Section 25-62-54

Section 36-62-54

Section 25-62

Section 36-54

Section 25-62

Section 36-54

Section 25-62

Section 36-54

Section 25-62

Section 36-54

Section 25-62

Section 36-54

Off-Street Loading Regulations

Section 77-542

Maximum parking spaces permitted as-of-right, accessory to community facility uses, in an R6 district

50

Required parking spaces, accessory to retail

76

Parking spaces, accessory to retail, provided

76

Required accessory spaces for existing Wesley House

49

(based on Sheet A-101, dated 10/22/65)

Accessory parking spaces for Wesley House, provided

49

Remaining parking spaces permitted as-of-right, accessory to a community facility

25

Accessary parking spaces for hospital uses, requested by BSA special permit

368

Total parking spaces provided

518

Note: Total area of retail, for purposes of calculating parking requirement, is 30,412 square feet,

requiring a total of 76 accessory parking spaces.

When a zoning lot is split by a district boundary which permits a use in one district, but not in the other, the applicant shall satisfy 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 required for retail use. Specifically, the entrance to the required off-street loading, as well as the offstreet loading space itself, are located in the residential district. Application is being made pursuant to Section 72-21 for a variance to these requirements.

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

When a zoning lot is split by a district boundary which permits a use in one district, but not in the other, the applicant shall satisfy 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 required for retail use. Specifically, the entrance to the required offstreet loading, as well as the offstreet loading space itself, are located in the residential district. Application is being made pursuant to Section 72-21 for a variance to these requirements.

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Elevation of parking deck is lower than 23' above curb level.
NOTE:
Interior layout of building is shown for information only and is subject to change.

PROPOSED HOSPITAL RELATED FACILITY - OFFICES & RETAIL 5 STORIES

EXISTING WESLEY HOUSE 10 STORIES

EXISTING CURB CUT

PROPOSED CURB CUT

NOTE:
Interior layout of building is shown for information only and is subject to change.
### PARKING SUMMARY - PARKING LEVEL C3

<table>
<thead>
<tr>
<th></th>
<th>CI-3 ZONE</th>
<th>RS ZONE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Handicap Accessible Car Spaces</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Handicap Accessible Van Spaces</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Handicap Accessible Spaces</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Standard Spaces</td>
<td>75</td>
<td>50</td>
<td>125</td>
</tr>
<tr>
<td>Total # of Spaces</td>
<td>75</td>
<td>50</td>
<td>125</td>
</tr>
</tbody>
</table>

**Handicap Accessible Van Spaces**

**Standard Spaces**

**Total # of Spaces**

**PARKING SPACE TYPES**

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

---

**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 CI level.

**NOTE:**
Interior layout of building is shown for information only and is subject to change.
**PARKING SUMMARY - PARKING LEVEL C2**

<table>
<thead>
<tr>
<th></th>
<th>CI-3 ZONE</th>
<th>SS ZONE</th>
<th>TOTAL</th>
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</thead>
<tbody>
<tr>
<td>HANDICAP ACCESSIBLE CAR SPACES</td>
<td>7</td>
<td>4</td>
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<tr>
<td>HANDICAP ACCESSIBLE VAN SPACES</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>TOTAL HANDICAP ACCESSIBLE SPACES</td>
<td>7</td>
<td>4</td>
<td>11</td>
</tr>
<tr>
<td>STANDARD SPACES</td>
<td>1</td>
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<td>118</td>
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<tr>
<td>TOTAL # OF SPACES</td>
<td>8</td>
<td>121</td>
<td>129</td>
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</table>

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

**PARKING SPACE TYPES**

- Standard Space
- Handicap Car Space
- Handicap Tax Space
- Reservoir Space
- Space Designated for Retail Use

**NOTE:** 76 accessory parking spaces are required in the CI-3 zone for retail use; 28 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 CI level.

**NOTE:** Interior layout of building is shown for information only and is subject to change.
PARKING SUMMARY - PARKING LEVEL CI

<table>
<thead>
<tr>
<th>CI-3 ZONE</th>
<th>SS ZONE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>HANDICAP ACCESSIBLE CAR SPACES</td>
<td>4</td>
<td>7</td>
</tr>
<tr>
<td>HANDICAP ACCESSIBLE VAN SPACES</td>
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<td>1</td>
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<tr>
<td>TOTAL HANDICAP ACCESSIBLE SPACES</td>
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<td>8</td>
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<tr>
<td>STANDARD SPACES</td>
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<td>114</td>
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<tr>
<td>TOTAL # OF SPACES</td>
<td>120</td>
<td></td>
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</tbody>
</table>

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

PARKING SPACE TYPES

NOTE: 70 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 C2 FOR RETAIL USE. FOUR (HANDICAPPED) ARE PROVIDED IN THE CI-3 ZONE ON THE CI LEVEL.

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

MEDICAL PAVILION

PROPOSED FLOOR PLAN
LEVEL CI

SOM
PARKING SUMMARY - PARKING DECK

<table>
<thead>
<tr>
<th></th>
<th>CS-3 ZONE</th>
<th>BS ZONE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>HANDICAP ACCESSIBLE CAR SPACES</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>HANDICAP ACCESSIBLE VAN SPACES</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL HANDICAP ACCESSIBLE SPACES</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>STANDARD SPACES</td>
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<td>71</td>
<td>71</td>
</tr>
<tr>
<td>TOTAL # OF SPACES</td>
<td>-</td>
<td>71</td>
<td>71</td>
</tr>
</tbody>
</table>

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

REVISED 11/4/93

THE OFFICE OF DAVID COHN, P.C.
800 Third Ave, 41st Floor, New York, New York 10022

PROPOSED 2ND, 3RD, 4TH, 5TH FLR PLANS/ PENDING HOSPITAL

SOM
REOUIRED ARCHITECTS

THE MORMON HOSPITAL
HEA HOSPITAL, MEDICAL CENTER
HEA HOSPITAL, MEDICAL CENTER
HEA HOSPITAL, MEDICAL CENTER

PROPOSED 2ND, 3RD, 4TH, 5TH FLR PLANS/ PARKING MEA.

REVISED 11/4/93

SOM
REGISTERED ARCHITECTS

THE MORMON HOSPITAL
HEA HOSPITAL, MEDICAL CENTER
HEA HOSPITAL, MEDICAL CENTER
HEA HOSPITAL, MEDICAL CENTER

PROPOSED 2ND, 3RD, 4TH, 5TH FLR PLANS/ PARKING MEA.

REVISED 11/4/93

SOM
REGISTERED ARCHITECTS

THE MORMON HOSPITAL
HEA HOSPITAL, MEDICAL CENTER
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HEA HOSPITAL, MEDICAL CENTER

PROPOSED 2ND, 3RD, 4TH, 5TH FLR PLANS/ PARKING MEA.
PROPOSED HOSPITAL RELATED FACILITY - OFFICES & RETAIL

EXISTING WESLEY HOUSE

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

REVISED 11/4/93

PROPOSED ROOF PLAN 1/22/93 = 1/32"
NOTE:

Building materials are shown for information only, and are subject to change.
NOTE:
Building materials are shown for information only, and are subject to change.
PENTHOUSE
MASONRY
VENEER
CURTAIN WALL
CLEAR GLASS
CLEAR GLASS AND METAL COMMERCIAL STOREFRONT SIGNAGE
TO COMPLY WITH ZONING CONTROLS

NOTE:
Building materials are shown for information only, and are subject to change.
Building materials are shown for information only, and are subject to change.
Development complies as to maximum height.
Application is being made pursuant to ZR Section 72-21 for a variance,
 to exceed the maximum number of stories permitted
by ZR Section 33-434, by one story.

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

### Requirements for accessory off-street parking

- 1 accessory parking space per 4 cars for commercial uses, and 1 space per 100 square feet of retail. Retail use is proposed for space on 5th Street.
- 1 accessory parking space per 400 square feet of retail. Retail use is proposed for space on 5th Street.
- 76 accessory parking spaces are required for retail uses in the R6 zone.
- The proposed accessory group parking facility for 518 is consistent with the special permit pursuant to Sections 75-48, 75-481, and 75-482.

### Proposed Conditions

- **Use and permitted in both zones**

### APPROPRIATE ZONING PROVISIONS

#### Section 77-332

Applicability

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 contour 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.

### BULK REGULATIONS

Section 35-341

- In C1-3, G2, or G6 districts with buildings built by governmental agencies.

### On-Street Parking Regulations

Section 25-11

General Provisions

### Section 25-12

Minimum Size of Accessory Group Parking Facilities

### Section 25-13

Modification of Maximum Size of Accessory Group Parking Facilities

### Section 25-14

Maximum Spaces for Permitted Community Facility or Commercial Uses

### Section 25-15

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces (based on the formula shown above, subject to findings and a determination).

### Section 25-16

Modification of Maximum Spaces for Permitted Community Facility or Commercial Uses

### Section 25-17

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-18

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-19

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-20

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-21

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-22

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-23

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-24

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-25

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-26

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-27

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-28

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-29

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-30

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-31

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-32

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-33

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-34

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.

### Section 25-35

Maximum number of parking spaces permitted on the proposed zoning lot based on the formula of 1 space per 400 square feet of retail area, except as provided in Section 25-19. Development does not comply, as the maximum number of parking spaces proposed is 304 spaces. Development complies.