



City Planning will assign and stamp reference numbers here

Land Use Review Application

Department of City Planning



Received by Central Intake on June 25, 2014



N140439ZRM

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Kenmare Square LLC

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) \* 45 North Station Plaza, Room 402

STREET ADDRESS

Great Neck NY 11021

CITY STATE ZIP (516) 472-2000 (516) 472-2005

AREA CODE TELEPHONE # FAX#

\* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION )

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION ) ADDITIONAL APPLICANT REPRESENTATIVE:

Richard Lobel

APPLICANT'S PRIMARY REPRESENTATIVE

Sheldon Lobel, P.C.

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

18 East 41<sup>st</sup> Street, 5<sup>th</sup> Floor

STREET ADDRESS New York NY 10017

CITY STATE ZIP 212-725-2727 212-725-3910

AREA CODE TELEPHONE # FAX#

rlobel@sheldonlobelpc.com

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

23-25 Cleveland Place

STREET ADDRESS

23-25 Cleveland Place

PROJECT NAME (IF ANY)

Located on the Eastern side of Cleveland Place between Spring Street and Kenmare Street

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-1 and C6-2 (Special Little Italy District)

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

12c

ZONING SECTIONAL MAP NO(S).

Block 481, Lots 11 & 13

TAX BLOCK AND LOT NUMBER

Manhattan

BOROUGH

2

COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO [X] YES [ ] IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See Attached LR Item 3: Description of Proposal

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

\* No supplemental form required

- ☐ CHANGE IN CITY MAP.....MM \$
- ☐ ZONING MAP AMENDMENT.....ZM \$
- ☒ ZONING TEXT AMENDMENT..... ZR \$ 5,445
- ☐ ZONING SPECIAL PERMIT.....ZS \$
- ☐ ZONING AUTHORIZATION.....ZA \$
- ☐ ZONING CERTIFICATION.....ZC \$
- ☐ PUBLIC FACILITY, SEL./ACQ.....PF \$
- ☐ DISPOSITION OF REAL PROP.....PD \$
- ☐ URBAN DEVELOP=T ACTION.....HA \$
- ☐ URBAN RENEWAL PROJECT.....\* \$
- ☐ HOUSING PLAN & PROJECT.....\* \$
- ☐ FRANCHISE.....\* \$
- ☐ REVOCABLE CONSENT.....\* \$
- ☐ CONCESSION.....\* \$
- ☐ LANDFILL.....\* \$
- ☐ OTHER (Describe) \$

☐ MODIFICATION \$

☐ FOLLOW-UP \$

☐ RENEWAL \$

☒ OTHER \$2,940

APPLICATION NO. \$

APPLICATION NO. \$

CEQR SPECIFY \$2,940

TOTAL FEE (For all actions) \$ \$8,385

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

☐

Has pre-application meeting been held? [ ] NO [X] YES

If yes Manhattan/Richard Suarez January 3, 2013

DCP Office/Representative Date of meeting



City Map Change . . . . . MM

Proposed City Map  
Change  
(Check appropriate boxes)

APPLICATION NO

1. ESTABLISH NEW.....☐ STREET      ☐ PARK      ☐ PUBLIC PLACE      ☐ GRADE

2. ELIMINATE EXISTING.....☐ STREET      ☐ PARK      ☐ PUBLIC PLACE      ☐ GRADE

3. CHANGE EXISTING STREET.....☐ WIDTH      ☐ ALIGNMENT      ☐ GRADE

4. EASEMENT  
Delineate New.....☐      Remove Existing.....☐      Modify Existing.....☐

5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY .....☐

Zoning Map Change . . . . . ZM

Proposed Zoning  
Map Change(s)

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

CHANGE #1	FROM:	EXISTING	TO:	PROPOSED
CHANGE #2	FROM:	EXISTING	TO:	PROPOSED
CHANGE #3	FROM:	EXISTING	TO:	PROPOSED
CHANGE #4	FROM:	EXISTING	TO:	PROPOSED
CHANGE #5	FROM:	EXISTING	TO:	PROPOSED

Received by Central Intake on June 25, 2014

Zoning Text Amendment . . . . . ZR

Affected Zoning  
Resolution (ZR)  
Sections

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
Art. X, Ch.9, Ap.A	Special Little Italy District Map





**23-25 CLEVELAND PLACE TEXT AMENDMENT**  
**JANUARY 9, 2020**

**1. INTRODUCTION**

The applicant, Kenmare Square LLC, is seeking a zoning text amendment to modify Appendix A of the Special Little Italy District regulations (Article X, Chapter 9) to extend the boundary of Area C (Bowery, Canal, Kenmare Street) northward by 25 feet to allow the regulations of Area C to apply to 25 Cleveland Place, which is currently in Area A (Preservation Area). The proposed text amendment would facilitate the redevelopment of 23-25 Cleveland Place (Block 481, Lots 11 and 13), the “Proposed Development Site”, which is located in Manhattan Community District 2, with a new building with a street wall and building height that is consistent with existing and allowable development on the subject block.

**2. BACKGROUND**

The Special Little Italy District (“LI”), contained in Zoning Resolution (“ZR”) Article X, Chapter 9, was established in 1977 to preserve and enhance the historic and commercial character of the traditional Little Italy neighborhood. The LI regulations seek to protect retail space along Mulberry Street, encourage residential rehabilitation and new development consistent with existing buildings, discourage the demolition of noteworthy buildings, and increase the number of street trees in the area.

The Proposed Development Site is not located within any historic district designated by the LPC, however, in 2010 the Chinatown and Little Italy Historic District was designated in the National Register of Historic Places by the U.S. Department of the Interior. The boundaries of the National Historic Landmark District and the Special Little Italy District are similar except that the Historic District extends further south to Worth Street to include the Chinatown neighborhood.

**3. DESCRIPTION OF THE SURROUNDING AREA**

The Proposed Development Site is located in the neighborhood of NoLiTa, just north of the Little Italy neighborhood and east of the SoHo neighborhood, in Manhattan Community District 2.

The land uses in the 600-foot area surrounding the Proposed Development Site are predominantly commercial and mixed-use residential and commercial in nature. Commercial uses in the surrounding area consist predominantly of local retail and restaurant use. Community facilities in the area include a firehouse, Basilica of St. Patrick's Old Cathedral and Judson Health Center, among others. There are two parks within 600 feet of the Proposed Development Site including Petrosino Square, which is across the street from the Proposed Development Site, and DeSalvio Playground, which is located one block east.

The built character of the surrounding area is characterized by residential and mixed-use buildings, most with ground-floor retail, generally ranging from four to seven stories in height. The subject block, Block 481, is predominantly developed with residential and mixed-use residential and commercial uses, ranging from one to 12 stories in height, which contain a mix of one-family, multi-family, and mixed-use residential and commercial uses. The block is dominated by an existing 136-foot tall building built in 1926 located adjacent and to the north of the Proposed Development Site that rises without setback. This building is an existing building that does not comply with the Special District bulk regulations and does not have landmark status. A Duane Reade occupies the ground floor, and 41 residential units occupy the upper floors with lot-line windows facing the Proposed Development Site. Adjacent and to the south of the Proposed Development Site is an existing six-story, approximately 61-foot tall commercial and residential building. The four other buildings located south of the Proposed Development Site on this block range in heights from 51 to 61 feet without setback. These buildings were constructed between 1900 and 1910.

While the Proposed Development Site is not located within a Historic District, the SoHo Cast Iron Historic District (and 2010 extension) is located immediately to the west. There are several individual landmark buildings located within 600 feet of the Proposed Development Site, including the Old St. Patrick's Convent and Girls' School located at the corner of Prince Street and Mott Avenue, the Former Police Headquarters Building located at 240 Centre Street, and the E.V. Haughwout Building located on the corner of Broadway and Broome Street.

Major north-south thoroughfares in the surrounding area include Broadway, Lafayette Street, Centre Street, and Bowery. North of Spring Street, Lafayette Street carries northbound traffic, and south of Spring Street, it carries southbound traffic. Broadway carries southbound traffic, and Bowery is a two-way street. Centre Street carries northbound traffic and connects to Lafayette Street via Cleveland Place. Petrosino Square, opposite the Proposed Development Site, separates the northbound traffic of Cleveland Place to its east from the southbound traffic of Lafayette Street to its west. Crosstown streets in the surrounding area are generally one-way with the exceptions of Kenmare Street, located directly south of the Proposed Development Site, Canal Street, located approximately four blocks south of the Proposed Development Site, and Houston Street, located approximately three blocks north of the Proposed Development Site. These crosstown streets carry a fair amount of truck traffic and are important east-west connections for cross-island and inter-borough traffic. Furthermore, Lafayette Street has a painted bicycle lane, and a Citibike station is located at Petrosino Square.

The area is well served by mass transit, with subway stations located at Spring Street, Prince Street, Bowery, and Lafayette Street. The 6 train stops at the Spring Street station (Spring Street and Lafayette Street) and the J train stops at the Bowery station (Bowery and Kenmare Street). The N and R train line stops at the Prince Street station (Prince Street and Broadway) and the B, D, F, and M lines stop at the Broadway-Lafayette station (E. Houston Street between Broadway and Bleecker Street). There are also several bus lines that serve this area including the M1 and M55 along Broadway, the M103 along Bowery, and the M21 along Houston Street.

The Proposed Development Site is located within C6-1 and C6-2 zoning districts. The C6-1 and C6-2 zoning districts are commercial districts mapped in areas outside central business cores, such as the Lower East Side and Chelsea. C6 districts generally encourage the development of high-bulk commercial mixed-use buildings requiring a central location. C6 districts are also widely mapped within special districts. The C6-1 (R7 equivalent) zoning district permits a maximum commercial FAR of 6.0 (up to 7.2 with public plaza bonus), a maximum residential FAR of 0.87-3.44 (4.0 FAR on wide streets outside Manhattan Core under the Quality Housing Program) and a maximum community facility FAR of 6.5 (7.8 with public plaza bonus). The C6-2 (R8 equivalent) zoning district permits a maximum commercial FAR of 6.0 (7.2 with public plaza bonus), a maximum residential FAR of 0.94-6.02 (7.2 FAR on wide streets outside Manhattan Core under Quality Housing Program) and a maximum community facility FAR of 6.5 (7.8 with public plaza bonus). As C6 districts are generally well served by mass transit, off-street parking is not required for C6-1 and C6-2 zoning districts.

The Proposed Development Site is located within the LI and is partially located within Area A (Preservation Area) and partially within Area C (Bowery, Canal, Kenmare Street Corridor). Area A limits the maximum FAR to 4.1 for all uses (4.8 for corner lots) and the maximum lot coverage to 60% (100% for corner lots). Area A requires a 30' rear yard, permits a maximum base height of 65, requires a minimum setback of 10 feet above 65 feet, and permits a maximum total height of 75 feet or seven stories, whichever is less. Area C permits a commercial lot coverage of 100% on the ground floor and 70% above the ground floor, and a residential lot coverage of 60% on all floors. Area C also permits a maximum building height of 85 feet or eight stories, whichever is less, and shall rise without setback.

#### **4. DESCRIPTION OF THE PROPOSED DEVELOPMENT SITE**

The Proposed Development Site is known as 23-25 Cleveland Place (Block 481, Lots 11 and 13), located between Spring Street and Kenmare Street in Manhattan Community District 2. Cleveland Place is a narrow street that carries northbound traffic from Centre Street to Lafayette Street.

The northern portion of the Proposed Development Site, 25 Cleveland Place (Lot 13), has a frontage of 25'-9½" and the southern portion of the Proposed Development Site, 23 Cleveland Place (Lot 11), has a frontage of 25'-2½", for a total frontage of 51 feet along Cleveland Place. Subject to the approval of the subject zoning text amendment, required action will be taken in order to merge the two tax lots that comprise the Proposed Development Site into a single zoning lot. The total lot area of the Proposed Development Site is approximately 5,072 square feet.

The Proposed Development Site is currently improved with two existing buildings, which have both been historically used for ground floor commercial use and residential use above. The building at 23 Cleveland Place was built in or around the mid-19<sup>th</sup> century and is a 3,569-square foot, 1.4 FAR, three-story, 30-foot-tall, building with ground floor commercial use and two dwelling units (rental units with short-term leases) above. The building at 25 Cleveland Place was built in or around the mid-19<sup>th</sup> century and is a 4,431-square foot, 1.7 FAR, four-story, 40-foot-tall, building with ground floor commercial use and five dwelling units (rental units with short-term leases) above.

The southern portion of the Proposed Development Site at 23 Cleveland Place (Lot 11) is partially located within the C6-1 and C6-2 zoning districts, and is partially located within LI Area A and Area C. Lot 11 has 73% of its frontage within LI Area C, thereby permitting the regulations of Area C to apply to the entire lot pursuant to ZR § 109-04.

The northern portion of the Proposed Development Site at 25 Cleveland Place (Lot 13) is located entirely within a C6-2 zoning district and entirely within LI Area A which, as discussed above, contains more restrictive bulk regulations than Area C.

## **5. DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The proposed zoning text amendment would facilitate the development of an eight-story, 85-foot tall commercial building at the Proposed Development Site. The Proposed Development will consist of approximately 29,922 square feet of commercial floor area (5.9 FAR). The ground floor will consist of approximately 5,072 square feet of commercial floor area and 100% lot coverage. The second through eighth floors will each consist of approximately 3,550 square feet of commercial floor area and 70% lot coverage. The proposed commercial uses within the building are Use Group 6A retail on the ground floor and Use Group 6B office on the upper floors.

## **6. ACTION NECESSARY TO FACILITATE THE PROJECT**

The applicant seeks to amend Appendix A of the Special Little Italy District Map of Article X, Chapter 9, to extend the boundary of Area C 25 feet north to apply to the entirety of the Proposed Development Site, which is currently located partially within Area A and partially within Area C. Only the boundary of Area C west of Mulberry Street and north of Kenmare Street will be extended; all other boundaries of Area C will remain unchanged. Although it is mapped as parkland, the proposed action would also introduce a zoning change to the northern tip of Petrosino Square. The extension of the existing Area C boundary will encompass the entirety of Lot 11, which was and will remain subject to the regulations of LI Area C, and will include more than 50% of the frontage of Lot 13, thus changing the applicable regulations for Lot 13 from those of Area A to Area C. When the two zoning lots are merged, the Proposed Development Site will be subject to the regulations of Area C with the proposed action. The proposed zoning text amendment will facilitate redevelopment of the Proposed Development Site, which is currently occupied by two mixed-use commercial and residential buildings, both of which are underbuilt and in disrepair.

The Proposed Development Site, the building immediately adjacent to the north, and Lot 18 are the only buildings on the subject block within LI Area A. Despite the bulk regulations of LI Area A, which include a maximum FAR of 4.1, maximum base height of 65 feet, and maximum building height of 75 feet, the immediately adjacent building to the north of the Proposed Development Site, built in 1926 prior to the adoption of the special district regulations, rises to a

height of approximately 136 feet without setback, which is more than 60 feet higher than that permitted by the special district regulations.

The proposed text amendment will allow for a consistent street wall and building height along this portion of Cleveland Place (with the exception of the existing non-complying building to the north). Buildings to the south of Lot 13 can be developed up to 85 feet without setback (including Lot 11) under current zoning. In addition, the 136-foot tall building to the north of the Proposed Development Site will likely not be demolished or redeveloped in the foreseeable future. Without the proposed action, Lot 13 would be the only building on this block face of Cleveland Place (if developed as one building and without a merger) that would have a base height of 65 feet with a 10 foot setback and a total building height of 75 feet; all other buildings to the south of Lot 13 would be permitted to rise to 85 feet without setback. Should the buildings to the south of the Proposed Development Site be redeveloped to the maximum permissible height of 85 feet, future as-of-right development at the Proposed Development Site would yield a break in the building and street wall continuity.

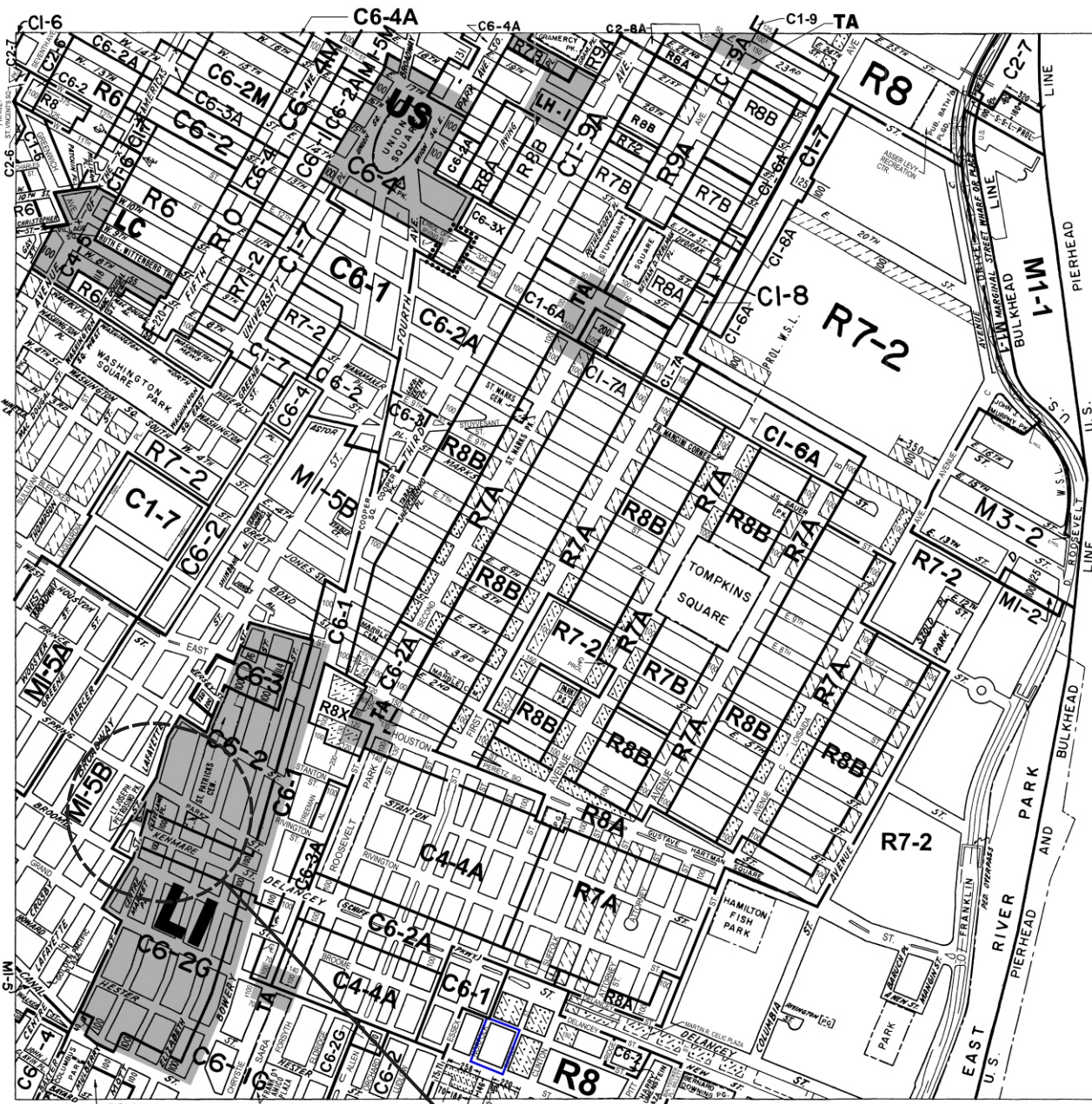
The LI district was established to preserve and enhance the historic and commercial character of the traditional Little Italy neighborhood. Among other efforts, the LI regulations seek to encourage new development consistent with existing buildings and discourage the demolition of noteworthy buildings. The proposed text amendment supports the goals of the LI district by allowing for the development of a commercial building which will enhance the character of the neighborhood with a street wall and total height which is consistent with the building character of the area. The proposed action will also permit Use Groups 6D, 8C, 10, and 12D at the Proposed Development Site, which are permitted on other properties on this block under the regulations of Area C but not under those of Area A.

## **7. CONCLUSION**

The requested zoning text amendment to extend the boundary of LI Area C (Bowery, Canal, Kenmare Street Corridor) northward by 25 feet will facilitate the construction of an eight story, 85-foot tall commercial building at the proposed Development Site, which is already partially located partially within Area C. The proposed new eight-story building will provide a transition from the 12-story building to the north on the corner of the block at Cleveland Place and Spring Street (in Area A) and the adjacent six-story building to the south (in Area C). The proposed new building is appropriate, as it will be consistent with the context of existing massing of the block. The proposed zoning text amendment will ensure that a majority of the subject block front along Cleveland Place will be subject to the same special district regulations, furthering the objectives of the Special Little Italy District to encourage development consistent with the character of the neighborhood.



23-25 Cleveland Place, Manhattan



Proposed Project Area

EAST RIVER

C1-1

C1-2

C1-3

C1-4

C1-5

C2-1

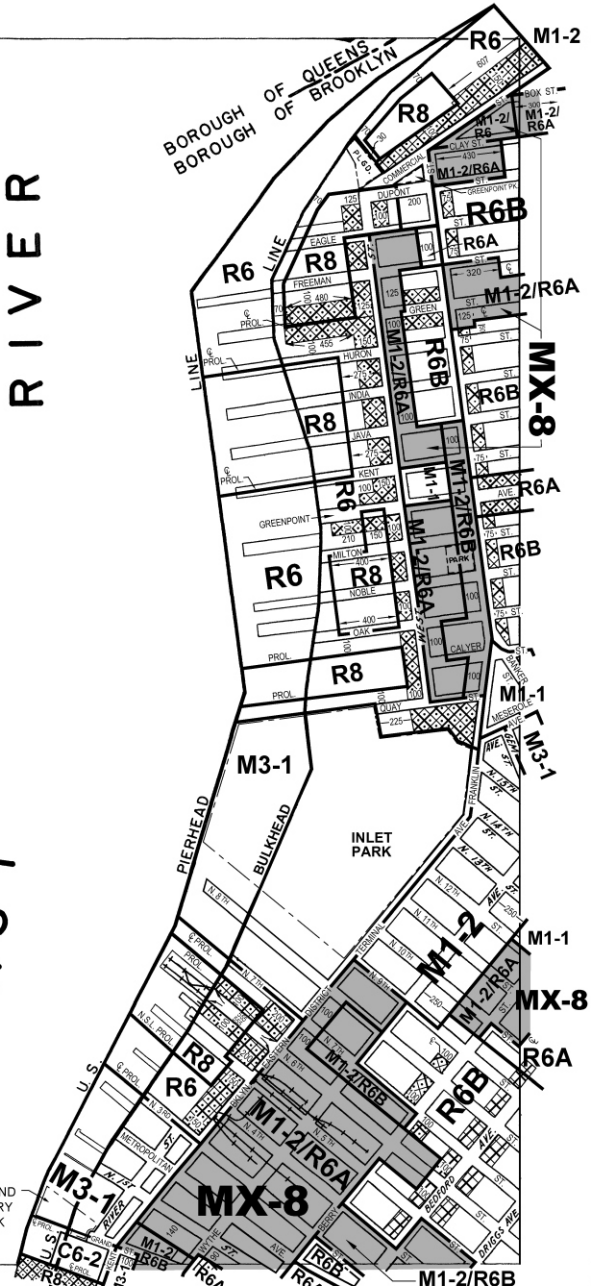
C2-2

C2-3

C2-4

C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:  
The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:  
08-08-2018 C 180201 ZMM

Special Requirements:  
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

8b

8d

9b

12a

12c

13a

12b

12d

13b

© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 12c



## 23-25 Cleveland Place, Manhattan

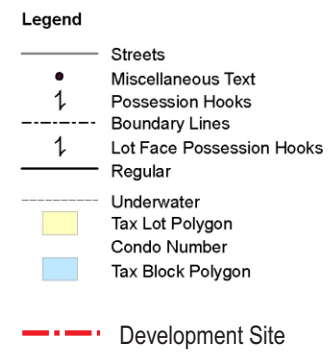


## NYC Digital Tax Map

Effective Date : 01-08-2013 09:01:47

End Date : Current

Manhattan Block: 481





23-25 Cleveland Place, Manhattan  
Area Map

Block: 481, Lots: 11 & 13

Project Information

- 600' Radius
- Development Site

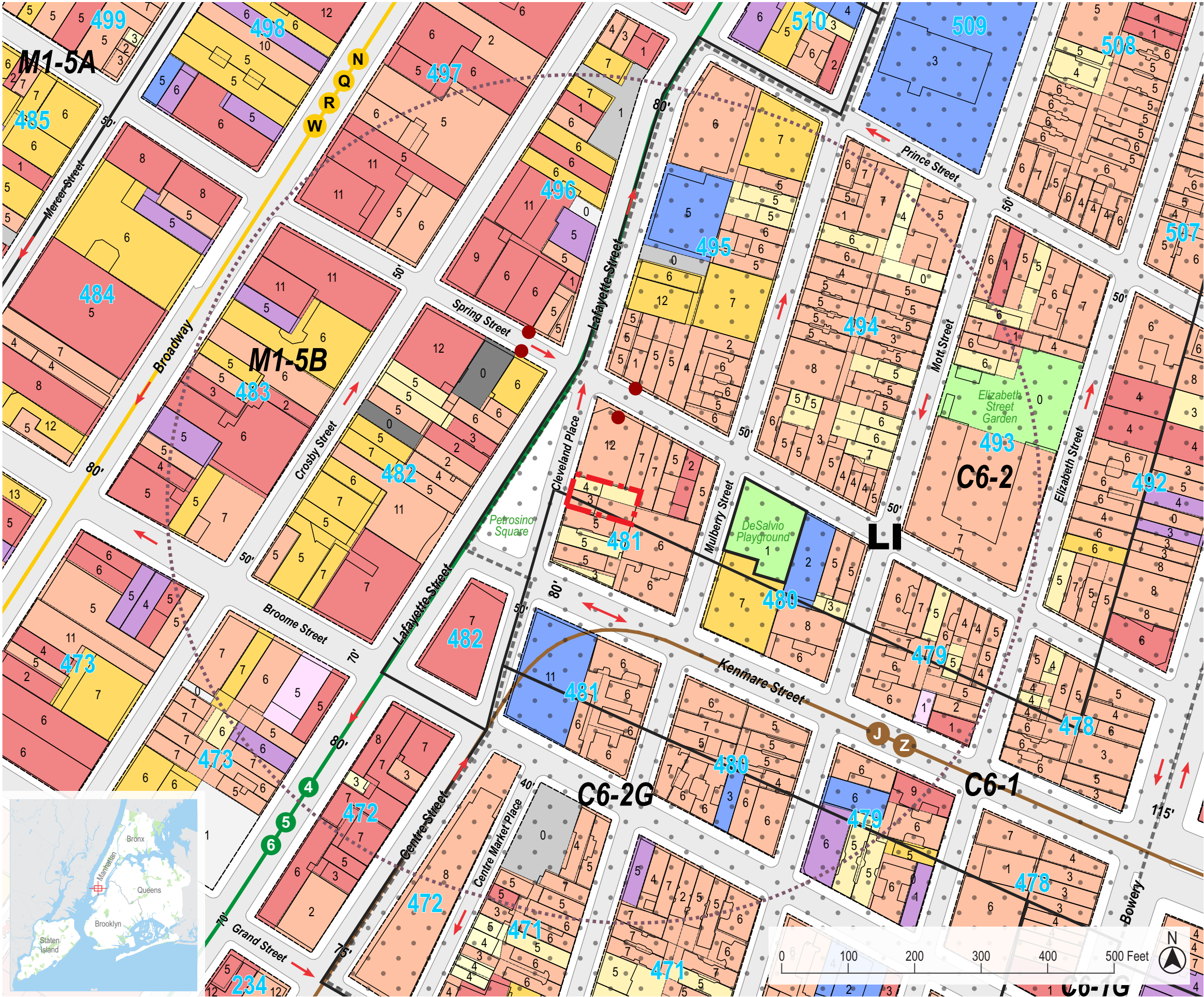
Existing Commercial Overlays & Zoning Districts

- |      |      |                   |
|------|------|-------------------|
| C1-1 | C2-1 | Zoning Districts  |
| C1-2 | C2-2 | Special Districts |
| C1-3 | C2-3 |                   |
| C1-4 | C2-4 |                   |
| C1-5 | C2-5 |                   |

- Subway Entries
- Block Numbers
- Property Lines
- Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other







1. View of sidewalk along the east side of Cleveland Place facing north (Site at right).



2. View of sidewalk along the east side of Cleveland Place facing south (Site at left).



3. View of the Site facing east from Cleveland Place.







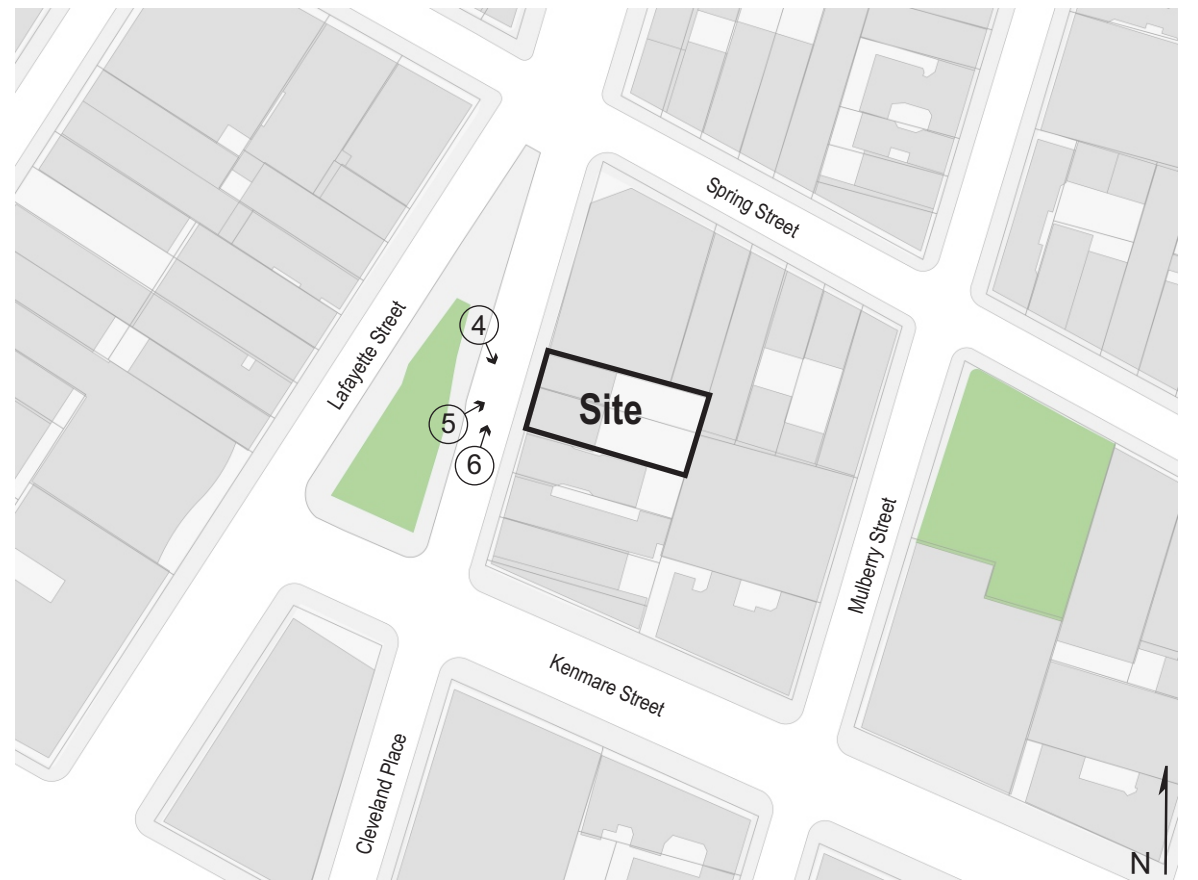
4. View of the Site facing southeast from Cleveland Place.



5. View of the Site facing northeast from Cleveland Place.



6. View of Cleveland Place facing north from Kenmare Street (Site at right).







7. View of Cleveland Place facing south from Kenmare Street.



8. View of Cleveland Place facing north toward Spring Street.



9. View of Cleveland Place facing south toward Kenmare Street (Site at left).







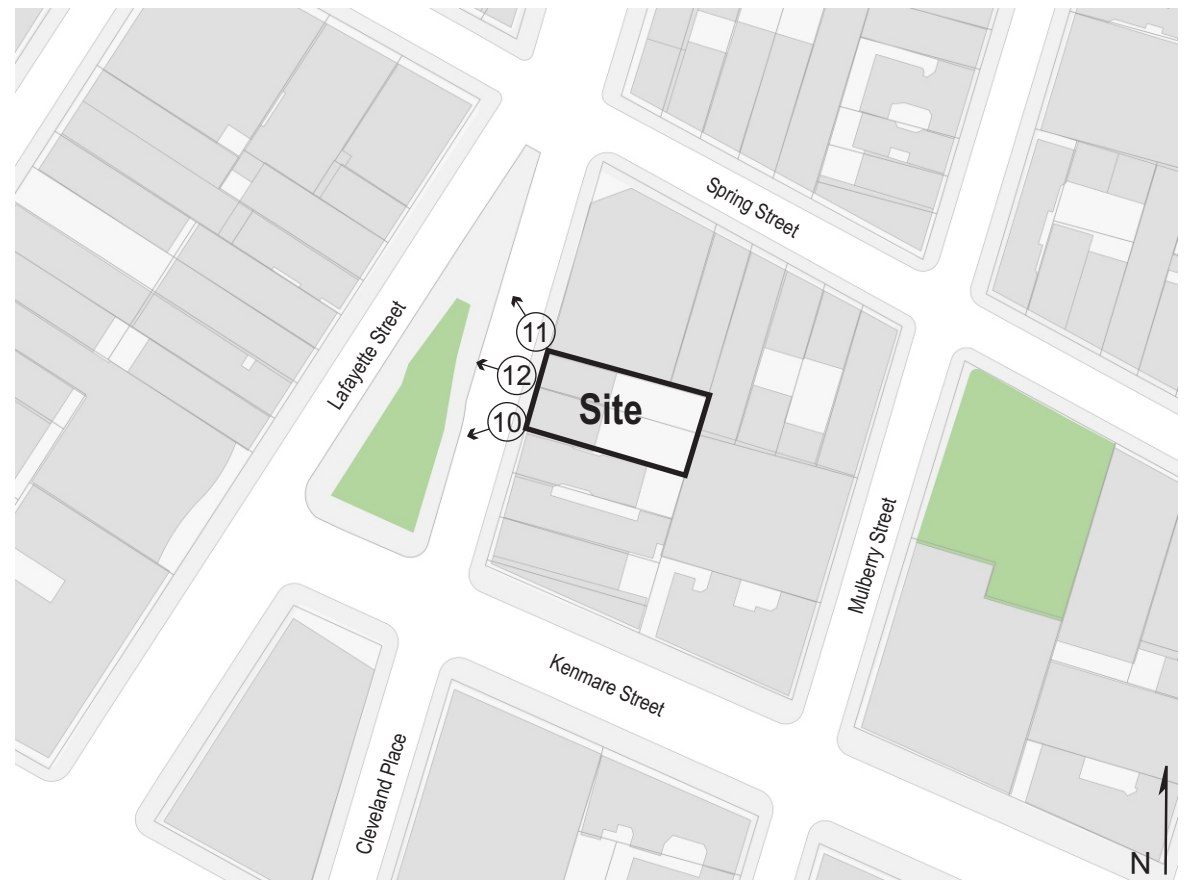
10. View of Petrosino Square facing southwest from the Site.



11. View of Petrosino Square facing northwest from the Site.



12. View of Petrosino Square facing west from the Site.







13. View of the east side of Cleveland Place facing northeast (Site at far left).



23-25 Cleveland Place, Manhattan

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section #	C6-2 District Little Italy Area 'A'	ZR Section #	C6-2 District Little Italy Area 'C'
USE GROUPS	32-00, 109-112	1 through 12 (except 6D, 8C, 10, 12D)	32-00	1 through 12
FAR				
Total	109-121	4.1	33-123	6.5
Residential	109-121	4.1	n/a	No Maximum (Note 1)
Community Facility	109-121	4.1	33-123	6.5
Commercial	109-121	4.1	33-122	6.0 (Note 2)
YARDS				
Minimum Front Yard	35-51	No Requirement	35-51	No Requirement
Minimum Side Yard	33-25	No Requirement	33-25	No Requirement
Minimum Rear Yard	109-122	30'	33-26/23-47	20' Commercial/Community / 30' Residential (Note 3)
Min. Open Recreation Space	109-141	20%	109-42	20% (Residential Only)
Max. Lot Coverage	109-122	60% Interior/Through Lots 100% Corner Lots	109-412	60% Residential 100% Commercial @ Ground Floor 70% Commercial Above Ground Floor
HEIGHT AND SETBACKS				
Maximum Height of Front Wall	109-131	65' or 6-stories	109-411	85' or 8 stories
Maximum Building Height	109-124	75' or 7-stories	109-411	85' or 8 stories
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	109-131	10' Front Setback Above 65'	109-411	No Requirement
Setbacks from Wide Streets (Note 4)	109-131	10' Front Setback Above 65'	109-411	No Requirement
DENSITY				
Maximum Number of Dwelling Units	109-123	1 Room/230sf of Residential Floor Area	n/a	No Requirement (Note 5)
PARKING AND LOADING				
Parking	109-16	No Requirement/Not Permitted (Note 6)	13-10	No Requirement (Note 6)
Loading	36-62, 13-30	Varies (Note 7)	36-62, 13-30	Varies (Note 7)

Notes:

1. Per ZR § 109-02, the provisions of Section § 23-15 (*Open Space and Floor Area Regulations in R6 Through R10 Districts* ) are inapplicable and there is no maximum FAR. Bulk regulations of ZR § 109-41 would result in an effective maximum residential FAR of 4.8

2. Bulk regulations of § ZR 109-41 would result in an effective maximum commercial FAR of 5.9

3. Per ZR § 33-23, a non-residential portion of a building in a commercial district is a permitted obstruction in a rear yard

4. Cleveland Place is a narrow street (50' wide)

5. Per ZR § 109-02, the density regulations of ZR § 23-20 are inapplicable

6. Except by CPC Authorization/Certification/Special Permit. In C6 districts, no off-street parking is required for the first 100,000 SF of office space or the first 25,000 SF of retail use

7. Off-street loading berths may be required for Commercial Uses, depending on specific use and size of space

**Proposed Zoning Text Amendment for  
SPECIAL LITTLE ITALY DISTRICT**

Matter underlined is new, to be added;  
Matter ~~struck-out~~ is to be deleted;  
Matter within # # is defined in Section 12-10; and  
\* \* \* indicates where unchanged text appears in the Zoning Resolution.

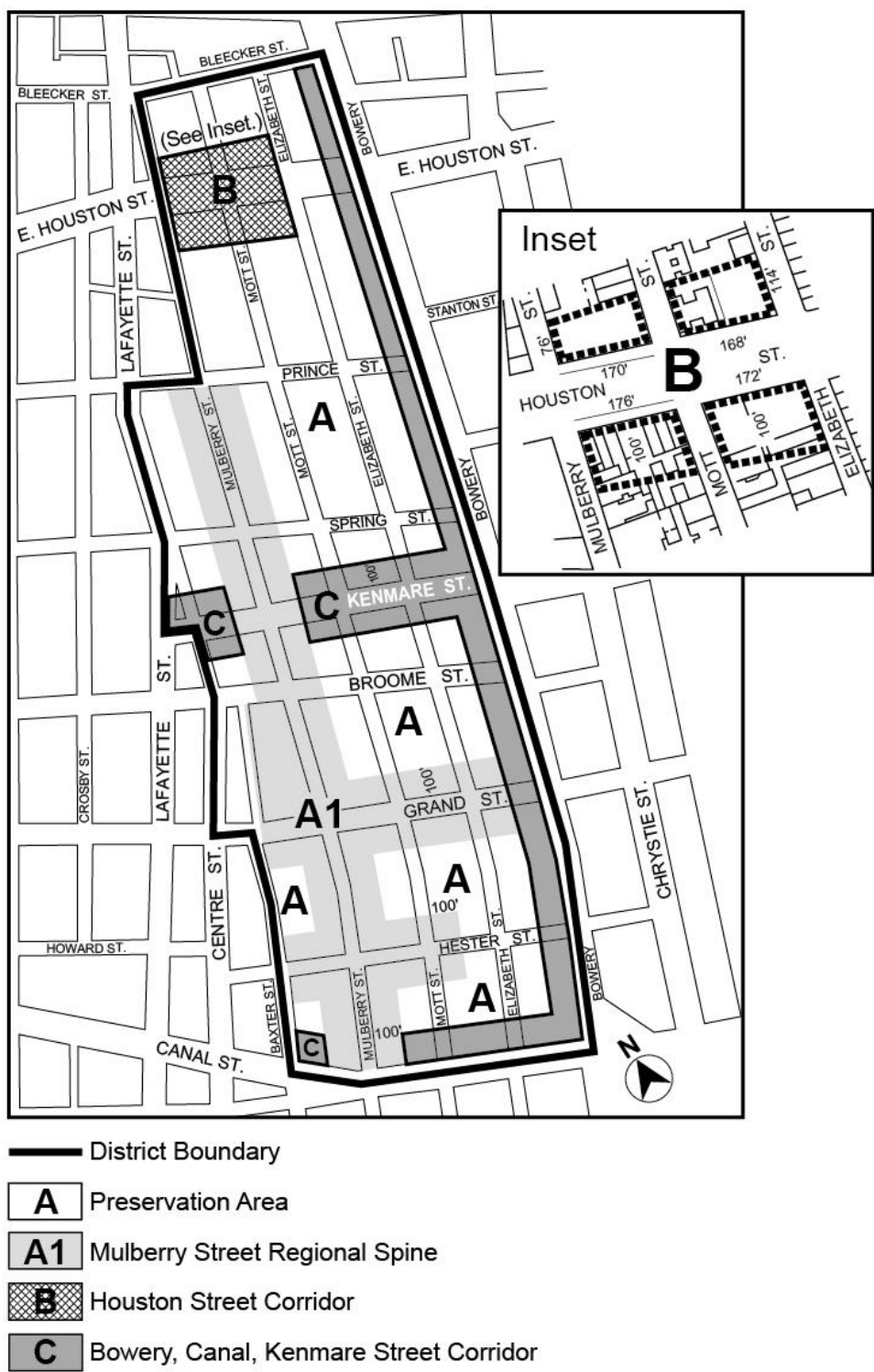
**ARTICLE X  
SPECIAL PURPOSE DISTRICTS**

**Chapter 9  
Special Little Italy District**

\* \* \*

Appendix A  
Special Little Italy District Map

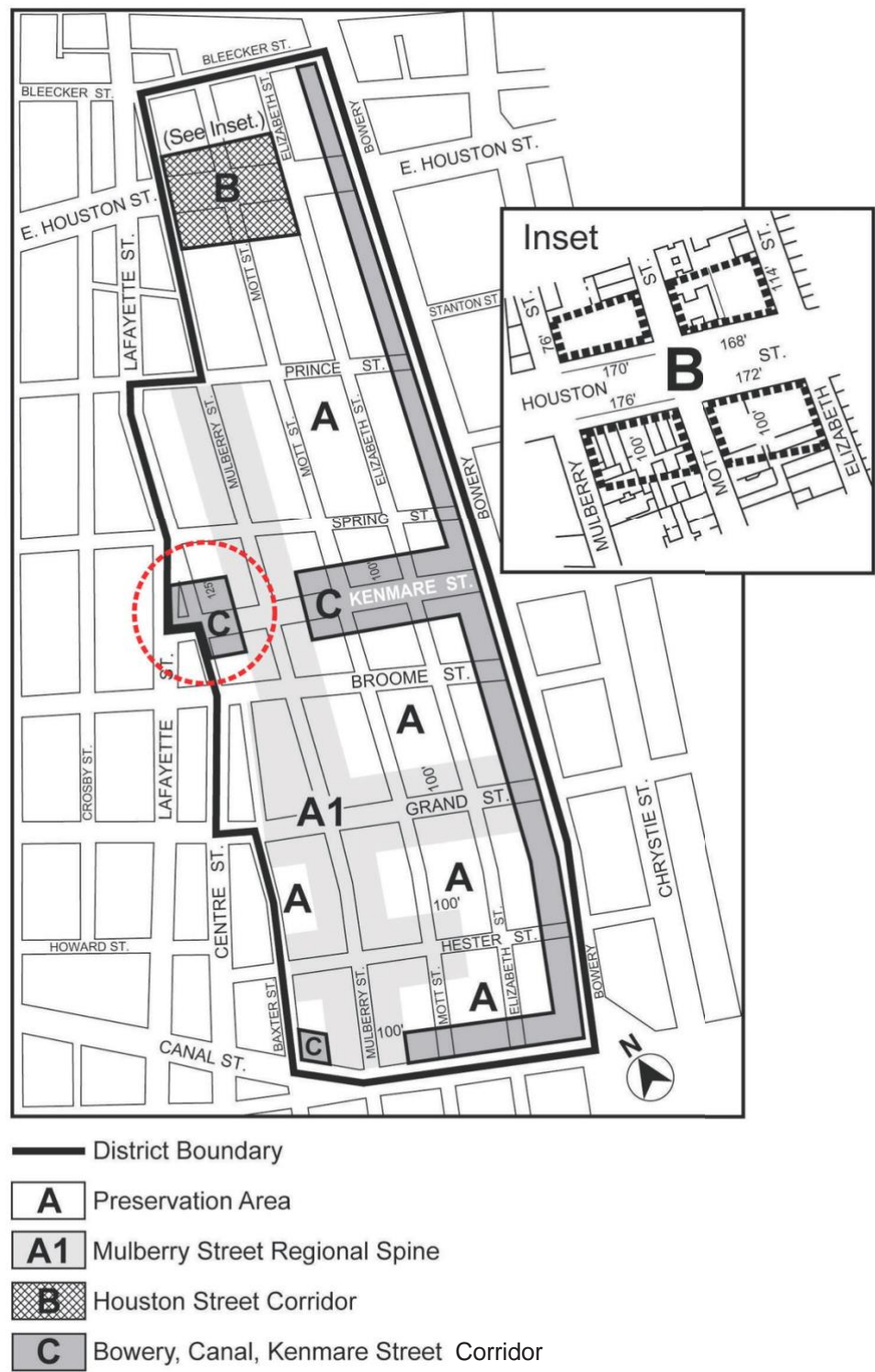
[EXISTING]

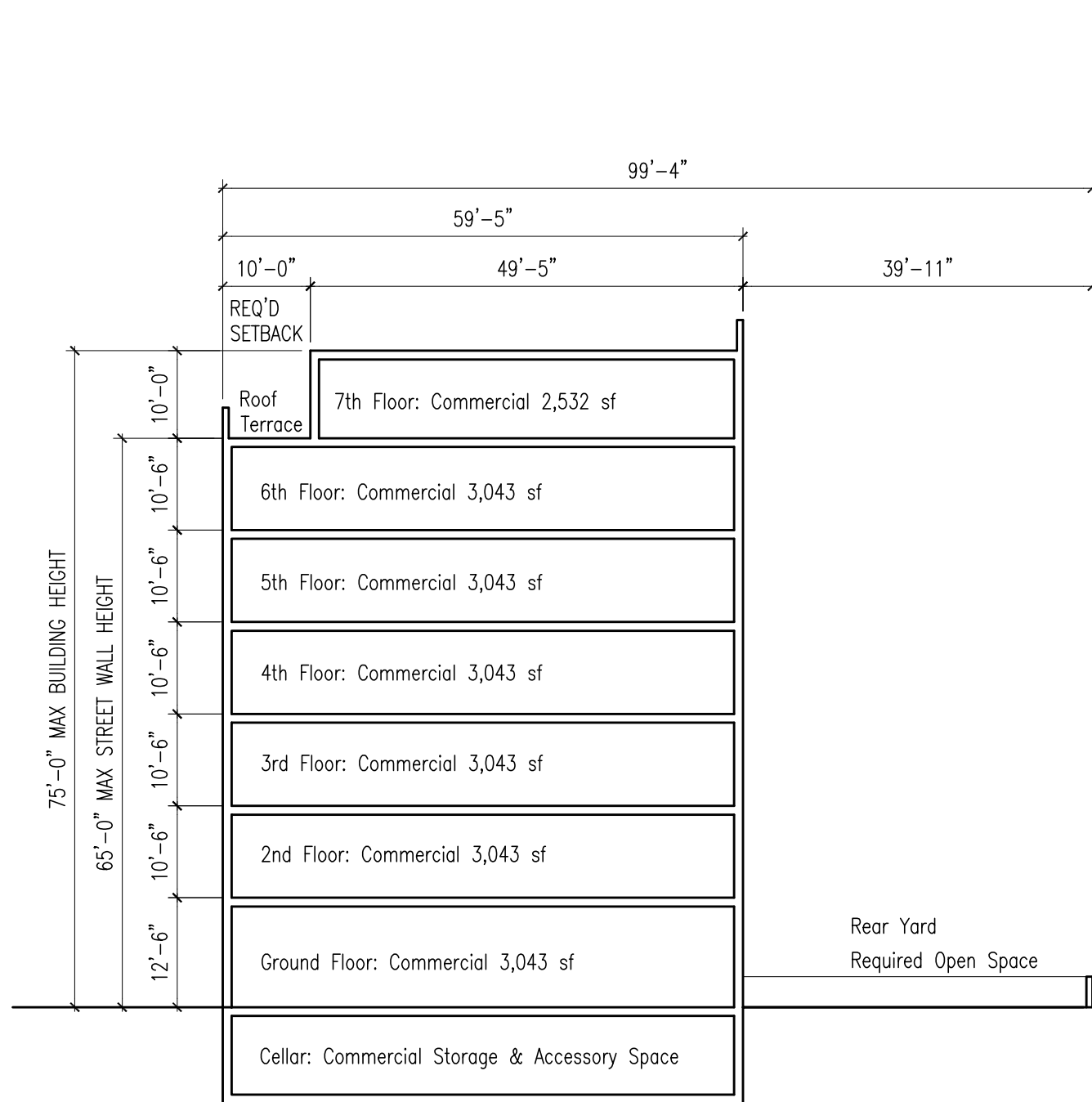




Appendix A  
Special Little Italy District Map

[PROPOSED]

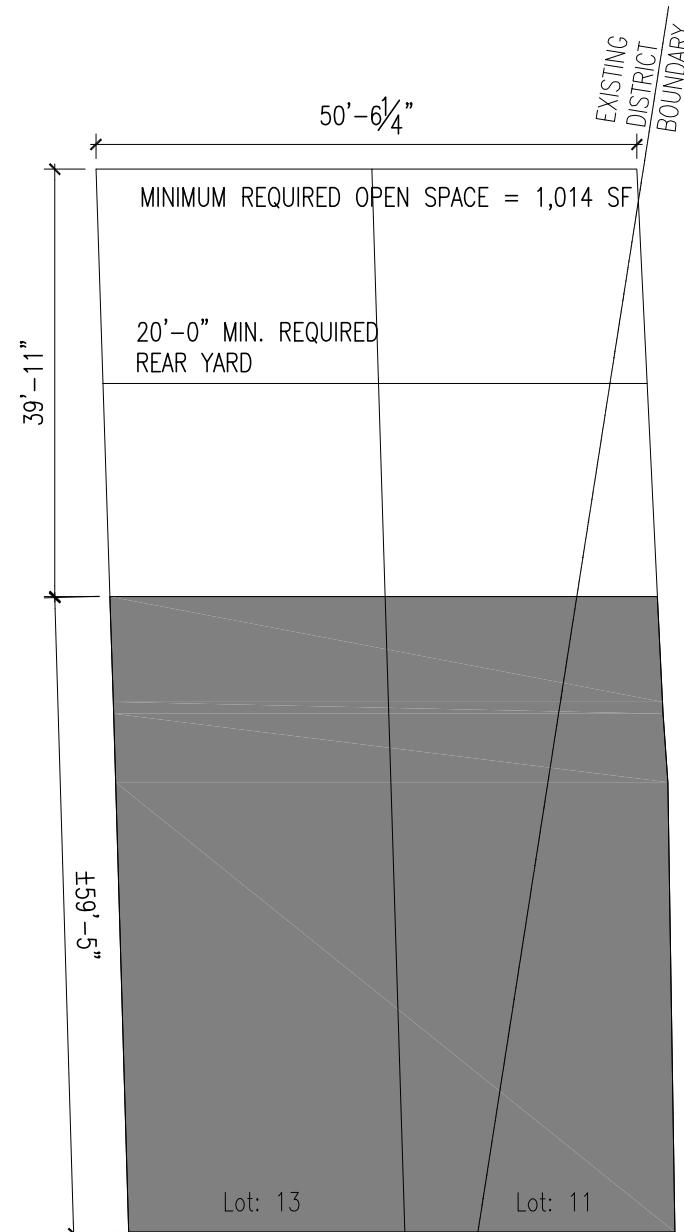




### Maximum Height

MAXIMUM HEIGHT OF STREET WALL: 65'-0" OR 6 STORIES  
10'-0" FRONT SETBACK ABOVE 65'-0" (ZR 109-131)

MAXIMUM BUILDING HEIGHT: 75'-0" OR 7 STORIES (ZR 109-124)



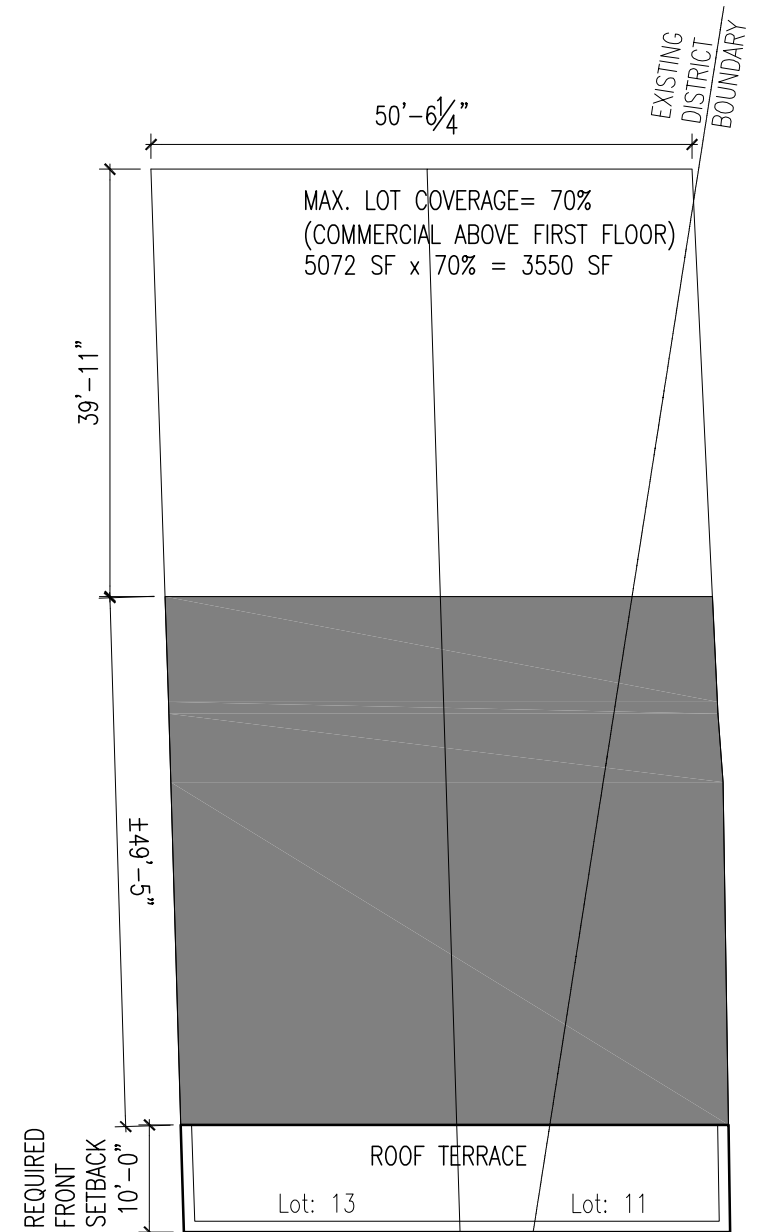
FLOORS 1-6: COMMERCIAL 3,043 SF  
(60% MAXIMUM LOT COVERAGE)

### Lot Coverage & Open Space

MAXIMUM LOT COVERAGE = 60% (ZR 109-122)  
5,072 SF x 60% = 3,043 SF

MINIMUM REQUIRED OPEN SPACE = 20% (109-141)  
5,072 SF x 20% = 1,014 SF

20'-0" MINIMUM REAR YARD REQUIRED (ZR 33-26)



FLOOR 7: COMMERCIAL 2,532 SF

### Maximum Floor Area Ratio

MAXIMUM COMMERCIAL F.A.R. = 4.1 (ZR 109-121)  
5,072 SF x 4.1 = 20,795 SF

AS PER ZR 109-04, THE BULK REGULATIONS FOR AREA 'A' WILL APPLY TO THE ENTIRE ZONING LOT BECAUSE THE LARGER STREET FRONTAGE IS WITHIN AREA 'A'.

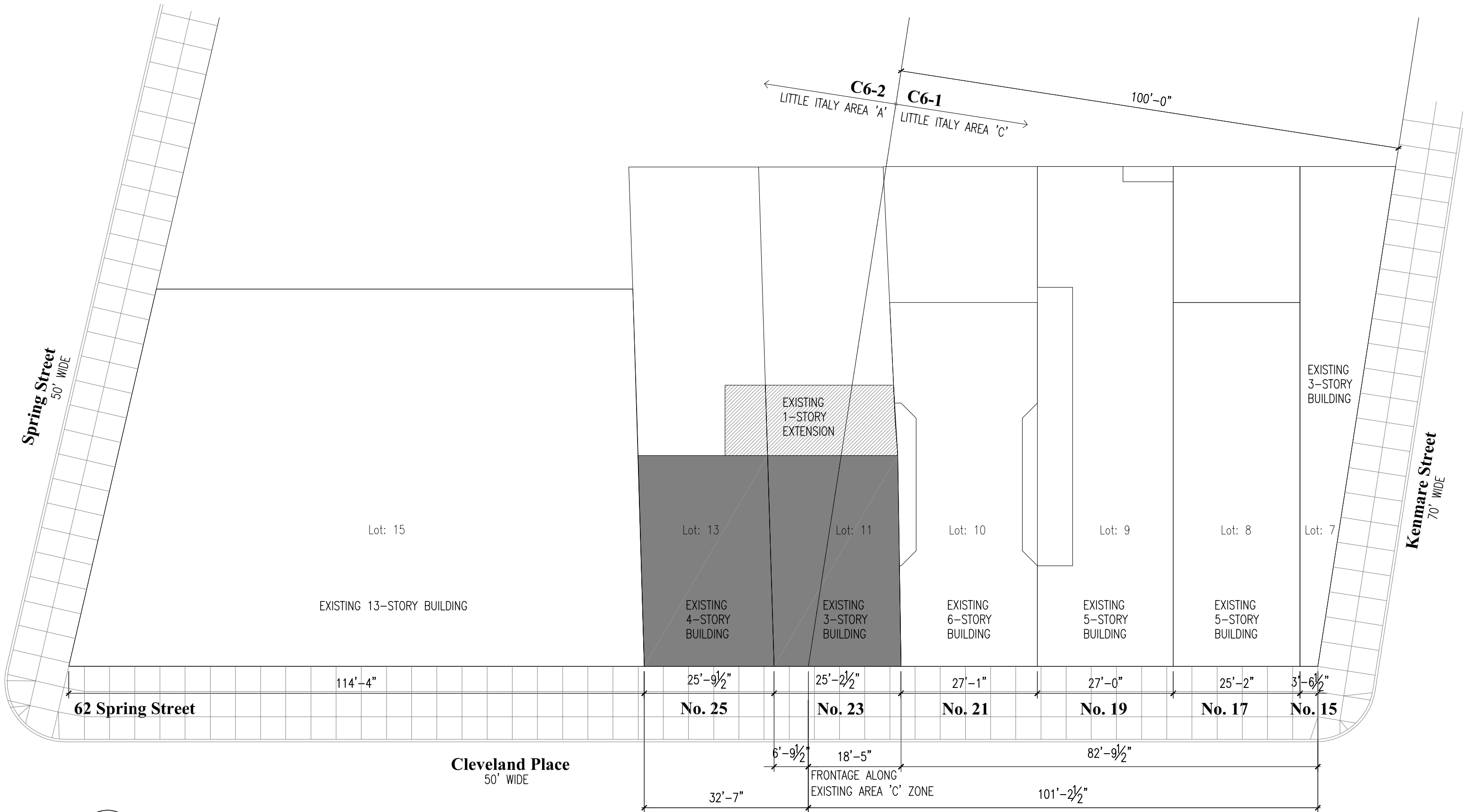
## As-of-Right Plan Diagrams, Floor Area Calculations, & Building Section

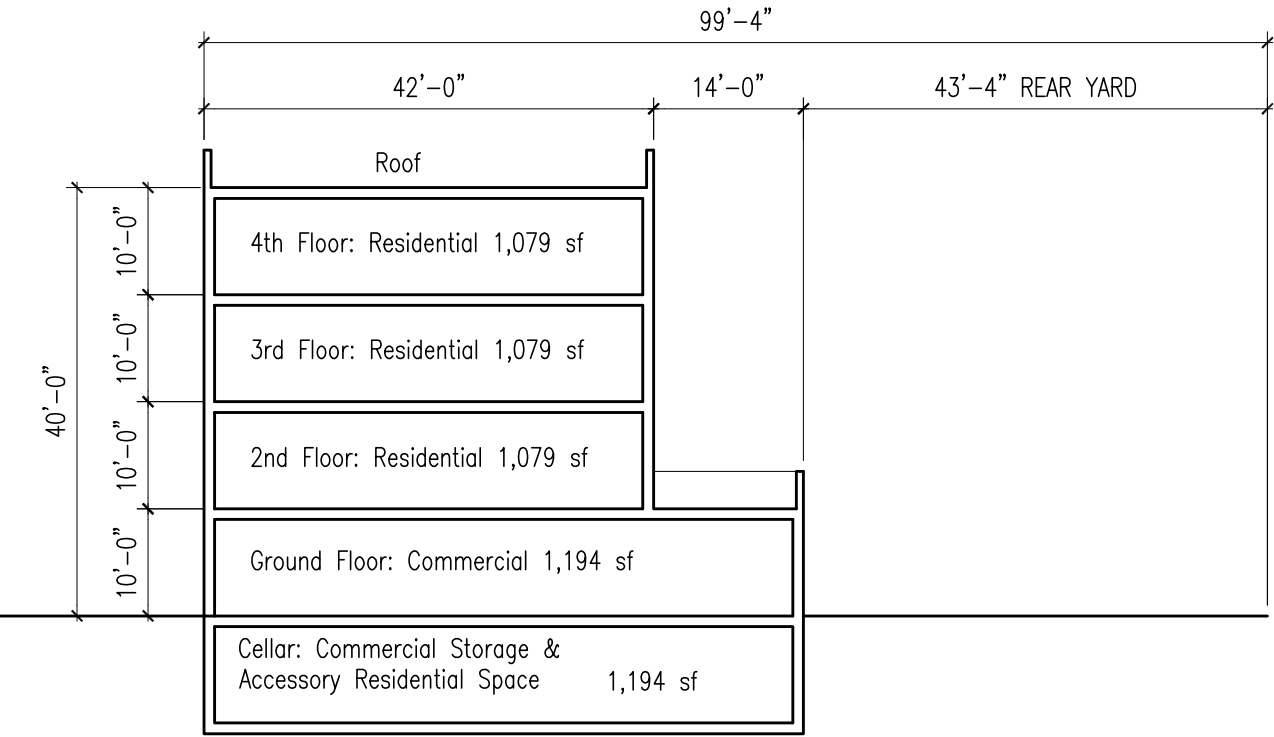
## 23-25 Cleveland Place

## New York, NY

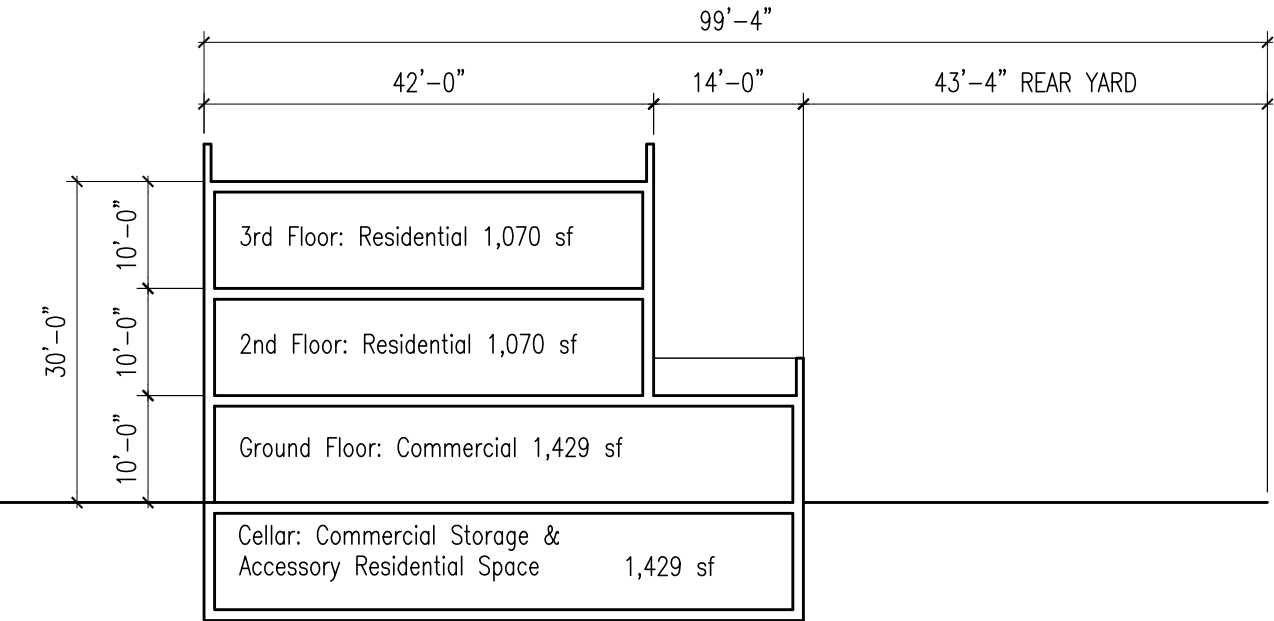
SCALE 1"=20'-0"

FOR ILLUSTRATIVE PURPOSES ONLY

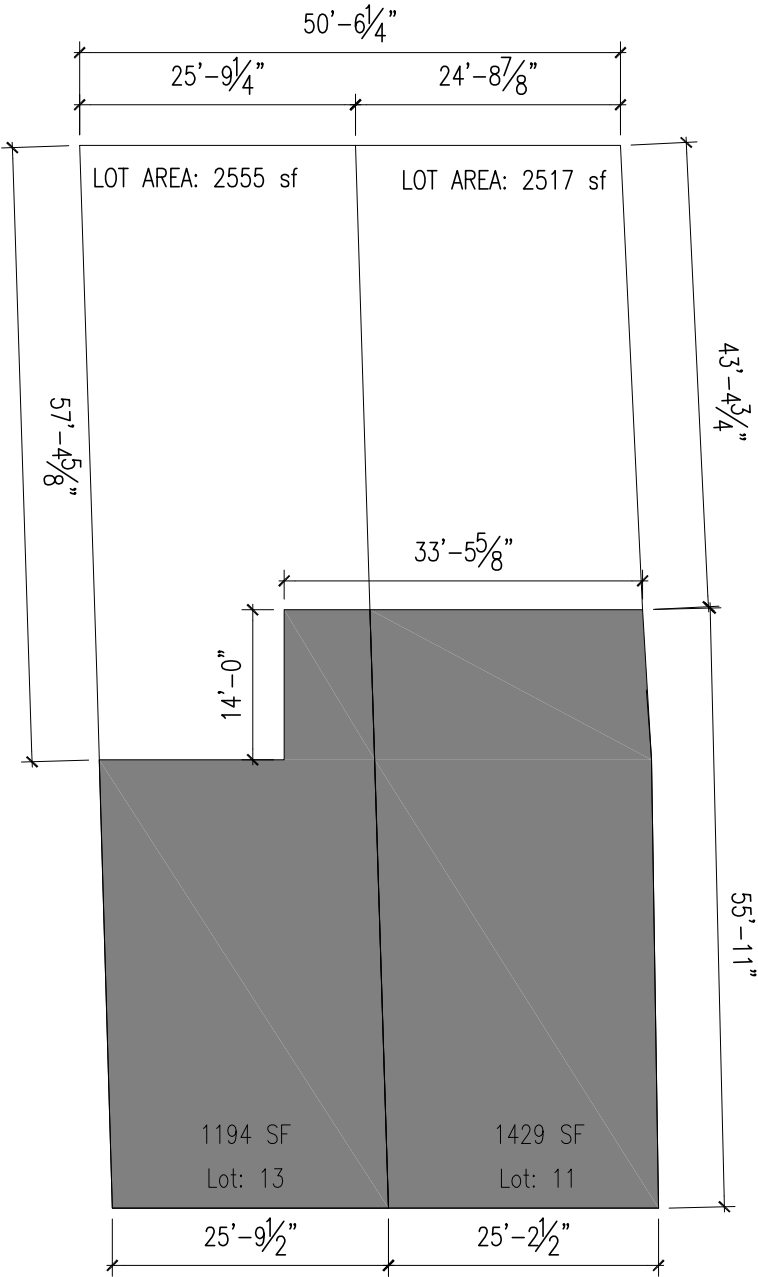




25 Cleveland Place, Lot: 13



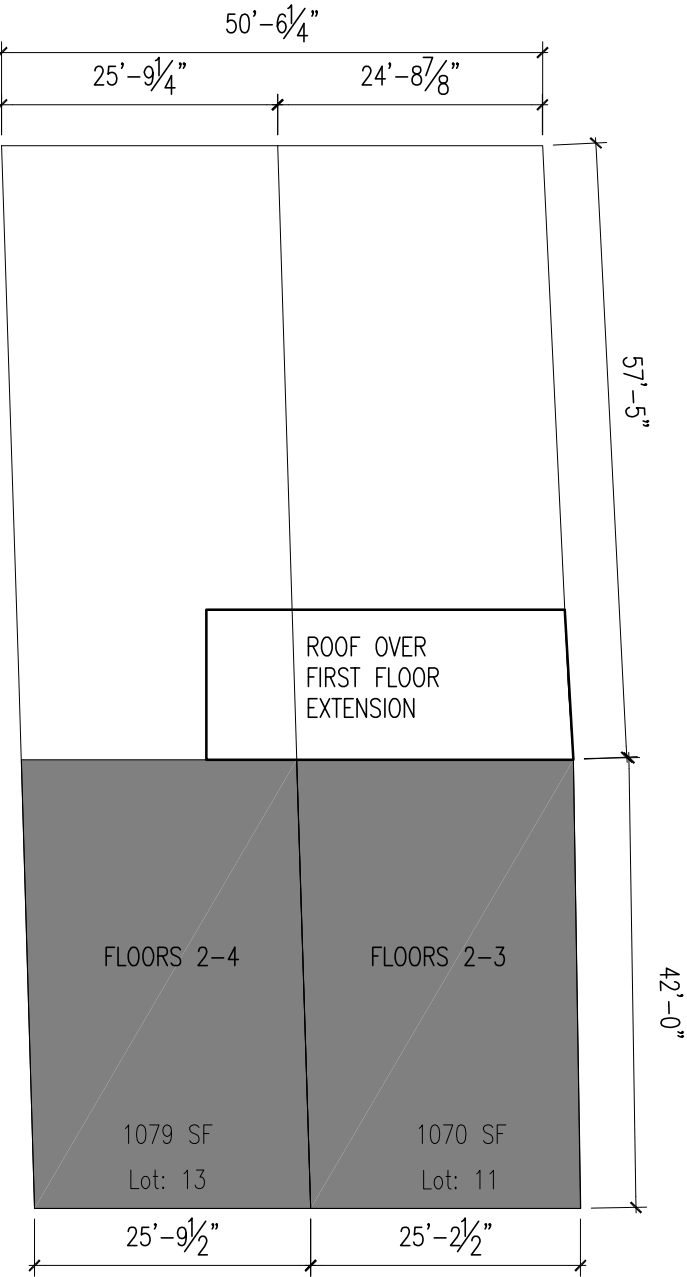
23 Cleveland Place, Lot: 11



FIRST FLOOR: COMMERCIAL 3,618 SF  
CELLAR: 3,618 SF  
(NOT INCLUDED IN ZONING FLOOR AREA)

**Existing Lot Area**

23 CLEVELAND PLACE (LOT 11) = 2,517 SF  
25 CLEVELAND PLACE (LOT 13) = 2,555 SF  
TOTAL COMBINED LOT AREA = 5,072 SF



**Existing Floor Area**

EXISTING COMMERCIAL FLOOR AREA (1ST FLOOR) = 2,623 SF  
EXISTING RESIDENTIAL FLOOR AREA (FLOORS 2-4)  
FLOORS 2-3 = 2,149 SF x 2 FLOORS = 4,298 SF  
FLOOR 4 = 1,079 SF  
TOTAL RESIDENTIAL FLOOR AREA = 5,377 SF

TOTAL FLOOR AREA:  
1ST FLOOR = 2,623 SF  
FLOORS 2-3 = 4,298 SF  
+ FLOOR 4 = 1,079 SF  
TOTAL = 8,000 SF

**Existing Plan Diagrams,  
Floor Area Calculations, &  
Building Sections**

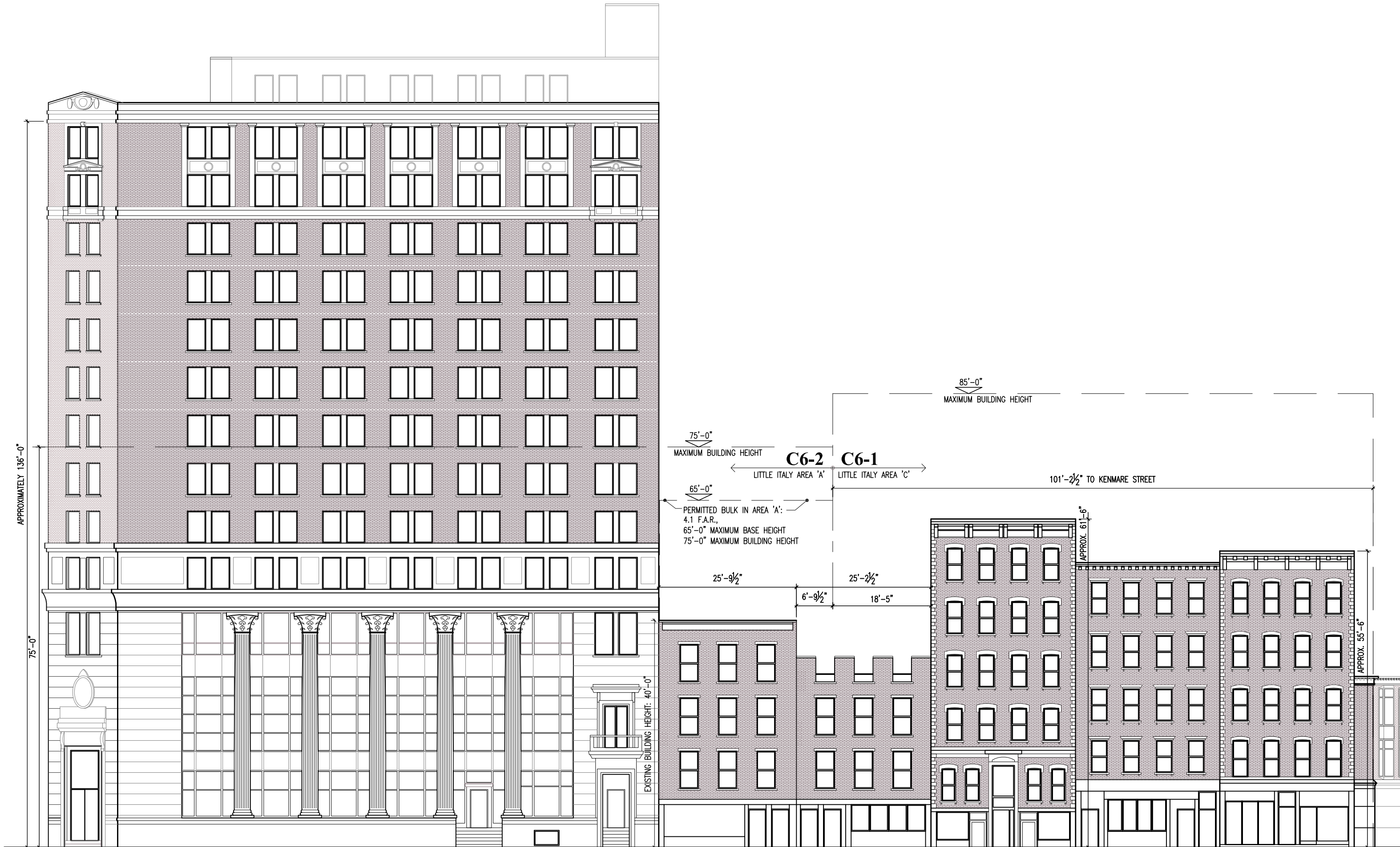
SCALE 1"=20'-0"

**23-25 Cleveland Place**

EXISTING 4-STORY MIXED-USE BUILDINGS

**New York, NY**

FOR ILLUSTRATIVE PURPOSES ONLY



62 Spring Street Lot: 15

Cleveland Place

No. 25 Lot: 13

No. 23 Lot: 11

No. 21 Lot: 10

No. 19 Lot: 9

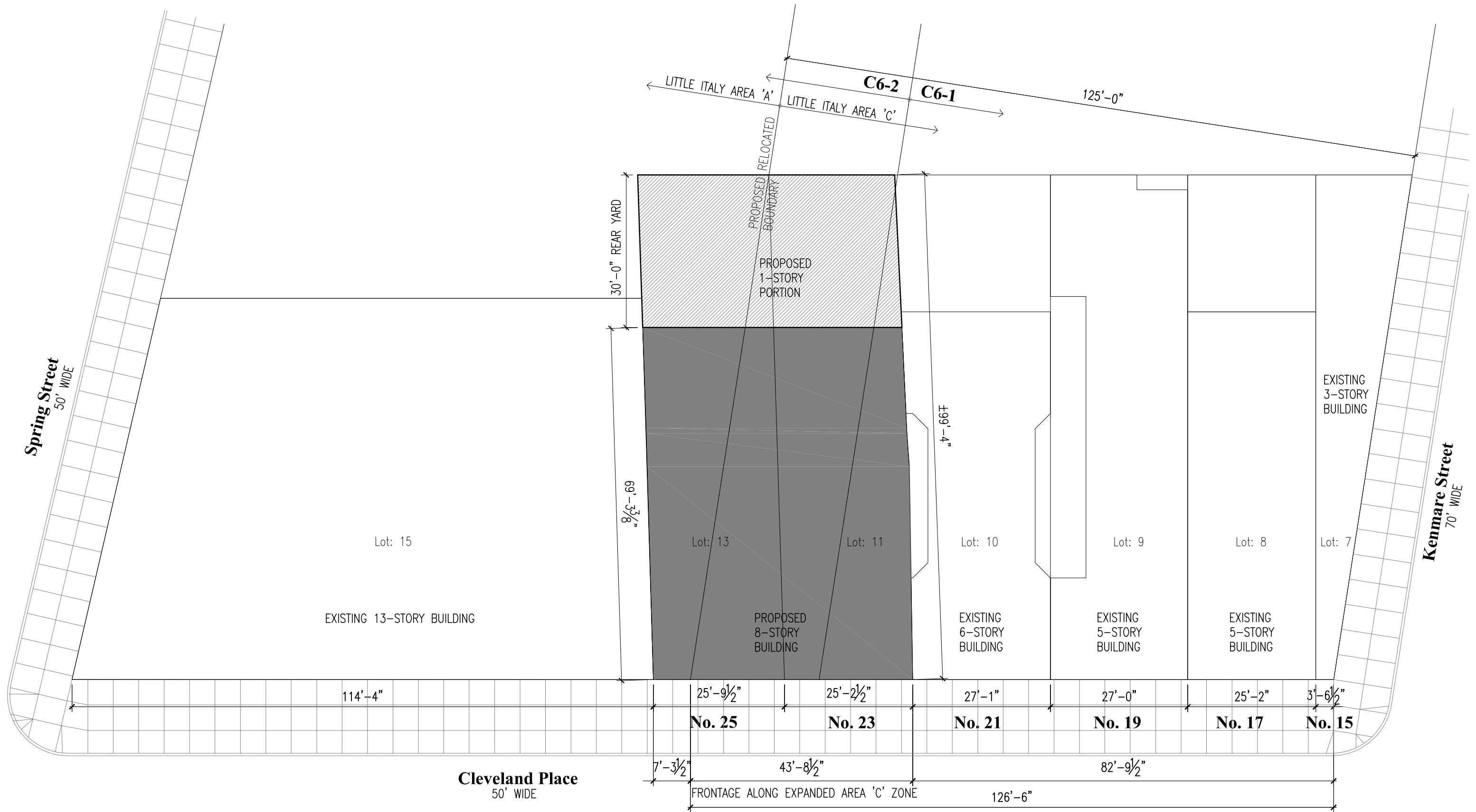
No. 17 Lot: 8

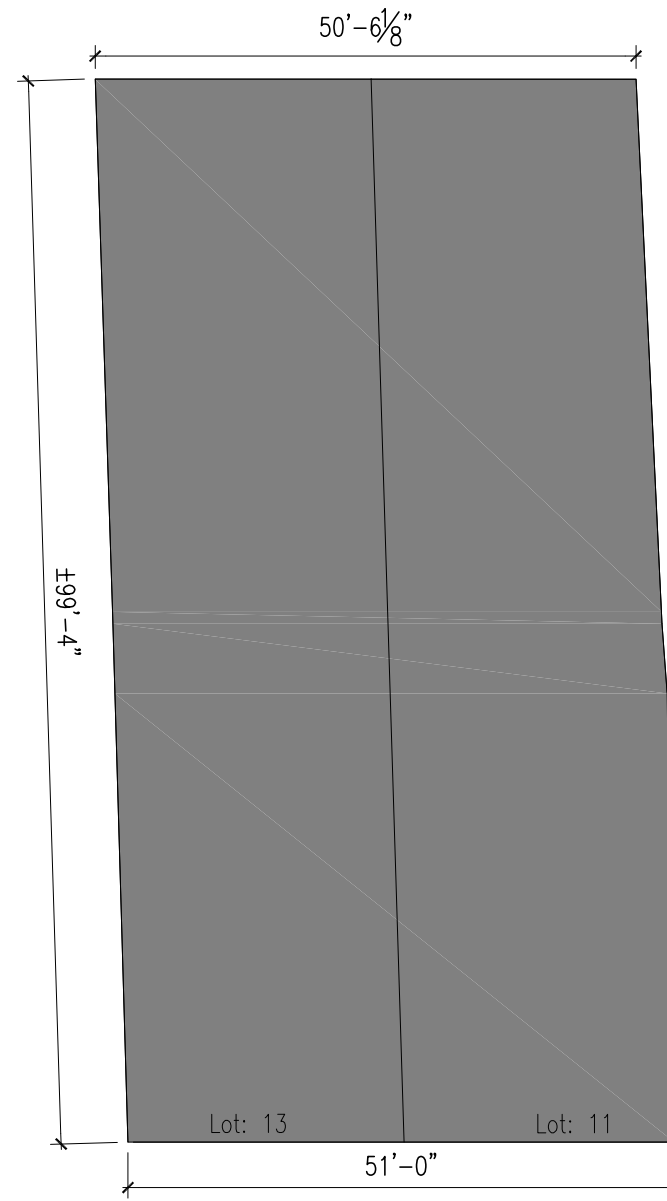
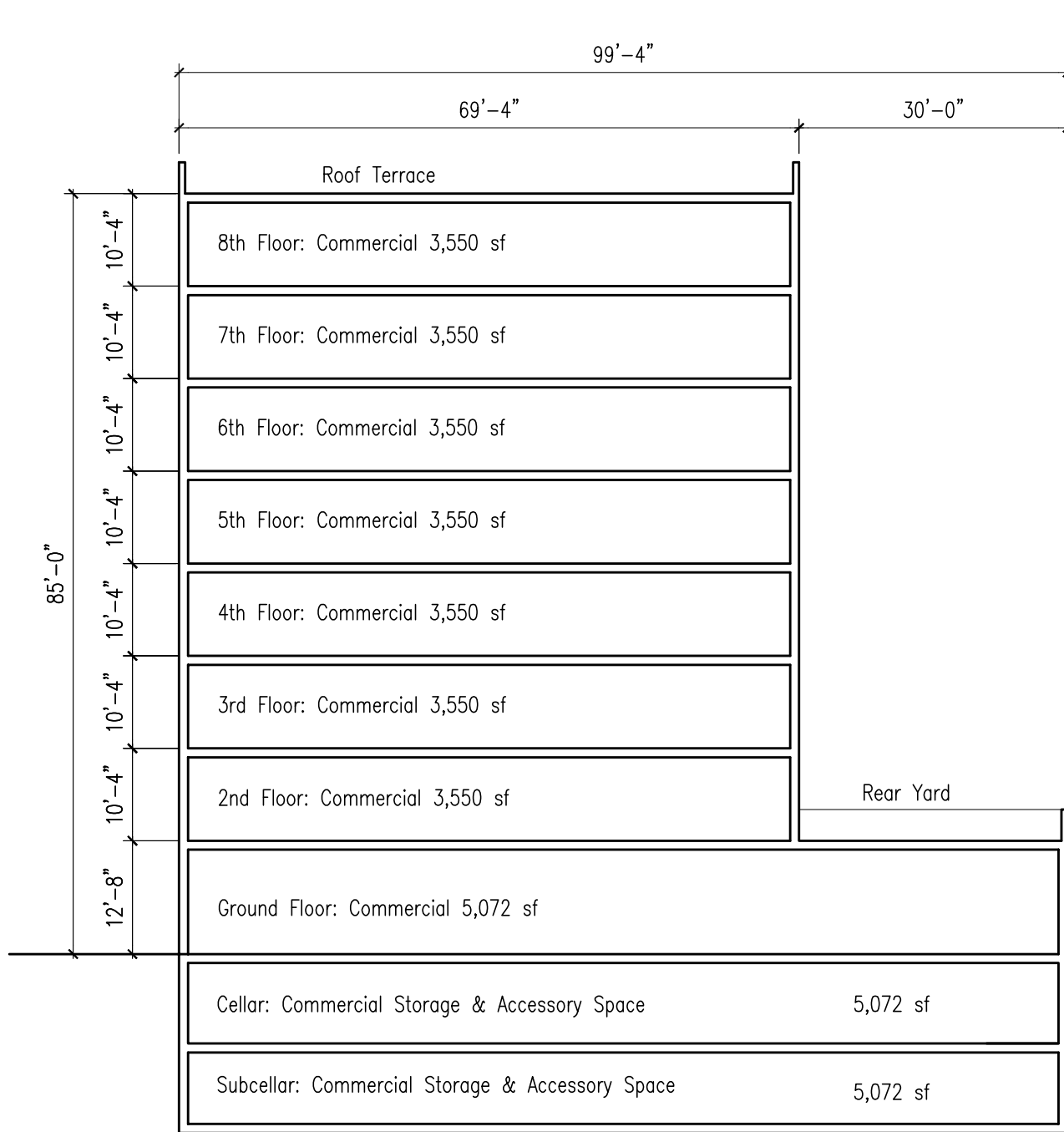
No. 15 Lot: 7

EXISTING CONDITIONS

FOR ILLUSTRATIVE PURPOSES ONLY







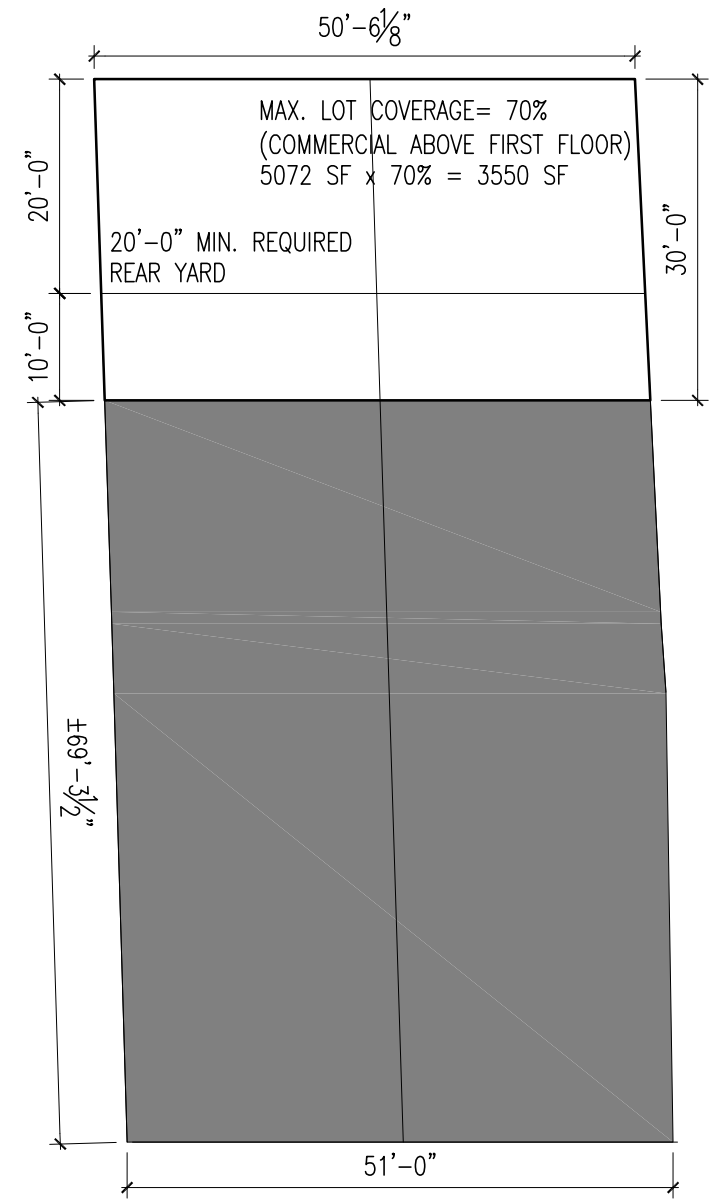
FIRST FLOOR: COMMERCIAL 5072 SF

CELLAR & SUBCELLAR: 5072 SF EACH FLOOR  
(NOT INCLUDED IN ZONING FLOOR AREA)

#### Maximum Floor Area Ratio

MAXIMUM COMMERCIAL F.A.R. = 6.0  
5072 SF x 6.0 = 30,432 SF

MAXIMUM TOTAL F.A.R. = 6.0  
(FOR COMMERCIAL USES)



FLOORS 2-8: COMMERCIAL 3550 SF

#### Proposed Floor Area

PROPOSED COMMERCIAL FLOOR AREA:  
1ST FLOOR = 5,072 SF  
+ FLOORS 2-8 (3,550 SF x 7 FLOORS) = 24,850 SF  
TOTAL = 29,922 SF

PROPOSED COMMERCIAL F.A.R. = 5.9  
TOTAL PROPOSED F.A.R. = 5.9

## Proposed Plan Diagrams, Floor Area Calculations, & Building Section

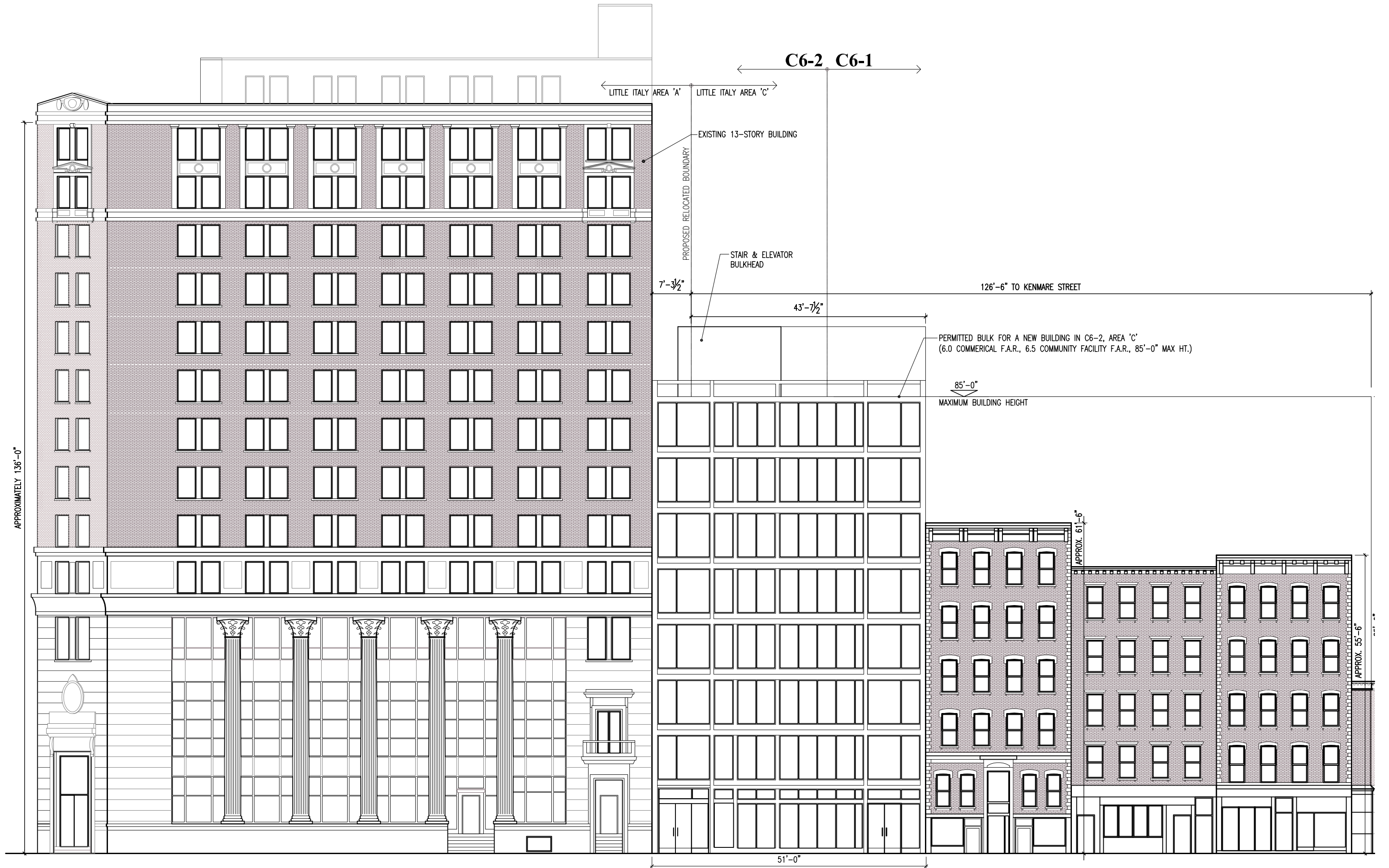
23-25 Cleveland Place

New York, NY

SCALE 1"=20'-0"

PROPOSED 8-STORY COMMERCIAL BUILDING

FOR ILLUSTRATIVE PURPOSES ONLY



Proposed Building Elevation

FOR ILLUSTRATIVE PURPOSES ONLY