
| TOTAL HANDICAP ACCESSIBLE SPACES | - | - | - |
| STANDARD SPACES | 75 | 50 | 125 |
| TOTAL # OF SPACES | 75 | 50 | 125 |



NOTE : Attendants to be provided by the operator of the garage for parking and moving of automobiles.

PARKING SPACE TYPES

NOTE : 76 ACCESSORY PARKING SPACES ARE REQUIRED IN THE CI-3 ZONE FOR RETAIL USE ; 72 PARKING SPACES ARE PROVIDED IN THE CI-3 ZONE ON PARKING LEVEL C3 FOR RETAIL USE, FOUR (HANDICAPPED) ARE PROVIDED IN THE CI-3 ZONE ON THE C1 LEVEL.



RECEIVED
BOARD OF
STANDARDS & APPEALS
FEB 1 4 35 PM '93
CAL. NO.

NOTE:
Interior layout of building is shown for information only and is subject to change.

NO. DATE REVISION

SOM

© SKIDMORE OWINGS & MERRILL



THE METHODIST HOSPITAL
600 NINTH STREET, BROOKLYN, NEW YORK 11215
MEDICAL PAVILION

SKIDMORE, OWINGS & MERRILL
ARCHITECTS, ENGINEERS
800 EAST 42ND STREET, NEW YORK, NEW YORK 10017

THE OFFICE OF IRWIN CANTOR, P.C.
CONSULTING STRUCTURAL ENGINEER
412 EAST 41ST STREET, NEW YORK, NEW YORK 10017

COSENTINI ASSOCIATES
MECHANICAL ENGINEERS
700 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10019

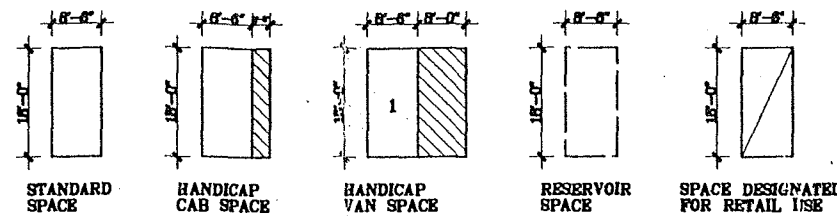
**PROPOSED FLOOR PLAN
LEVEL C3**

DWG 1-22-83 SCALE 1" = 1/32"

BZ-7

1 42 92 BZ

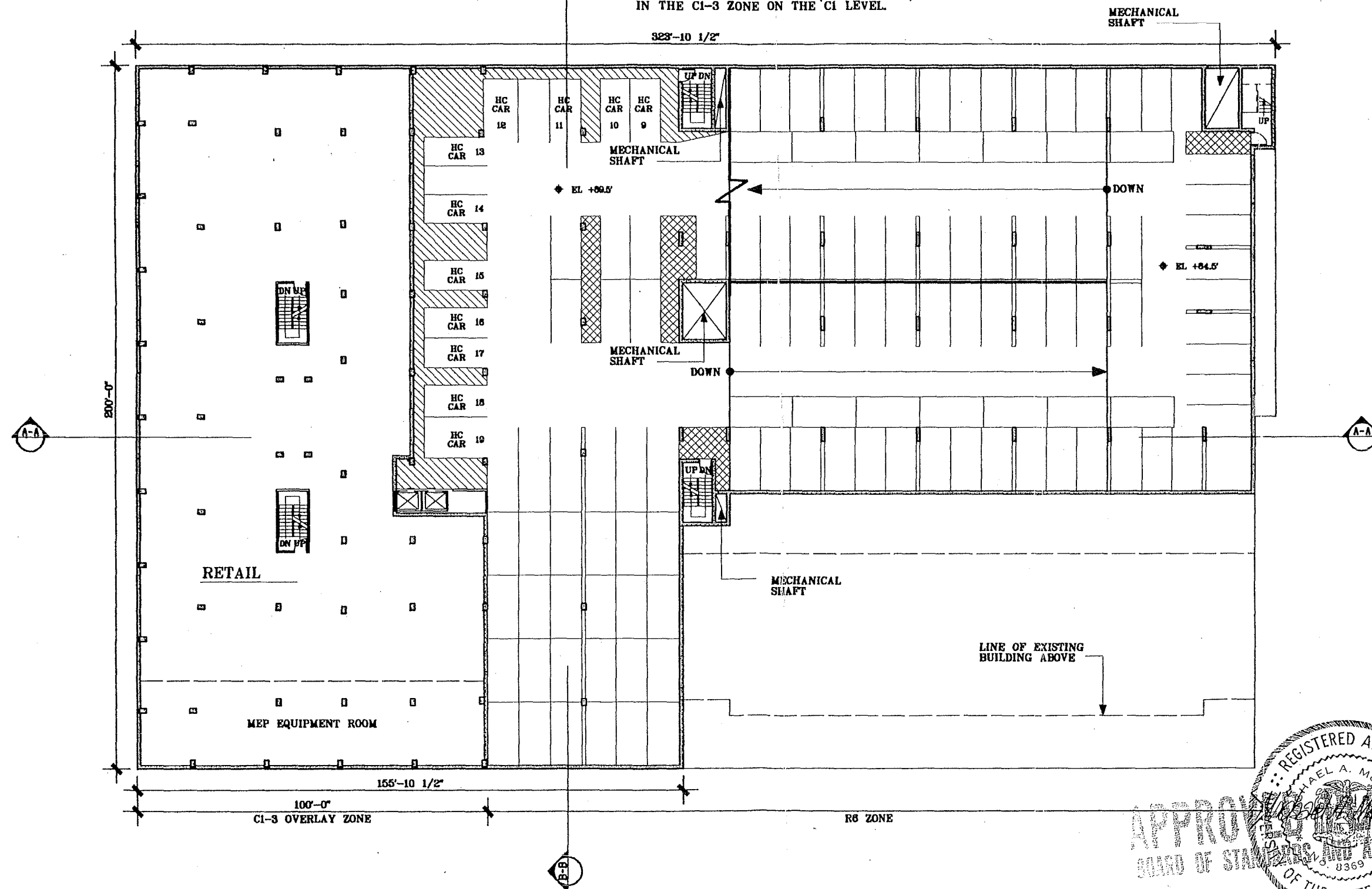
| PARKING SUMMARY - PARKING LEVEL C2 | | | |
|------------------------------------|-----------|---------|-------|
| | CI-3 ZONE | R8 ZONE | TOTAL |
| HANDICAP ACCESSIBLE CAR SPACES | 7 | 4 | 11 |
| HANDICAP ACCESSIBLE VAN SPACES | - | - | - |
| TOTAL HANDICAP ACCESSIBLE SPACES | 7 | 4 | 11 |
| STANDARD SPACES | 1 | 117 | 118 |
| TOTAL # OF SPACES | 8 | 121 | 129 |



NOTE: Attendants to be provided by the operator of the garage for parking and moving of automobiles.


PARKING SPACE TYPES

NOTE: 76 ACCESSORY PARKING SPACES ARE REQUIRED IN THE CI-3 ZONE FOR RETAIL USE; 72 PARKING SPACES ARE PROVIDED IN THE CI-3 ZONE ON PARKING LEVEL C3 FOR RETAIL USE, FOUR (HANDICAPPED) ARE PROVIDED IN THE CI-3 ZONE ON THE C1 LEVEL.



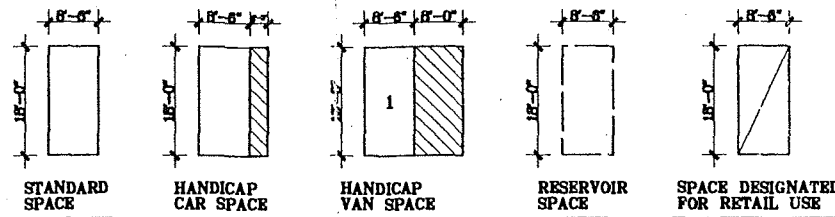
RECEIVED
BOARD OF
STANDARDS & APPEALS
FEB 14 33 PM '93
CAL. NO.

NOTE:
Interior layout
of building is
shown for infor-
mation only and
and is subject
to change.

| | | |
|---|------|--------------------------|
| NO. | DATE | REVISION |
| SOM | | |
| SKIDMORE, OWINGS & MERRILL | | |
|  THE METHODIST HOSPITAL 800 ALBANY STREET, NEW YORK, NEW YORK 10017 | | |
| MEDICAL PAVILION | | |
| SKIDMORE, OWINGS & MERRILL ARCHITECTS, ENGINEERS 800 EAST 42ND STREET, NEW YORK, NEW YORK 10017 | | |
| THE OFFICE OF IRWIN CANTOR, P.C. CONSULTING STRUCTURAL ENGINEERS 815 EAST 41ST STREET, NEW YORK, NEW YORK 10017 | | |
| COSENTINI ASSOCIATES MECHANICAL ENGINEERS 270 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10001 | | |
| PROPOSED FLOOR PLAN LEVEL C2 | | SHEET NO. BZ-8 |
| DATE 1-22-93 SCALE 1" = 1/32" | | |

1 42 92 BZ

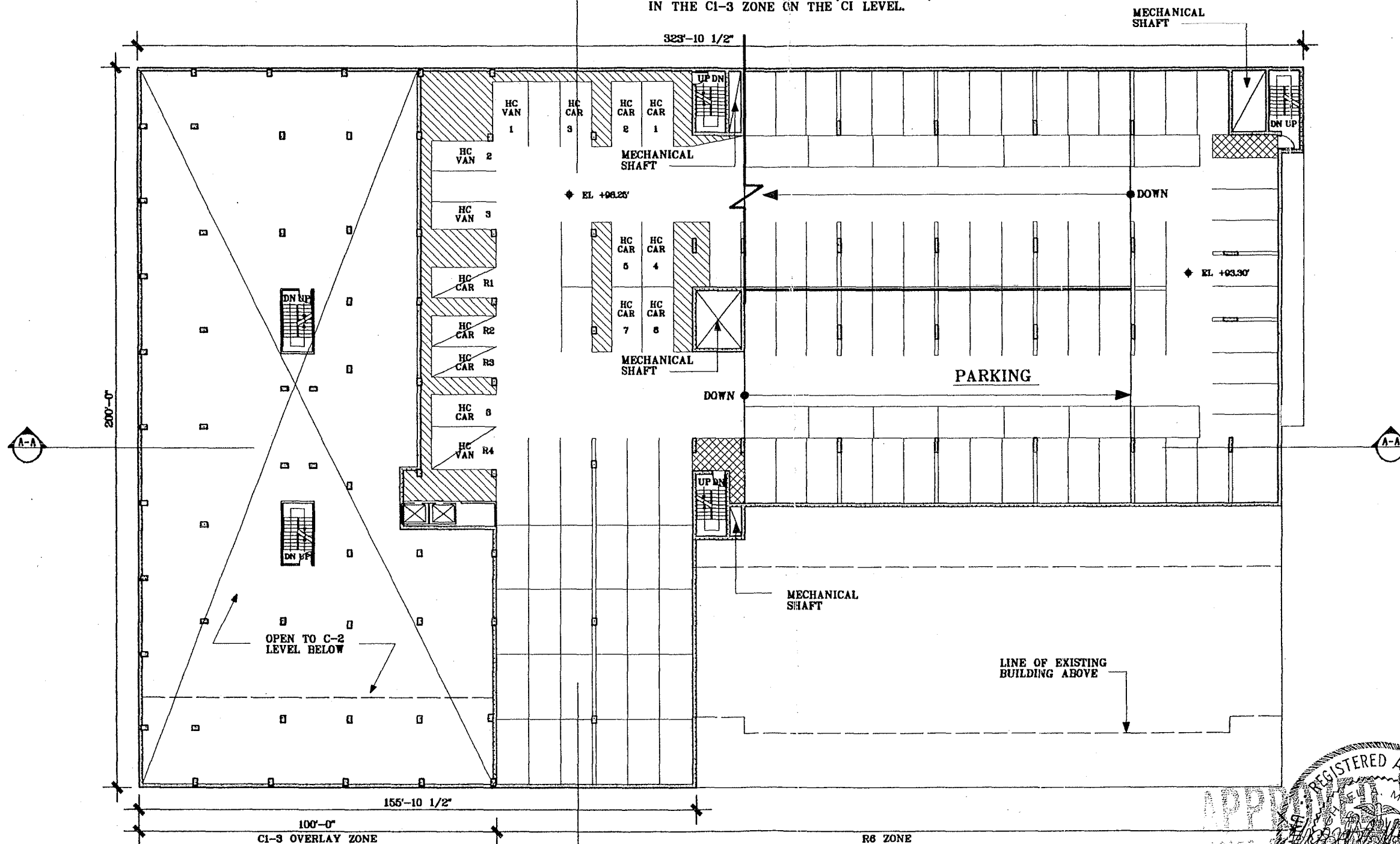
| PARKING SUMMARY - PARKING LEVEL C1 | | | |
|------------------------------------|-----------|---------|-------|
| | CI-3 ZONE | R6 ZONE | TOTAL |
| HANDICAP ACCESSIBLE CAR SPACES | 4 | 7 | 11 |
| HANDICAP ACCESSIBLE VAN SPACES | 3 | 1 | 4 |
| TOTAL HANDICAP ACCESSIBLE SPACES | 7 | 8 | 15 |
| STANDARD SPACES | 1 | 113 | 114 |
| TOTAL # OF SPACES | 8 | 121 | 129 |



NOTE : Attendants to be provided by the operator of the garage for parking and moving of automobiles.

PARKING SPACE TYPES

NOTE : 76 ACCESSORY PARKING SPACES ARE REQUIRED IN THE CI-3 ZONE FOR RETAIL USE ; 72 PARKING SPACES ARE PROVIDED IN THE CI-3 ZONE ON PARKING LEVEL C3 FOR RETAIL USE, FOUR (HANDICAPPED) ARE PROVIDED IN THE CI-3 ZONE ON THE C1 LEVEL.



RECEIVED
BOARD OF
STANDARDS & APPEALS
FEB 14 35 PM '93
CAL. NO.

NOTE:
Interior layout of building is shown for information only and is subject to change.

NO. DATE REVISION

SOM

SKIDMORE, OWINGS & MERRILL

m
THE METHODIST
HOSPITAL

600 NINTH STREET, BROOKLYN, NEW YORK 11218
MEDICAL PAVILION

SKIDMORE, OWINGS & MERRILL
ARCHITECTS, ENGINEERS

300 EAST 42ND STREET, NEW YORK, NEW YORK 10017

THE OFFICE OF IRWIN CANTOR, P.C.
CONSULTING STRUCTURAL ENGINEER

610 EAST 41ST STREET, NEW YORK, NEW YORK 10017

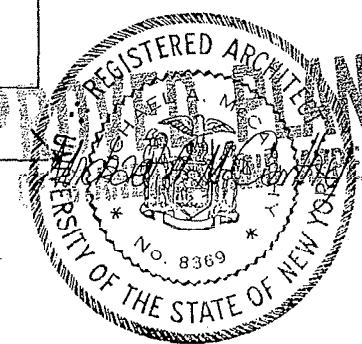
COSENTINI ASSOCIATES
MECHANICAL ENGINEERS

270 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10019

PROPOSED FLOOR PLAN
LEVEL C1

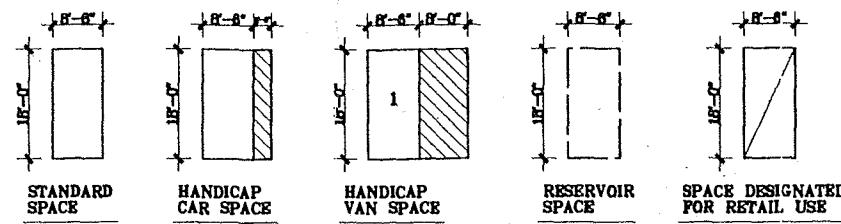
DATE 1-22-83 SCALE 1" = 1/32"

HEET NO
BZ-9



1 42 92 BZ

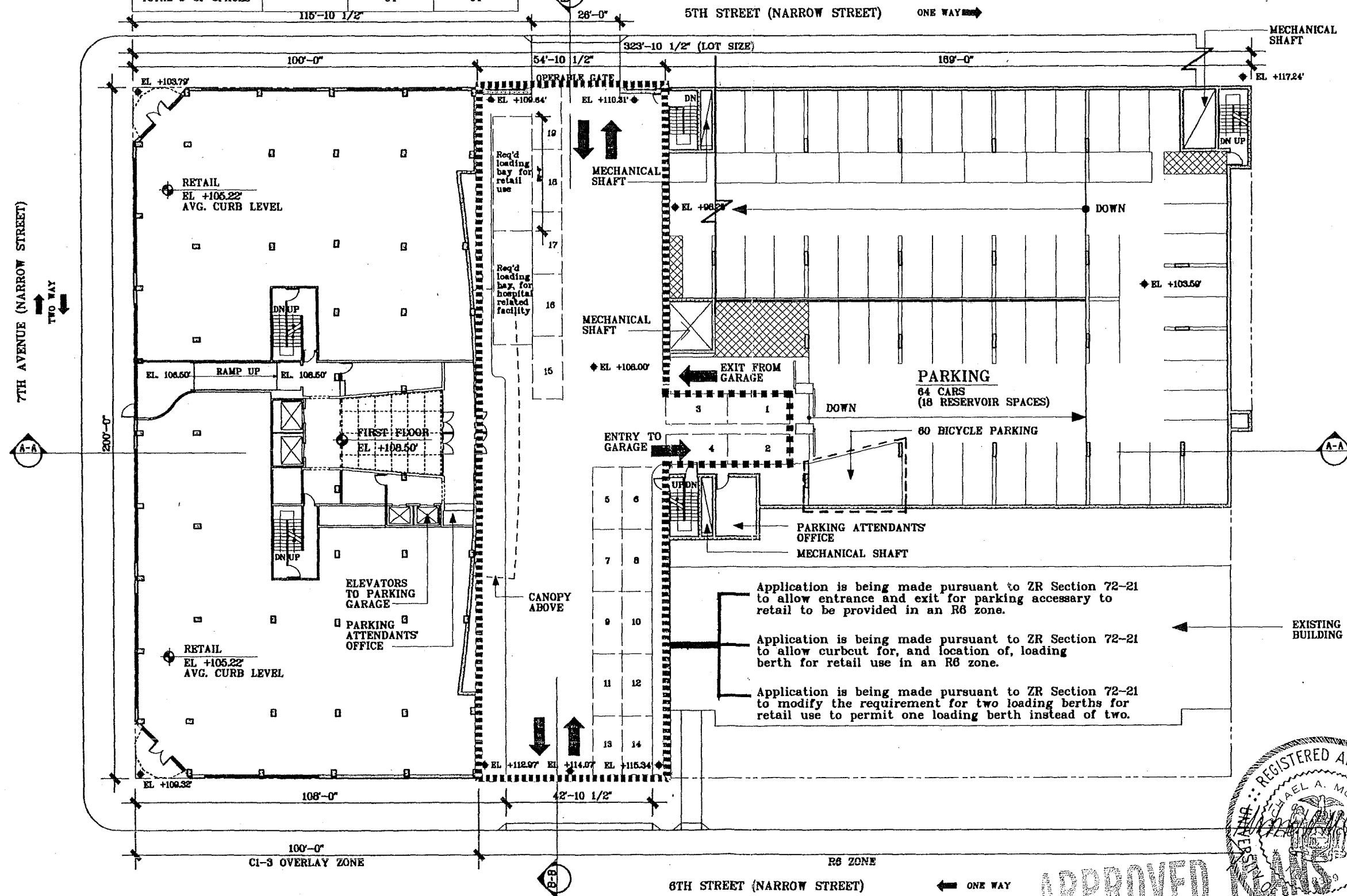
| PARKING SUMMARY - 1ST FLOOR (BASEMENT) | | | |
|--|-----------|---------|-------|
| | CI-3 ZONE | R6 ZONE | TOTAL |
| HANDICAP ACCESSIBLE CAR SPACES | - | - | - |
| HANDICAP ACCESSIBLE VAN SPACES | - | - | - |
| TOTAL HANDICAP ACCESSIBLE SPACES | - | - | - |
| STANDARD SPACES | - | 64 | 64 |
| TOTAL # OF SPACES | - | 64 | 64 |



NOTE: Attendants to be provided by the operator of the garage for parking and moving of automobiles.

PARKING SPACE TYPES

142 92 BZ



NOTE:
Interior layout of building is shown for information only and is subject to change.

REVISED 11/4/93

| NO. | DATE | REVISION |
|-----|------|----------|
| SOM | | |

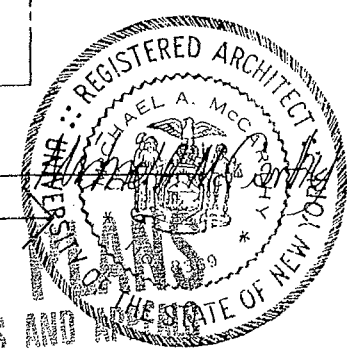
THE METHODIST HOSPITAL
575 SIXTH AVENUE, NEW YORK, NEW YORK 10018
MEDICAL PAVILION

SKIDMORE, OWINGS & MERRILL
ARCHITECTS, ENGINEERS
200 EAST 42ND STREET, NEW YORK, NEW YORK 10017

THE OFFICE OF IRWIN CANTOR, PC
CONSULTING STRUCTURAL ENGINEERS
810 EAST 41ST STREET, NEW YORK, NEW YORK 10017

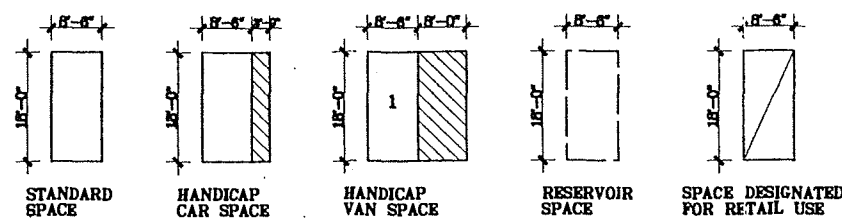
COSENTINI ASSOCIATES
MECHANICAL ENGINEERS
200 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10019

PROPOSED FLOOR PLAN
1ST FLR/BASEMENT
PARKING PLAN
DATE 1-22-93 SCALE 1" = 1/32"

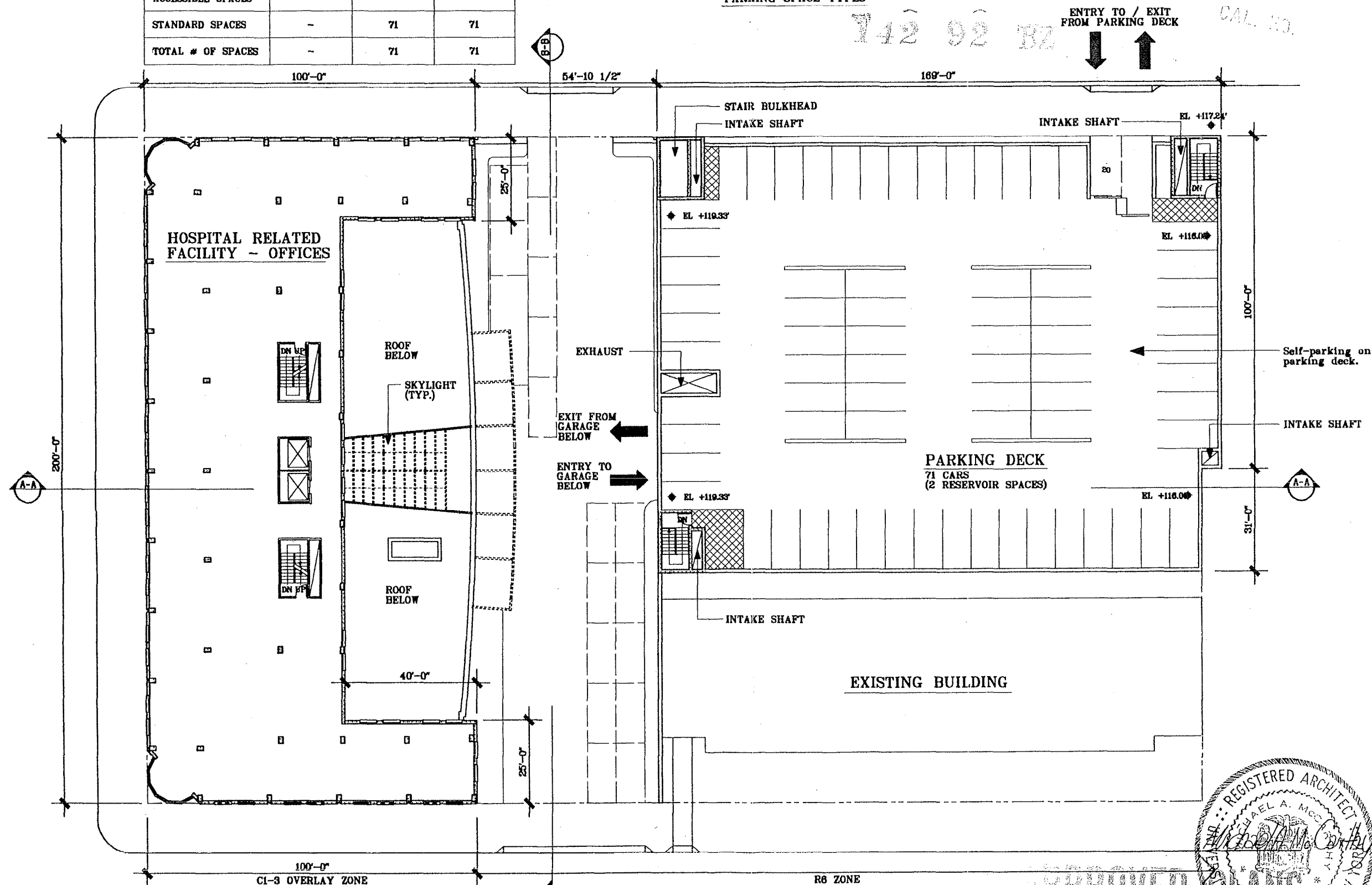


APPROVED
BOARD OF STANDARDS AND REGULATIONS

| PARKING SUMMARY - PARKING DECK | | | |
|----------------------------------|-----------|---------|-------|
| | CI-3 ZONE | R6 ZONE | TOTAL |
| HANDICAP ACCESSIBLE CAR SPACES | - | - | - |
| HANDICAP ACCESSIBLE VAN SPACES | - | - | - |
| TOTAL HANDICAP ACCESSIBLE SPACES | - | - | - |
| STANDARD SPACES | - | 71 | 71 |
| TOTAL # OF SPACES | - | 71 | 71 |



PARKING SPACE TYPES



NOTE:

Interior layout of building is shown for information only and is subject to change.

REVISED 11/4/93

NO. DATE REVISION

SOM

SKIDMORE, OWINGS & MERRILL

THE METHODIST HOSPITAL
100 SIXTH AVENUE, BROOKLYN, NEW YORK 11203
MEDICAL PAVILION

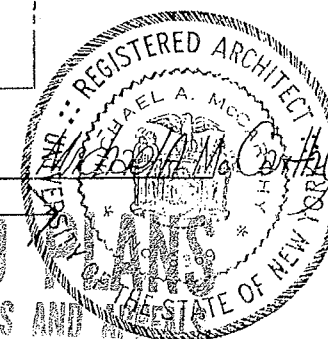
SKIDMORE, OWINGS & MERRILL
ARCHITECTS, ENGINEERS
200 NASSAU STREET, NEW YORK, NEW YORK 10038

THE OFFICE OF IRWIN CANTOR, PC
CONSULTING STRUCTURAL ENGINEERS
610 NASSAU STREET, NEW YORK, NEW YORK 10038

COSENTINI ASSOCIATES
MECHANICAL ENGINEERS
270 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10038

PROPOSED 2ND, 3RD, 4TH, 5TH FLR PLANS/
PARKING DECK
DATE 1-22-93 SCALE 1" = 1/32"

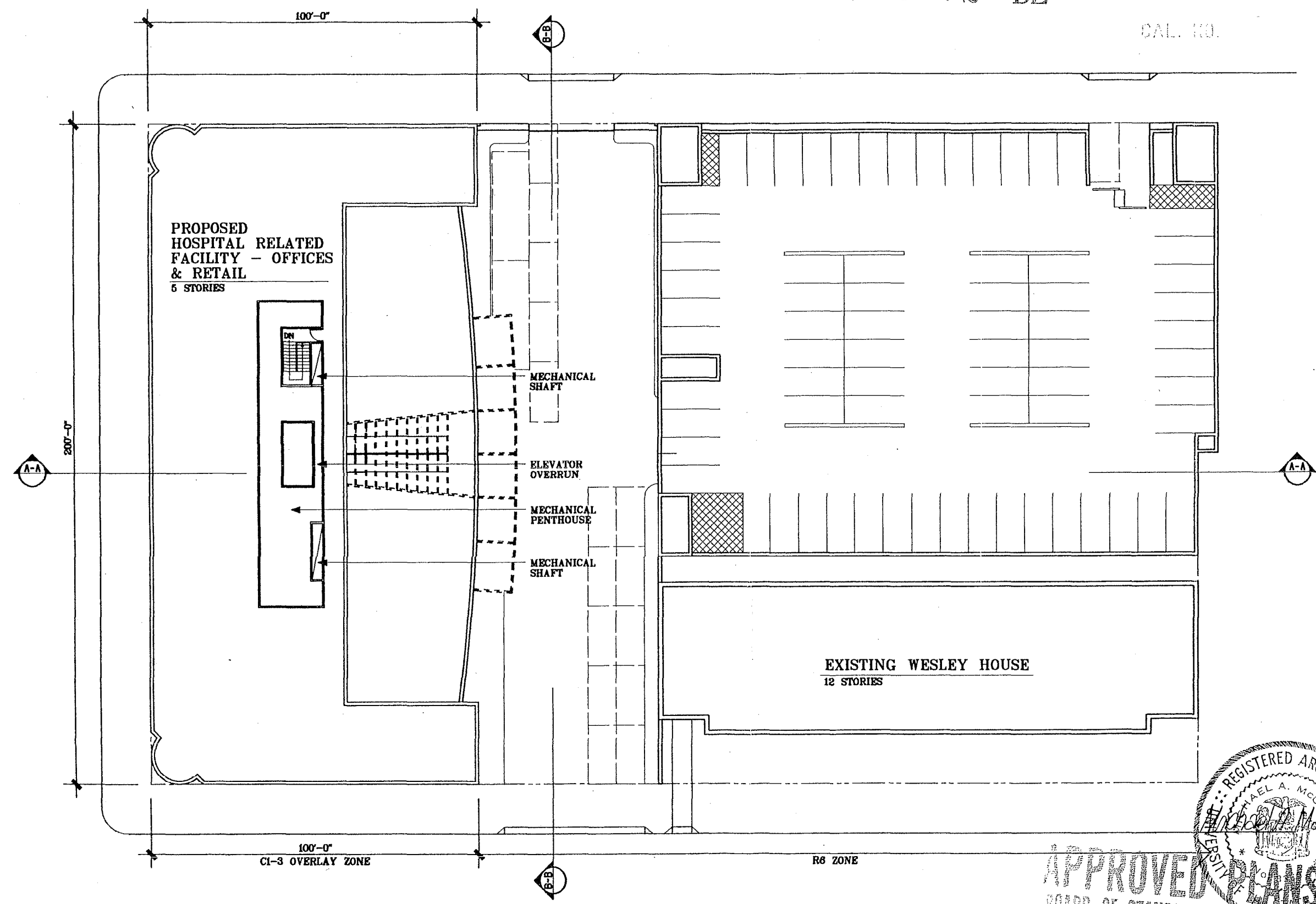
BZ-11



142 92 BZ

REV 11/02/93

CAL. NO.

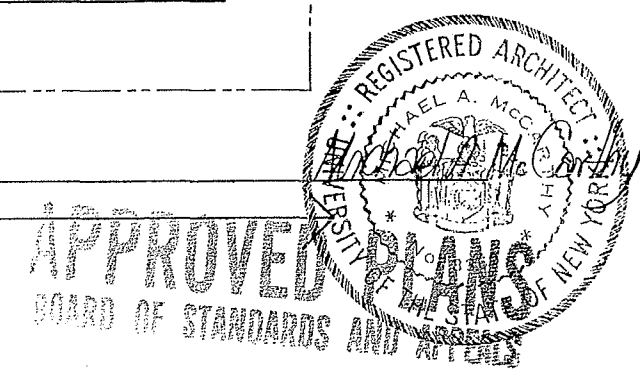


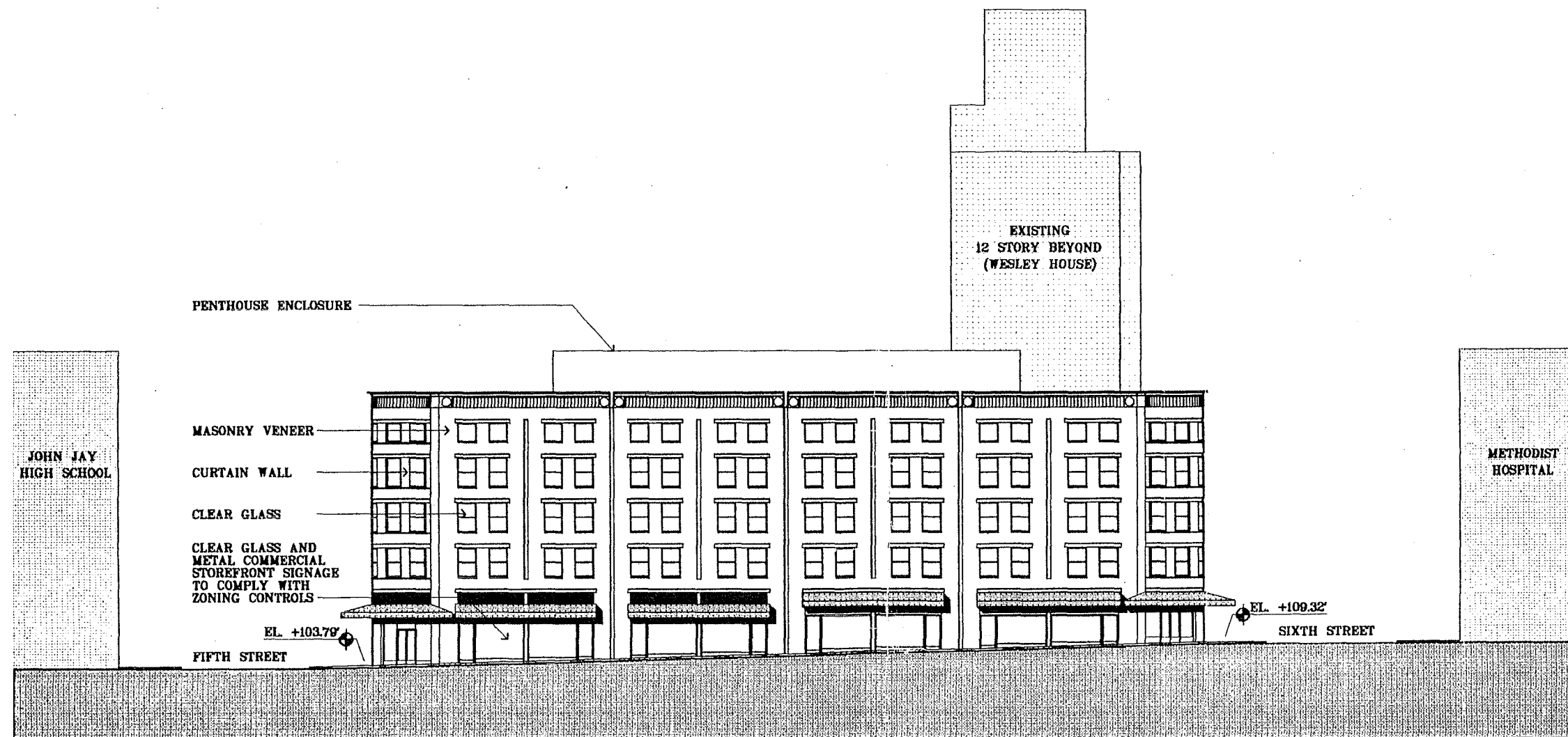
NOTE:

Interior layout of building is shown for information only and is subject to change.

REVISED 11/4/93

| | | |
|--|------|-----------|
| NO. | DATE | REVISION |
| SOM | | |
| © SKIDMORE OWINGS & MERRILL | | |
| THE METHODIST HOSPITAL | | |
| 400 SIXTH STREET, BROOKLYN, NEW YORK 11215 | | |
| MEDICAL PAVILION | | |
| SKIDMORE, OWINGS & MERRILL | | |
| 400 NASSAU STREET, NEW YORK, NEW YORK 10017 | | |
| THE OFFICE OF IRWIN CANTOR, P.C. | | |
| CONSULTING STRUCTURAL ENGINEERS | | |
| 815 EAST 14TH STREET, NEW YORK, NEW YORK 10017 | | |
| CORENTINI ASSOCIATES | | |
| MECHANICAL ENGINEERS | | |
| 870 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10017 | | |
| PROPOSED ROOF PLAN | | SHEET NO. |
| DATE 1-22-93 SCALE 1" = 1/32" | | BZ-12 |





RECEIVED
BOARD OF
STANDARDS & APPEALS
FEB 1 4 33 PM '93
CAL. NO.

NOTE:
Building materials
are shown for
information only,
and are subject to
change

NO. DATE REVISION

SOM

SKIDMORE, OWINGS & MERRILL



THE METHODIST HOSPITAL

600 NINTH AVENUE, BROOKLYN, NEW YORK 11216

MEDICAL PAVILION

SKIDMORE, OWINGS & MERRILL

ARCHITECTS, ENGINEERS

800 EAST 42ND STREET, NEW YORK, NEW YORK 10017

THE OFFICE OF IRWIN CANTOR, P.C.

CONSULTING STRUCTURAL ENGINEERS

810 EAST 41ST STREET, NEW YORK, NEW YORK 10017

COSENTINI ASSOCIATES

MECHANICAL ENGINEERS

170 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10119

PROPOSED

WEST ELEVATION

(SEVENTH AVENUE)

DATE 1-22-93 SCALE 1" = 1/32'

SHEET NO.

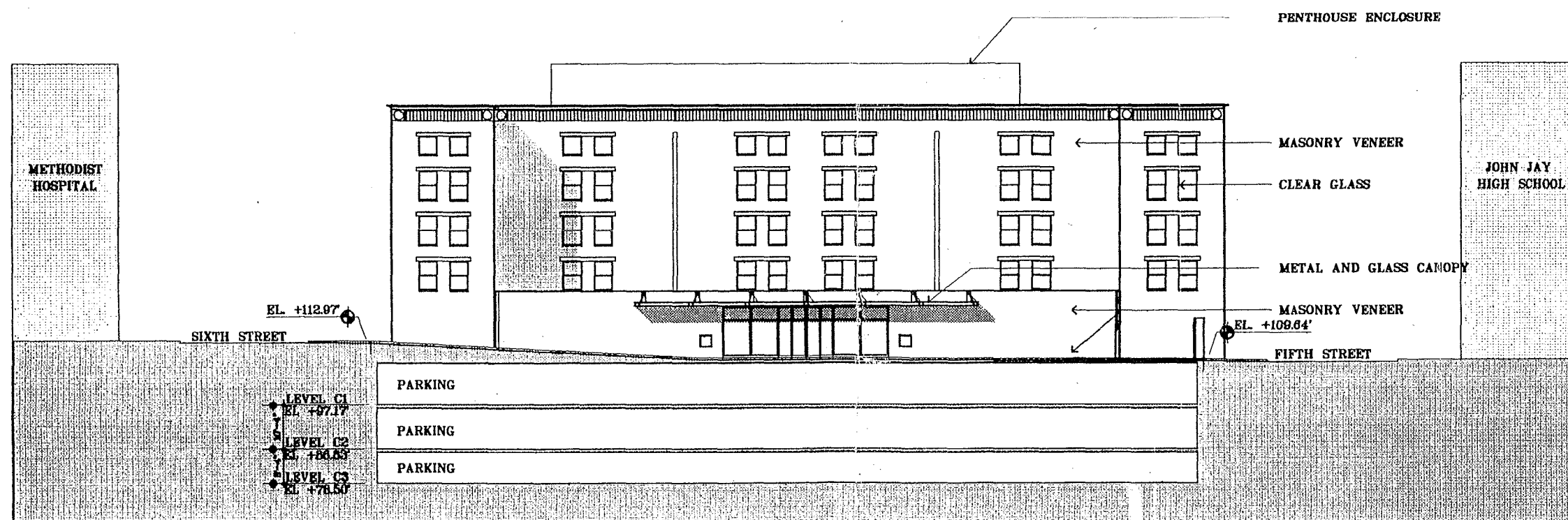
BZ-13

1 42 92 BZ

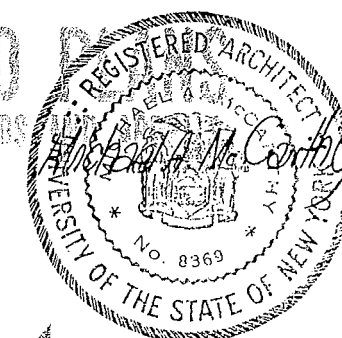
RECEIVED
BOARD OF
STANDARDS & APPEALS
FEB 1 4 33 PM '93
CAL. NO.

NOTE:

Building materials
are shown for
information only,
and are subject to
change



APPROVED
BOARD OF STANDARDS



1 42 92 BZ

NO. DATE REVISION

SOM

© SKIDMORE OWINGS & MERRILL



**THE METHODIST
HOSPITAL**

400 SIXTH STREET, BROOKLYN, NEW YORK 11215

MEDICAL PAVILION

SKIDMORE, OWINGS & MERRILL
ARCHITECTS, ENGINEERS

200 EAST 42ND STREET, NEW YORK, NEW YORK 10017

THE OFFICE OF IRWIN CANTOR, P.C.

CONSULTING STRUCTURAL ENGINEER

210 EAST 61ST STREET, NEW YORK, NEW YORK 10017

COSENTINI ASSOCIATES

MECHANICAL ENGINEERS

270 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10019

PROPOSED

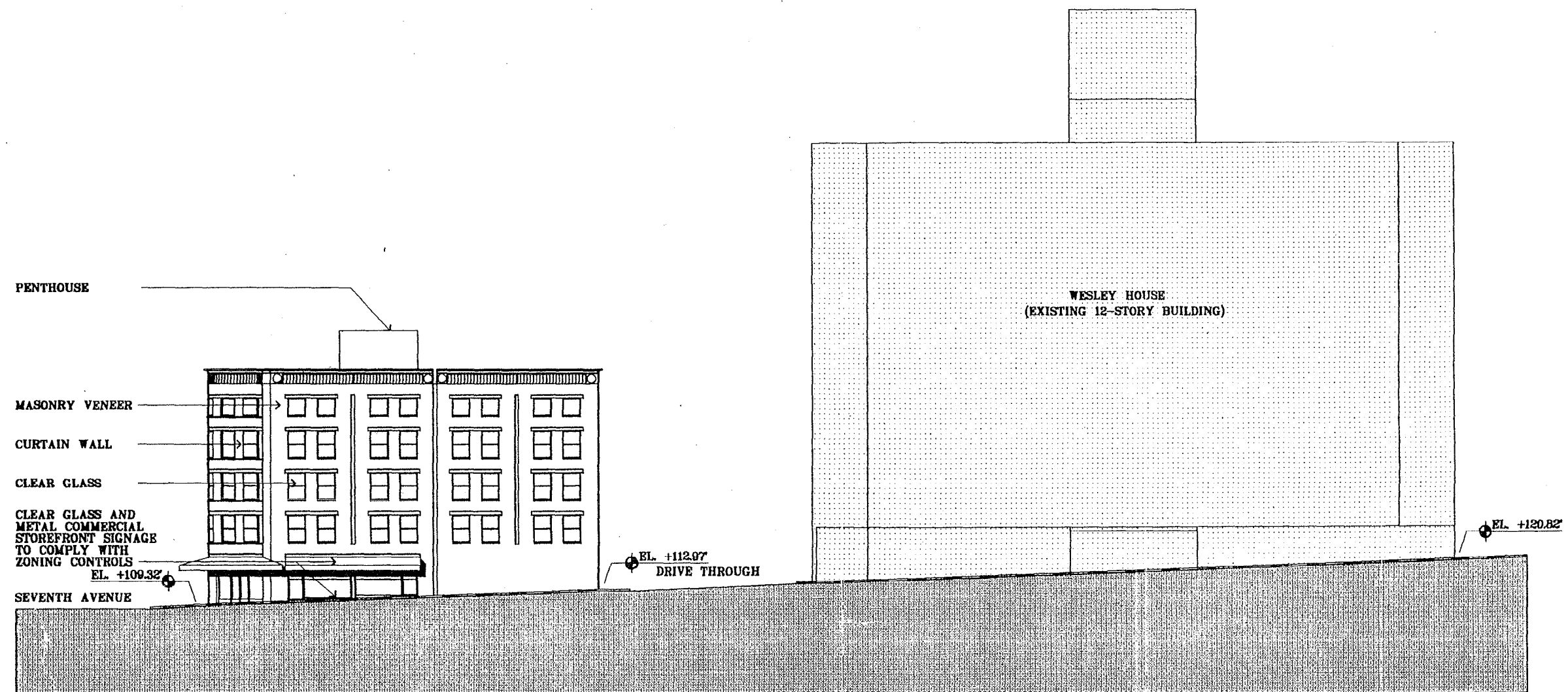
SECTION B-B

EAST ELEVATION

DATE 1-22-83 SCALE 1" = 1/32"

SHEET NO.

BZ-14



RECEIVED
BOARD OF
STANDARDS & APPEALS
FEB 1 4 33 PM '93
CAL. NO.

NOTE:
Building materials
are shown for
information only,
and are subject to
change

NO. DATE REVISION
SOM

© SKIDMORE OWINGS & MERRILL



**THE METHODIST
HOSPITAL**

900 SIXTH STREET, BROOKLYN, NEW YORK 11215

MEDICAL PAVILION

SKIDMORE, OWINGS & MERRILL
ARCHITECTS, ENGINEERS

806 EAST 42ND STREET, NEW YORK, NEW YORK 10017

THE OFFICE OF IRVIN CANTOR, P.C.

CONSULTING STRUCTURAL ENGINEER

810 EAST 41st STREET, NEW YORK, NEW YORK 10017

COSENTINI ASSOCIATES

Mechanical Engineers

770 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10119

PROPOSED

SOUTH ELEVATION

(SIXTH STREET)

DATE 1-22-93 SCALE 1" = 1/32"

HEET NO
BZ-15



1 42 92 BZ

RECEIVED
BOARD OF
STANDARDS & APPEALS
FEB 1 4 30 PM '93
CAL. NO.

NOTE:

Building materials
are shown for
information only,
and are subject to
change

| NO. | DATE | REVISION |
|----------------------------|------|----------|
| SOM | | |
| SKIDMORE, OWINGS & MERRILL | | |



THE METHODIST
HOSPITAL

600 SIXTH AVENUE, NEW YORK, NEW YORK 10017

MEDICAL PAVILION

SKIDMORE, OWINGS & MERRILL
ARCHITECTS, ENGINEERS

600 EAST 42ND STREET, NEW YORK, NEW YORK 10017

THE OFFICE OF IRVIN CANTOR, P.C.

CONSULTING STRUCTURAL ENGINEERS

610 EAST 41ST STREET, NEW YORK, NEW YORK 10017

COSENTINI ASSOCIATES

MECHANICAL ENGINEERS

170 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10019

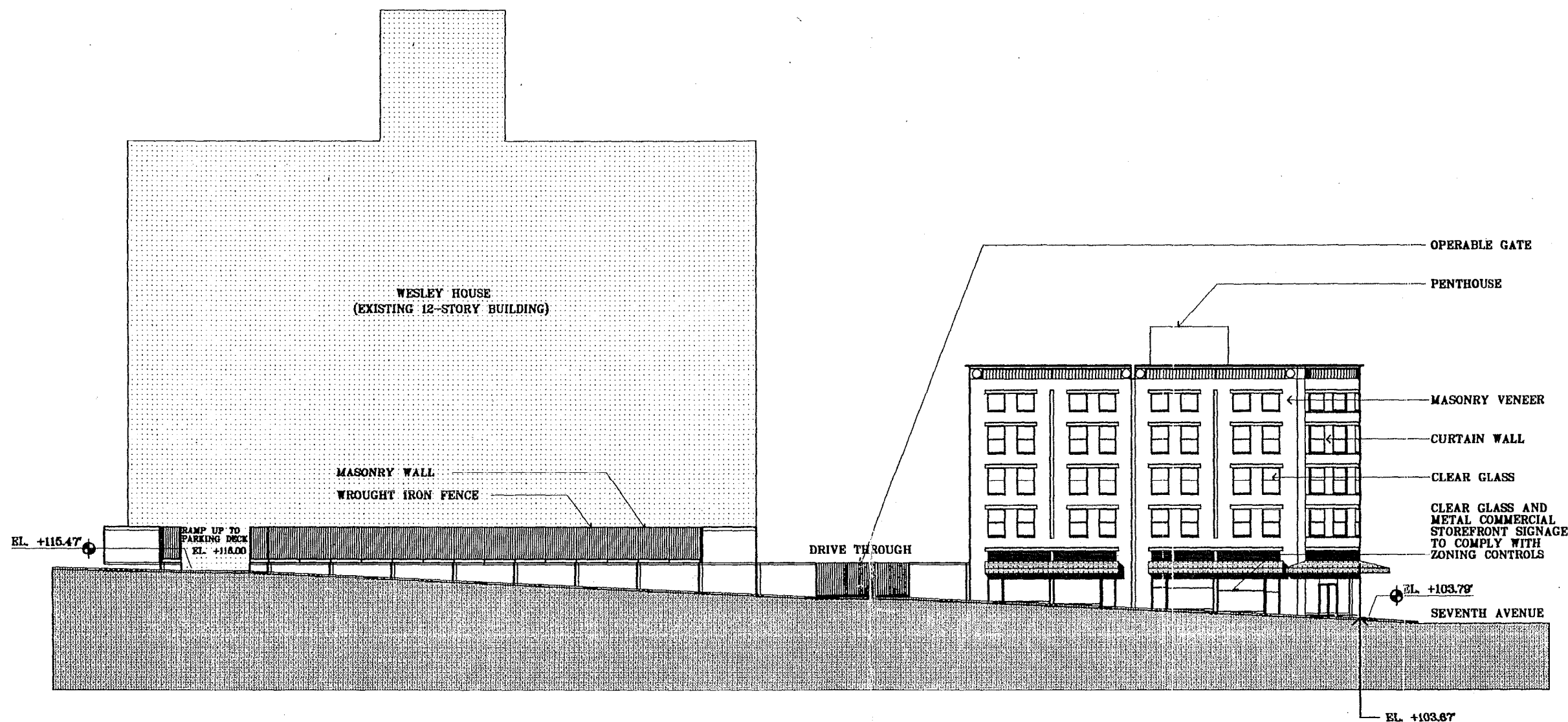
PROPOSED

NORTH ELEVATION

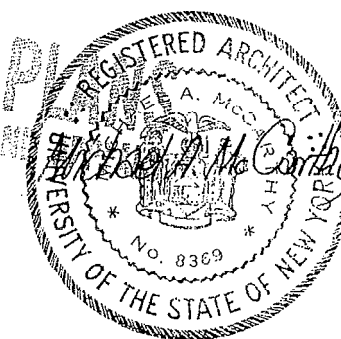
(FIFTH STREET)

DATE 1-22-93 SCALE 1" = 1/32"

SHEET NO. BZ-16



APPROVED
BOARD OF STANDARDS & APPEALS

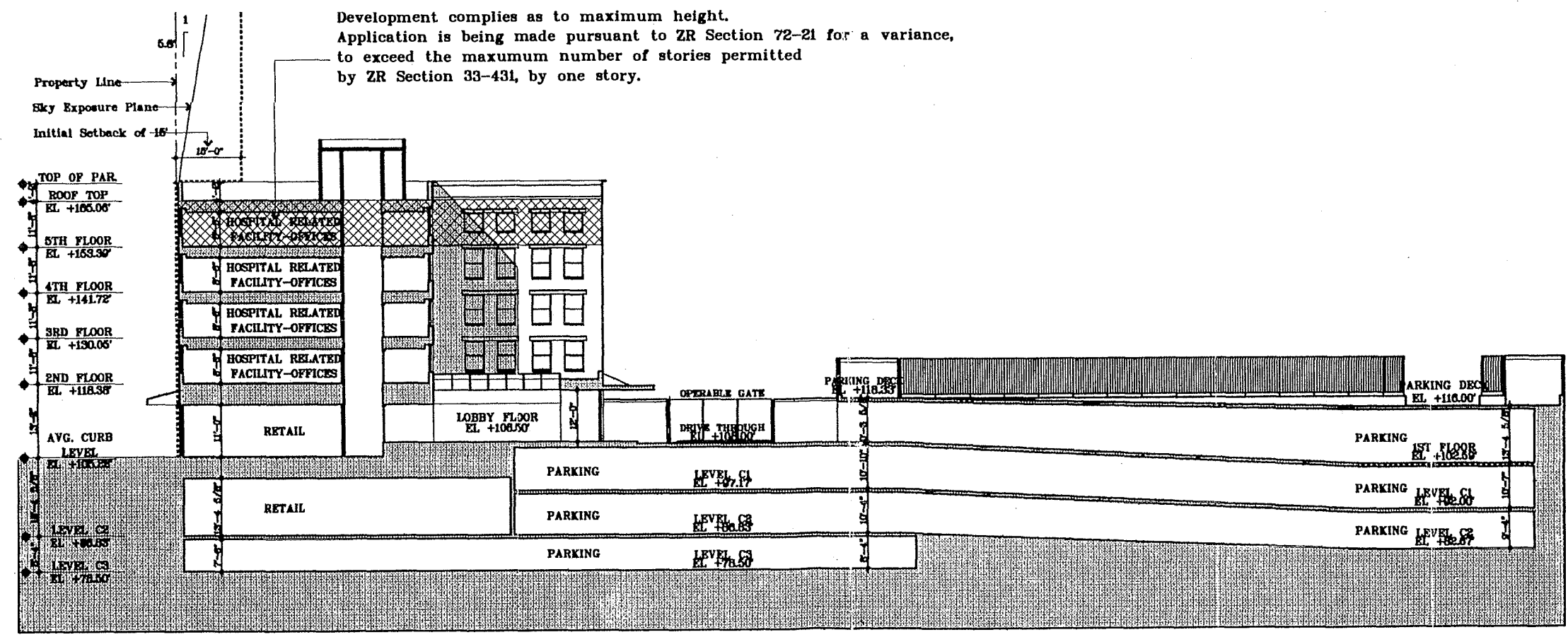


1 42 92 BZ

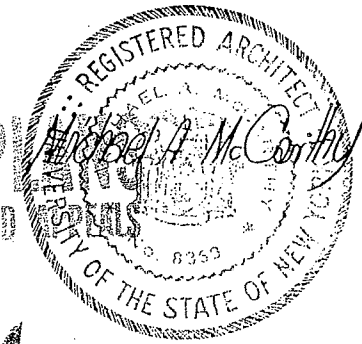
RECEIVED
BOARD OF
STANDARDS & APPEALS
FEB 1 4 34 PM '93
CAL. NO.

NOTE:


Building materials
are shown for
information only,
and are subject to
change



APPROVED
BOARD OF STANDARDS AND APPEALS



1 42 92 BZ

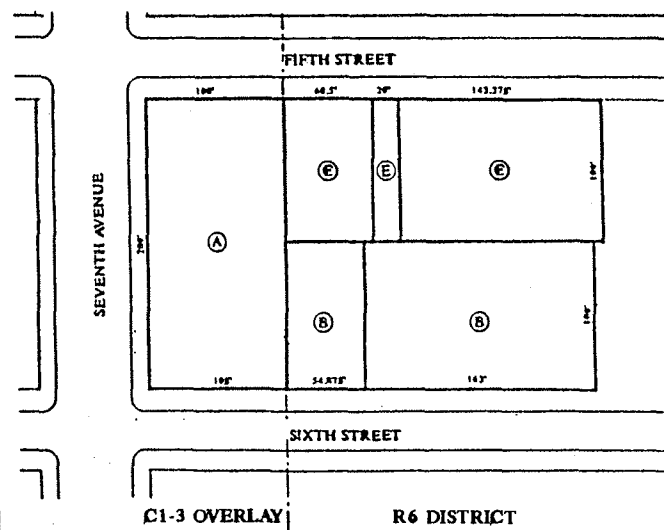
| | | |
|---|------|--------------------|
| NO. | DATE | REVISION |
| SOM | | |
| © SKIDMORE OWINGS & MERRILL | | |
|  THE METHODIST HOSPITAL 800 NINTH STREET, BROOKLYN, NEW YORK 11214 MEDICAL PAVILION | | |
| SKIDMORE, OWINGS & MERRILL ARCHITECTS, ENGINEERS 805 EAST 42ND STREET, NEW YORK, NEW YORK 10017 | | |
| THE OFFICE OF IRWIN CANTOR, P.C. CONSULTING STRUCTURAL ENGINEERS 815 EAST 41ST STREET, NEW YORK, NEW YORK 10017 | | |
| COSENTINI ASSOCIATES MECHANICAL ENGINEERS 270 BROADWAY/LEWIS FRANK, NEW YORK, NEW YORK 10011 | | |
| PROPOSED EAST/WEST SECTION A-A (LOOKING NORTH) | | SHEET NO. BZ-17 |
| DATE 1-22-93 SCALE 1" = 1/32" | | |

Zoning District R6, C1-3 overlay
(Zoning Map 16d)

Uses Permitted In R6 zone, Use Groups 1, 2, 3, 4
In C1-3 zone, Use Groups 1-6
Retail, Use Groups 6A, 6C, 6F
Hospital-related facility/offices, Use Groups 4A, 4C
Parking, Use Groups 4C and 6F
Existing Wesley House, Use Group 3

Uses Provided

| | | |
|--------------------------------------|---------------|-----------------|
| Zoning Lot Area | | 64,175.0 sqft |
| Block 1084, lots 1, 17, 64, Brooklyn | | |
| Area A | 100.0 x 200 | = 20,000.0 sqft |
| Area B | 54.875 x 100 | = 5,487.5 sqft |
| Area C | 60.5 x 100 | = 6,050.0 sqft |
| Area D | 163.0 x 100 | = 16,300.0 sqft |
| Area E | 20.0 x 100 | = 2,000.0 sqft |
| Area F | 143.375 x 100 | = 14,337.5 sqft |
| Total | | 64,175.0 sqft |



ZONING LOT AREA DIAGRAM
BLOCK 1084, LOTS 1, 17, 64, BROOKLYN

- Maximum Floor Area Allowable** 308,040.0 sqft
- In C1-3 zone (Area A = 20,000.0 square feet)
4.8 FAR maximum permitted for Community Facility Use (Section 33-121)
4.8 FAR x 20,000 = 96,000.0 sqft
2.0 FAR maximum permitted for Commercial Use (Section 33-121)
2.0 FAR x 20,000 = 40,000.0 sqft
 - In R6 zone (remainder of site, Areas B, C, D, E and F = 64,175 - 20,000 = 44,175.0 square feet)
4.8 FAR maximum permitted for Community Facility Use (Section 24-11)
4.8 FAR x 44,175 = 212,040.0 sqft

Zoning Floor Area in Existing Building, NB#1154-64, To Remain (based on Sheet A-101, dated 10/22/65) 87,814.0 sqft

New commercial floor area proposed 16,005.0 sqft
New hospital-related facility floor area proposed 57,715.0 sqft
Total New Zoning Floor Area Proposed 73,720.0 sqft

Total Zoning Floor Area Proposed 161,534.0 sqft

NOTE: Total Zoning Floor Area Proposed (161,534.0 sqft) is less than Maximum Floor Area Allowable (308,040.0 sqft).

APPLICABLE ZONING PROVISIONS

Section

USE REGULATIONS

Section 77-12 Application of Use
Section 77-332 Regulations under All Other Conditions

BULK REGULATIONS

Section 33-431 In C1 or C2 Districts with bulk governed by surrounding Residence District

Off-Street Parking Regulations

Section 25-11 General Provisions

Section 25-12 Maximum Size of Accessory Group Parking Facilities

Section 25-13 Modification of Maximum Size of Accessory Group Parking Facilities

Section 25-18 Maximum Spaces for Permitted Community Facility or Commercial Uses

Section 25-19 Modification of Maximum Spaces for Permitted Community Facility or Commercial Uses

Applicability

When a zoning lot is split by a district boundary which permits different uses in the different districts, the applicable use regulations for each district shall apply to that portion of the zoning lot within such district. Development does not comply as to location of, or entrance to, required loading for commercial use, or as to location of entrance to required parking for commercial use. Application is being made pursuant to Section 72-21 for a variance of this requirement.

For a C1-3 district mapped within an R6 district, the height and setback requirements permit a maximum front building wall of 60' or four stories, whichever is less. On a wide street, the initial setback is 15' and the sky exposure plane is 5.6 to 1; on a narrow street, the initial setback is 20' and the sky exposure plane is 2.7 to 1. Development complies as to height, but exceeds the maximum number of stories by one story. Application is being made pursuant to Section 72-21 to request a variance to modify this requirement.

Permitted accessory off-street parking may be open or enclosed; no spaces may be located on any roof which is immediately above any story than a basement. Development complies; no BSA special permit is required since parking deck, located at-grade along 5th Street, is located directly above the basement parking level.

In an R6 district, no group parking facility accessory to permitted community facility or commercial uses shall contain more than 150 off-street spaces, except as provided in Section 25-13. Development does not comply; an application is being made for a special permit pursuant to Section 73-48 to modify this requirement.

In an R6 district, a group parking facility may contain additional spaces not to exceed 50% of the maximum number otherwise permitted under the provisions of Section 25-12 (i.e. 150 spaces may be increased to 225 spaces), based on determinations of the Commissioner of Buildings. Development does not comply; an application is being made to the BSA for a special permit to modify this requirement.

In an R6 district, on a zoning lot used for permitted community facility or commercial uses, not more than one off-street parking space shall be provided for every 400 square feet of lot area, except as provided in Section 25-19. Development does not comply; maximum number of parking spaces permitted on the R6 portion of the zoning lot based on this formula is 110, while this development proposes 429 cars (of the total 518 proposed) to be located in the R6 zone. Modification pursuant to Section 75-19 to be sought from the Department of Buildings.

In an R6 district, the Commissioner of Buildings may permit a greater number of parking spaces than that allowed by Section 25-18 above, subject to findings and a determination. Modification to be sought from the Department of Buildings.

Section 77-332 Use: not permitted in both districts

Section 25-30 Required Accessory Off-Street Parking Spaces for Permitted Non-Residential Uses

Section 25-31 General Provisions
Section 36-21

When a zoning lot is split by a district boundary which permits a use in one district, but not the other, the applicable district requirements for accessory off-street parking and loading shall be satisfied entirely within the district within which such use is permitted. Development complies as to provision of parking spaces, but not as to location of entrance. Specifically, the entrance to the required parking for the proposed commercial use is located in the residential district. Application is being made to seek a variance to this requirement.

(Section Title)

Requirements for accessory off-street parking in R6 and C1-3 districts are as follows:

- 1 accessory parking space per 8 beds for hospitals and related facilities. 57,715 sqft of hospital related facilities/office proposed on the zoning lot require no accessory parking spaces. Development complies.
- 1 accessory parking space per 400 square feet of retail. Retail use is proposed for the C1-3 zone; on the First Floor (16,005 sqft), and on Cellar Two (14,407 sqft) for a total of 30,412 sqft, requiring a total of 76 accessory parking spaces. Development complies; 76 accessory parking spaces for retail use are provided in the C1-3 overlay zone.

Proposed accessory group parking facility for 518 cars will require a BSA special permit pursuant to Sections 73-48, 73-481, and 73-482.

PROPOSED CONDITIONS

NO. DATE REVISION

SOM

© SKIDMORE, OWINGS & MERRILL

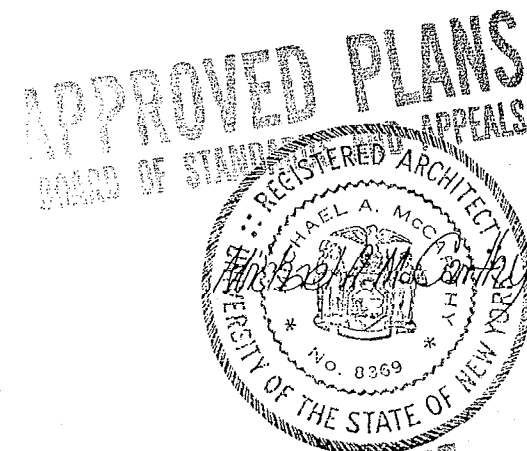
THE METHODIST HOSPITAL
800 NINTH STREET, BROOKLYN, NEW YORK 10014
MEDICAL PAVILION

SKIDMORE, OWINGS & MERRILL
ARCHITECTS, ENGINEERS
800 EAST 60th STREET, NEW YORK, NEW YORK 10017
THE OFFICE OF IRWIN CANTOR, PC
CONSULTING STRUCTURAL ENGINEERS
800 EAST 10th STREET, NEW YORK, NEW YORK 10017

CONSENTINI ASSOCIATES
ARCHITECTURAL ENGINEERS
270 PENNSYLVANIA PLAZA, NEW YORK, NEW YORK 10001

ZONING COMPLIANCE & COMPUTATIONS (1 of 2)
DATE 1-22-93
BZ-3

RECEIVED
BOARD OF
STANDARDS & APPEALS
FEB 1 4 34 PM '93
CAL. NO.



1 42 92 BZ 1