

**APPLICATION FOR ZR 96-108 SPECIAL PERMIT FOR PARTIAL
DEMOLITION (EXISTING) AND PROPOSED RESIDENTIAL
BUILDING LOCATED AT:**

343 WEST 47 STREET

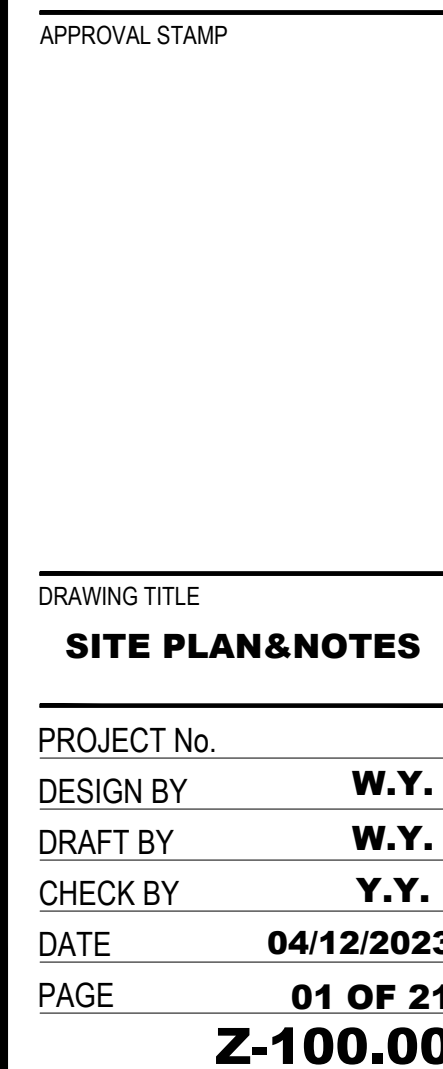
NEW YORK NY 10036

BLOCK:1038

LOT(S):11

OWNER:

**343 WEST 47 STREET NEW YORK
NY 10036**



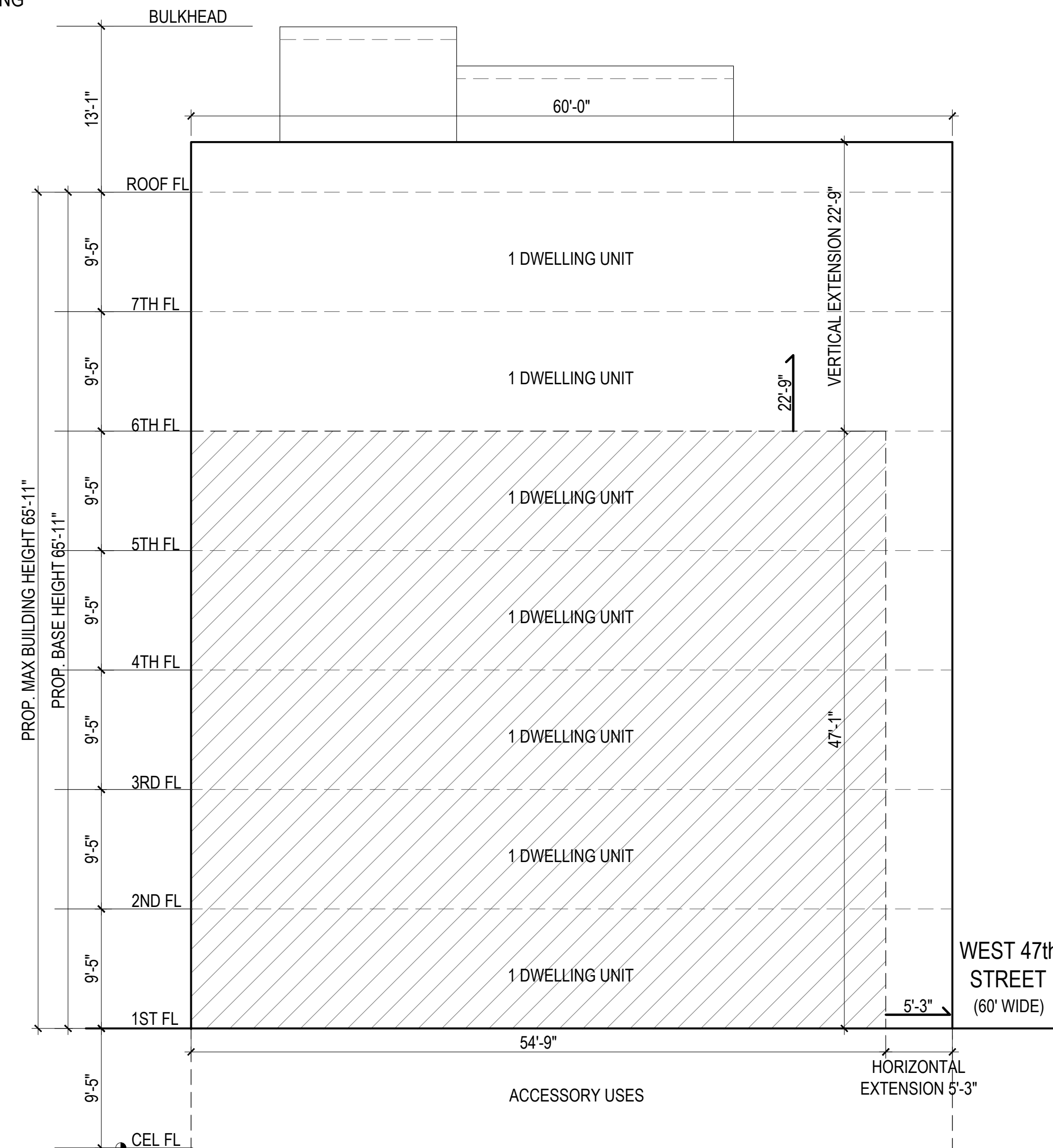
PROPERTY INFORMATION
LOCATION: 343 WEST 47 STREET
BLOCK: 1038
LOT: 11
BIN: 1025089
CBN: 104
FIRE DISTRICT: YES

ZONING DISTRICT: R8
ZONING OVERLAY: N/A
SPECIAL DISTRICT: CLA. CLINTON PRESERVATION AREA
MANDATORY INCLUSIONARY HOUSING AREA: N/A
ZONING MAP: 8C
LOT AREA: 2,510 S.F. LOT WIDTH: 25'

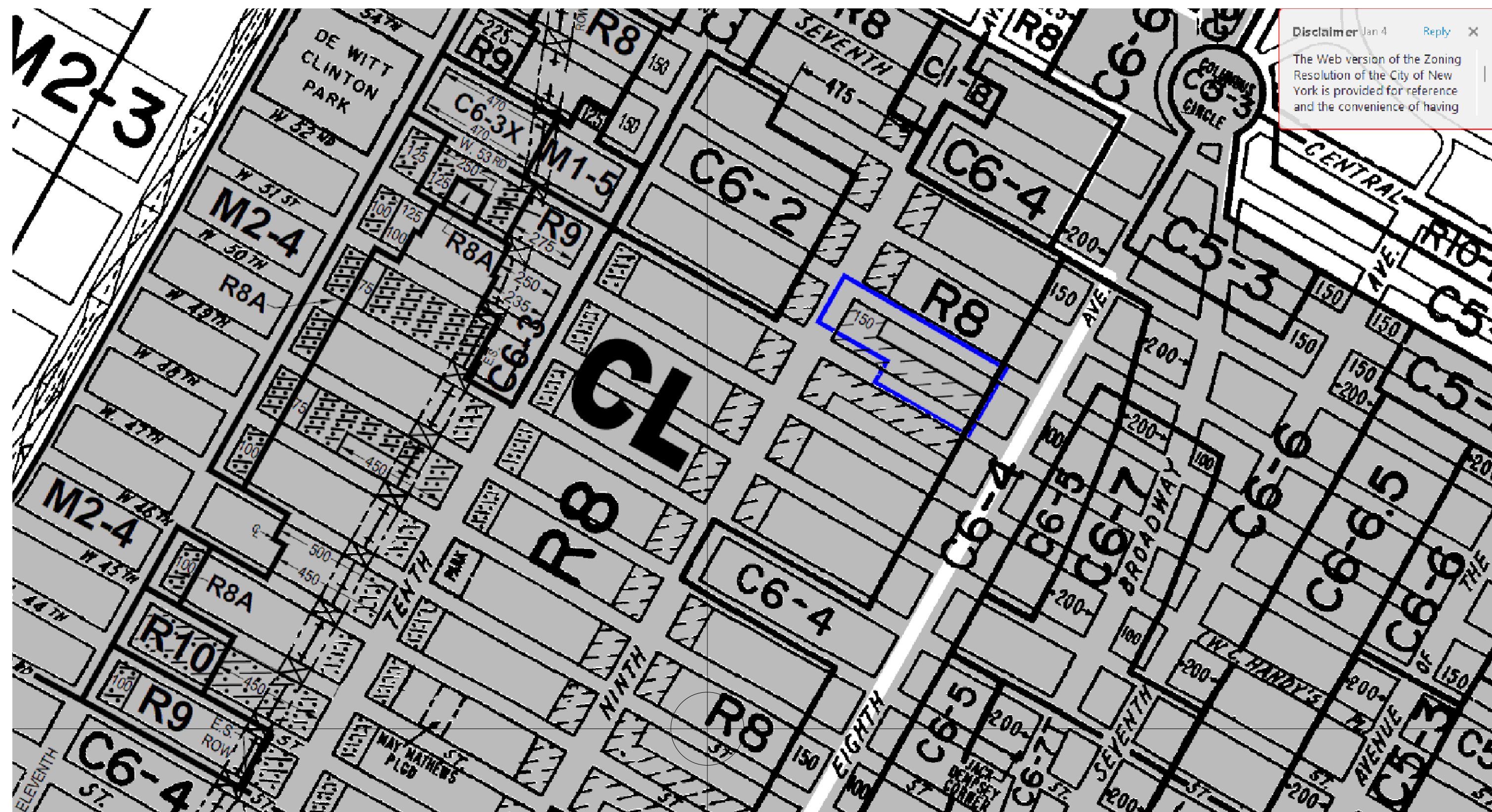
PROPOSE A 7 STORY 7 RESIDENTIAL UNITS RESIDENTIAL BUILDING

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY

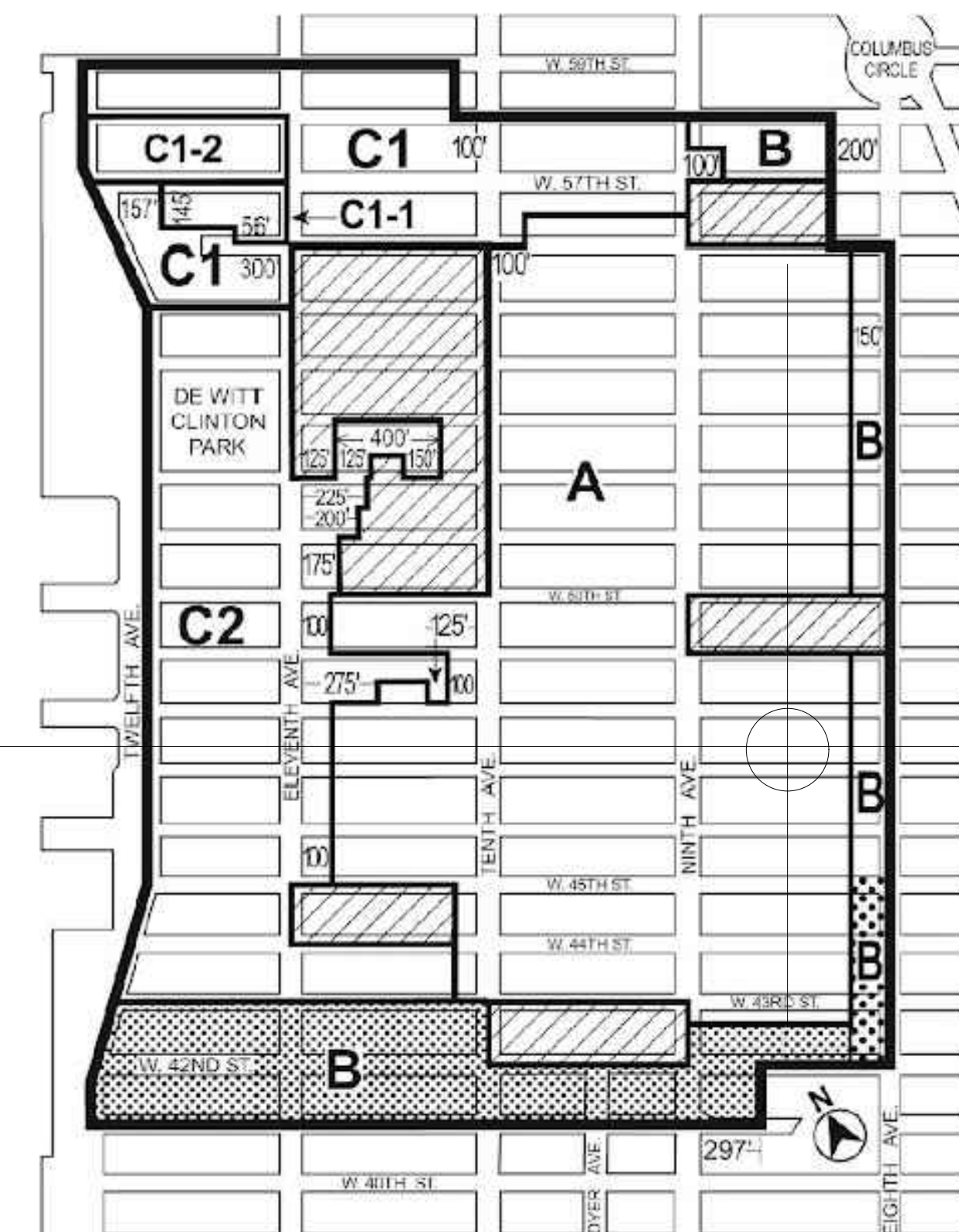
ZONING REF.	ITEM	REQUIRED/PERMITTED	COMPLYING CONDITION
ZR22-00	GENERAL PROVISION (RESIDENTIAL DISTRICT)	U.G.: 2 RESIDENTIAL	U.G.: 2 RESIDENTIAL
ZR23-32	MIN. LOT AREA OR LOT WIDTH FOR RESIDENCES	1700 S.F. 18' LOT WIDTH	2510 S.F. 25' LOT WIDTH COMPLY
ZR96-101	MAX F.A.R. CLA MODIFIED.	QUALITY HOUSING: 4.2 2510 SF X 4.2 =10,542 SF (RES. REQ.)	PROP RES.: 1500 X 7 = 10,500 SF COMPLY
ZR96-102	LOT COVERAGE	100' FROM WIDE STREET = 60%	PROP. LOT COVERAGE : 60% COMPLY
ZR96-103	YARD REGULATIONS	100' FROM STREET LINE OF WIDE STREET, REAR YARD 30' SHALL BE PROVIDED	PROP. REAR YARD = 40' COMPLY
ZR96-104(a) ZR96-104(b)	STREET WALL LOCATION NO RECESS	FOR ZONING LOTS WITH NARROW STREET FRONTAGE, STREET WALLS SHALL BE LOCATED ON THE STREET LINE AND EXTEND ALONG THE ENTIRE NARROW STREET FRONTAGE OF THE ZONING LOT BEYOND 50 FEET OF WIDE STREET	ALIGN WITH EXISTING ADJACENT BUILDING. STREET WALL ON PROPERTY LINE
ZR96-104(a) ZR96-104(b) ZR96-104(C)	BASE HEIGHT FRONT SET BACK MAX BUILDING HEIGHT	BEYOND 100' OF WIDE ST. MIN. BASE HT: 50'. MAX HEIGHT: 66' INITIAL SETBACK: 15'-0" FACING NARROW STREET BEYOND 100' OF WIDE ST, MAX. BLDG HEIGHT: 66'-0" AND 7 STORIES CPC SPECIAL PERMIT ALLOW TO MODIFY TO 99'	PROP. BASE HEIGHT: 66' PROP. BUILDING HEIGHT: 66' 7 STORY COMPLY
ZR96-105	DWELLING UNIT REGULATION	THE NUMBER OF 2 BEDROOM SHALL NOT BE LESS THAN 20%. EACH DWELLING UNIT SHALL NOT LESS 168 S.F. OF LOT AREA	2502 / 168 = 14.89 UNIT. > PROP 7 UNIT ALL UNITS ARE 2 BEDROOMS > 20%
ZR96-111	OFF-STREET PARKING REGULATIONS	NOT PERMITTED	NOT PROPOSED
ZR23-462 (C)	SIDE YARD	IN R8 DISTRICT, NO REQUIREMENTS. IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL HAVE A MIN. 8'-0"	NOT PROPOSED
ZR23-132 (e)	BALCONY	IN R8 DISTRICT, BALCONY SHALL BE LOCATED AT OR HIGHER THIRD STORY OR AT LEAST 20 FEET ABOVE CURB LEVEL	NO BALCONY
ZR26-41	STREET TREE PLANTING	26/25= 1 TREE REQUIRED	PROP ONE TO THE TREE FUND
QUALITY HOUSING REGULATION			
ZR28-12	REFUSE STORAGE AND DISPOSAL	IN R8 DISTRICT, DEVELOPMENTS WITH 9 OR MORE DWELLING UNITS PER VERTICAL CIRCULATION CORE SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.	7 UNITS, WAIVED
ZR28-21	REQUIRED RECREATION AREA	IN R8 DISTRICT, THE MIN. REQUIRED RECREATION SPACE FOR DEVELOPMENTS WITH 9 OR MORE DWELLING UNITS SHALL BE 2.8% OF RESIDENTIAL FLOOR AREA.	7 UNITS, WAIVED




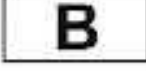

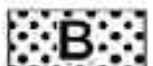
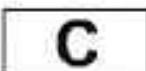



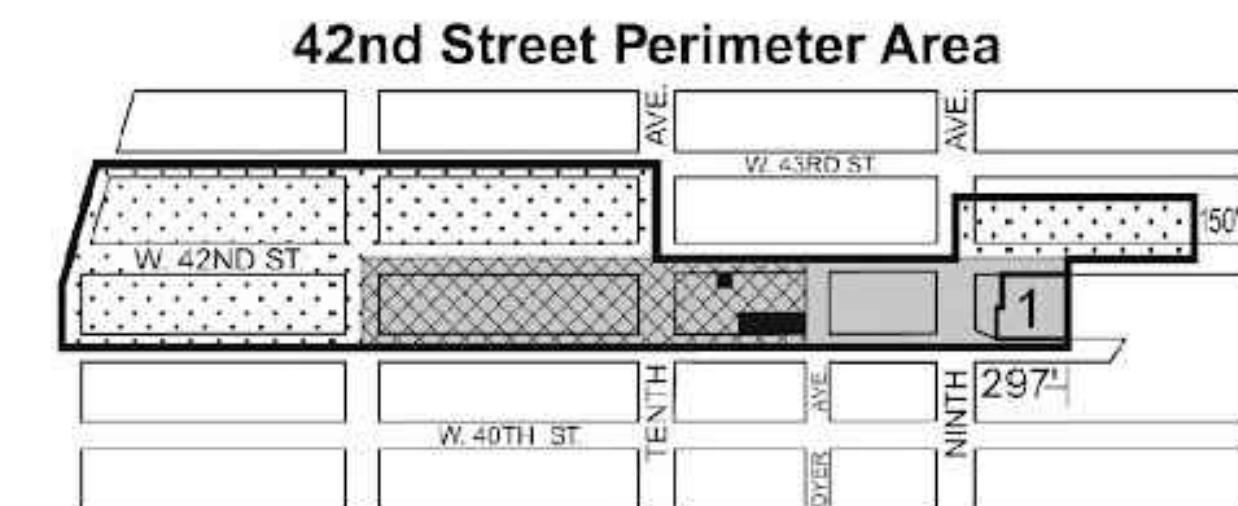
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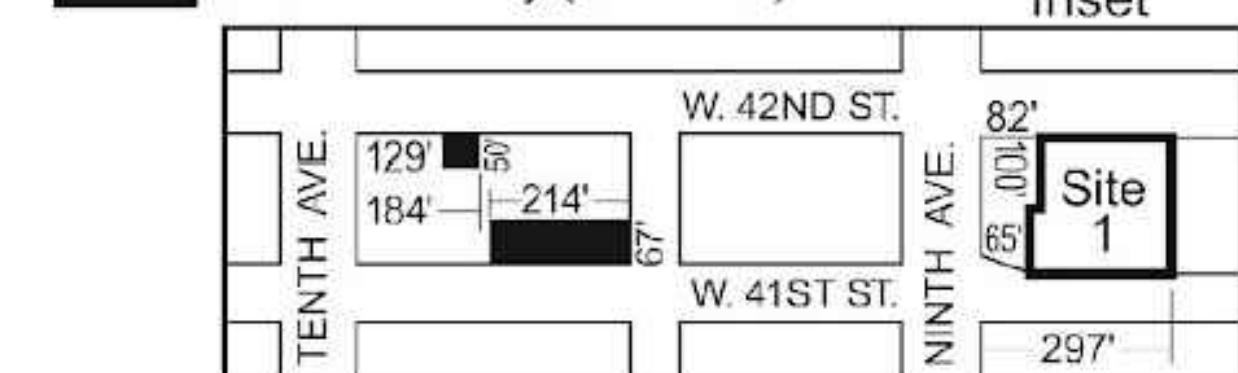
ZONING MAP 8C
SCALE: N.T.S.



-  **Special Clinton District Boundary**
-  **Area Boundary**
-  **A** **Preservation Area**
-  **B** **Perimeter Area**
-  **B** Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. **(See map below)**
-  **B** Portion of Perimeter Area B also subject to Article VIII, Chapter I (*Special Midtown District*)
-  **C** **Other Areas**
- C1 Northern Subarea
- C1-1 Special Use Regulations Area
- C1-2 Special Use Regulations Area
- C2 Western Subarea
-  **Excluded Area**



-  Subarea 1 of 42nd Street Perimeter Area
 Subarea 2 of 42nd Street Perimeter Area
 Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies
 Where Special Parking Regulations apply (See Inset)
 Transit Facility (See Inset)



Appendix A - Special Clinton District Map - (96A)
SCALE: N.T.S.



&T ENGINEERING P.C.

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ENGINEERING / ARCHITECTURE

ECT

EST 47 ST DEVELOPMENT

ECT LOCATION:

3 WEST 47 STREET
NEW YORK NY 10036

AND SIGNATURE



ER ZOU, KELVIN

**343 WEST 47 STREET
NEW YORK NY 10036**

[illegible]

ROVAL STAM

WORKING TITLE

ONING COMPLIANCE

PROJECT No.

SIGN BY **W Y**

CONDT	WTT
FTDY	WY

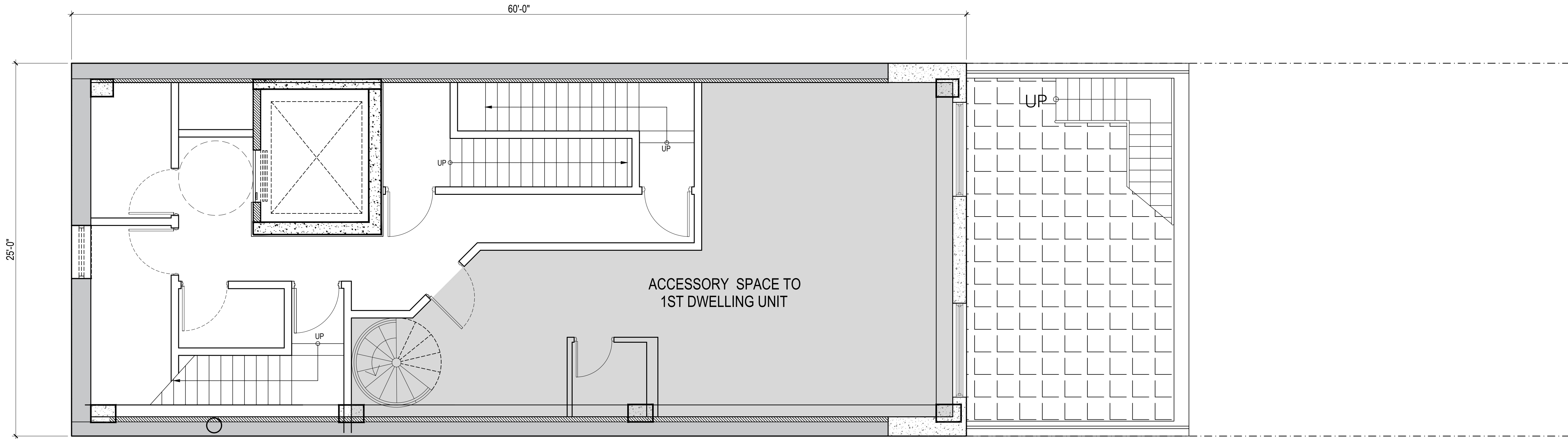
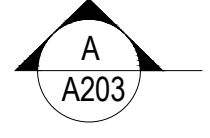
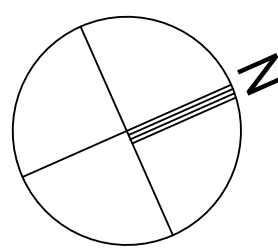
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M.I.	M.I.

E 04/12/2023

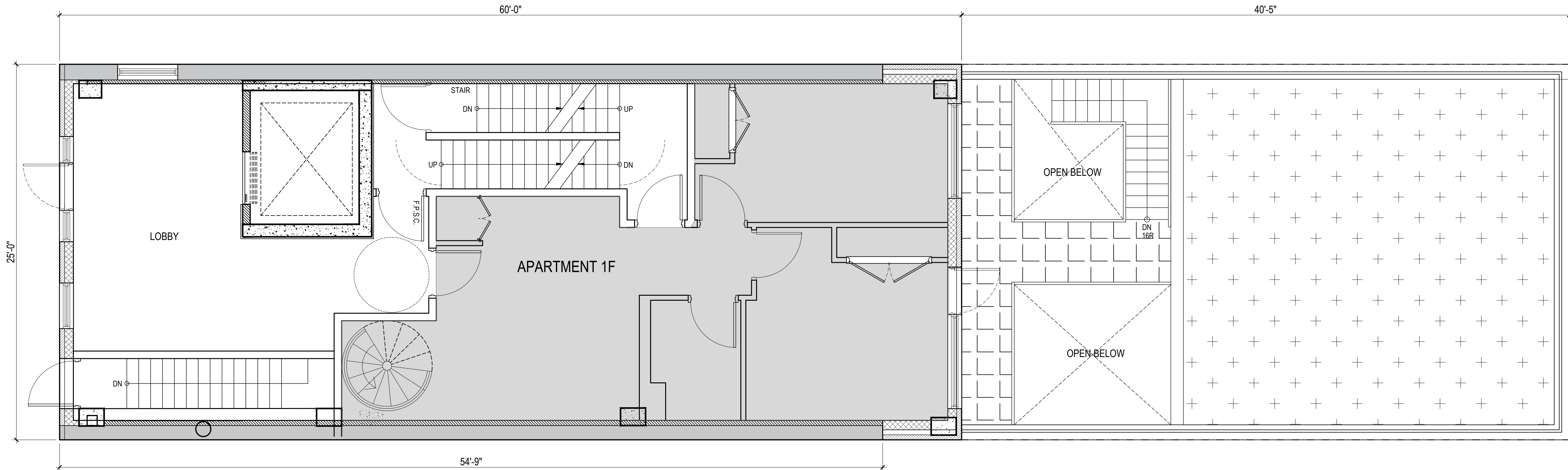
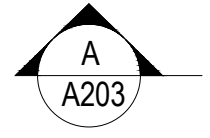
02 OF 21

Z-101.00

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE,ZONING LOT AND RELATED CURB CUTS .INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 PROPOSED CELLAR FLOOR PLAN
Scale: 1/4"=1'-0"



2 PROPOSED 1ST FLOOR PLAN
Scale: 1/4"=1'-0"

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PROJECT
**WEST 47 ST
DEVELOPMENT**
PROJECT LOCATION:
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NEW YORK NY 10036**



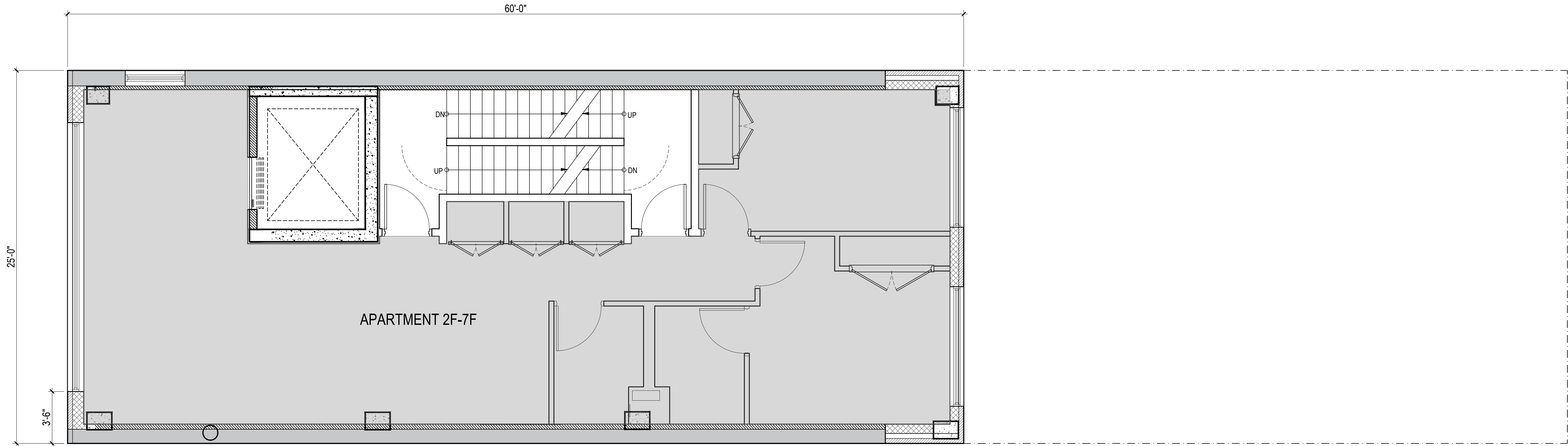
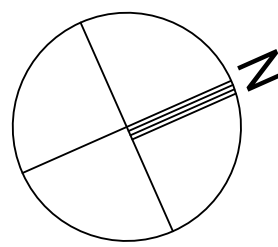
OWNER **ZOU, KELVIN**
ADDRESS **343 WEST 47 STREET
NEW YORK NY 10036**

No.	DESCRIPTION	DATE
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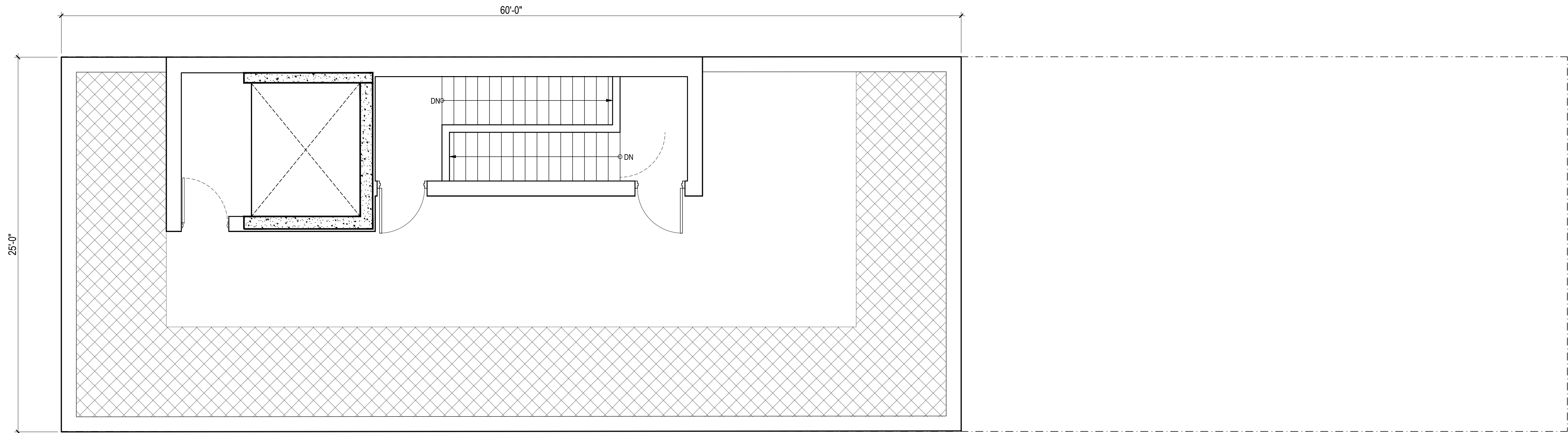
APPROVAL STAMP

DRAWING TITLE
**CELLAR&1ST
FLOOR PLAN**
PROJECT No.
DESIGN BY **W.Y.**
DRAFT BY **W.Y.**
CHECK BY **Y.Y.**
DATE **04/12/2023**
PAGE **03 OF 21**
A101.00

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE,ZONING LOT AND RELATED CURB CUTS .INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 PROPOSED 2ND TO 7TH FLOOR PLAN
Scale: 1/4"=1'-0"



2 PROPOSED ROOF FLOOR PLAN
Scale: 1/4"=1'-0"



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PROJECT

**WEST 47 ST
DEVELOPMENT**

PROJECT LOCATION:

**343 WEST 47 STREET
NEW YORK NY 10036**

SEAL AND SIGNATURE



OWNER **ZOU, KELVIN**

ADDRESS **343 WEST 47 STREET
NEW YORK NY 10036**

No. DESCRIPTION DATE

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DRAWING TITLE

**2ND-ROOF FLOOR
PLAN**

PROJECT No.

DESIGN BY **W.Y.**

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PROPERTY LINE

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY

1ST FL
EL 0.00

CEL FL
EL -10

PROP. MAX BUILDING HEIGHT 65'-11"

PROP. BASE HEIGHT 65'-11"

3
4
3

PROPOSED SOUTH ELEVATION

Scale: 1/4"=1'-0'

PROPOSED EAST ELEVATION

Scale: 1/4"=1'-0"



PROJECT

WEST 47 ST DEVELOPMENT

PROJECT LOCATION

443 WEST 47 STREET
NEW YORK NY 10036

REAL AND SIGNATURE

OWNER **ZOU, KELVIN**

ADDRESS **343 WEST 47 STREET**
NEW YORK NY 10036

[illegible]

APPROVAL STAMP

DRAWING TITLE

**SOUTH AND EAST
ELEVATION**

PROJECT No. _____

DESIGN BY **W.Y**RAFT BY **W.Y**HECK BY **Y.Y.**

DATE 04/12/202

PAGE 05 OF 2

A201-0

RESULTS

PROPERTY LINE

PROPERTY LINE

BULKHEAD
EL +80'

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ROOF FL
EL +65'-11"

7TH FL
EL +56'-6"

6TH FL
EL +47'-1"

5TH FL
EL +37'-8"

4TH FL
EL +28'-3"

3RD FL
EL +18'-10"

2ND FL
EL +9'-5"

1ST FL
EL 0.00

CEL FL
EL -9'-5"

13'-1"

9'-5"

9'-5"

9'-5"

9'-5"

9'-5"

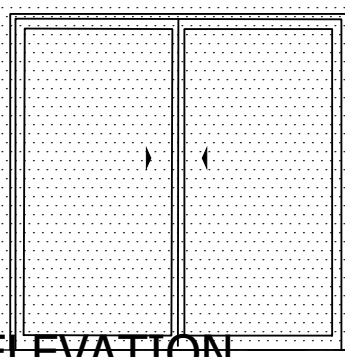
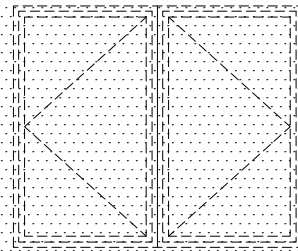
9'-5"

9'-5"

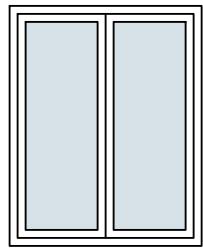
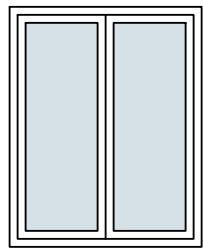
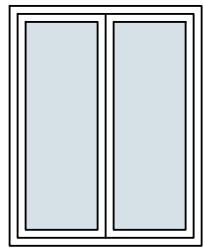
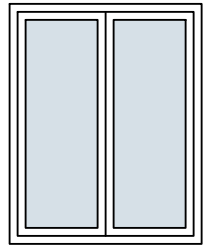
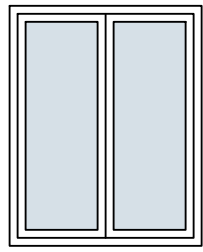
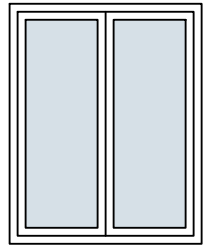
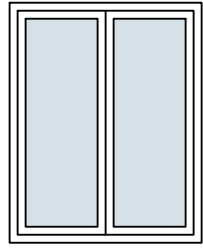
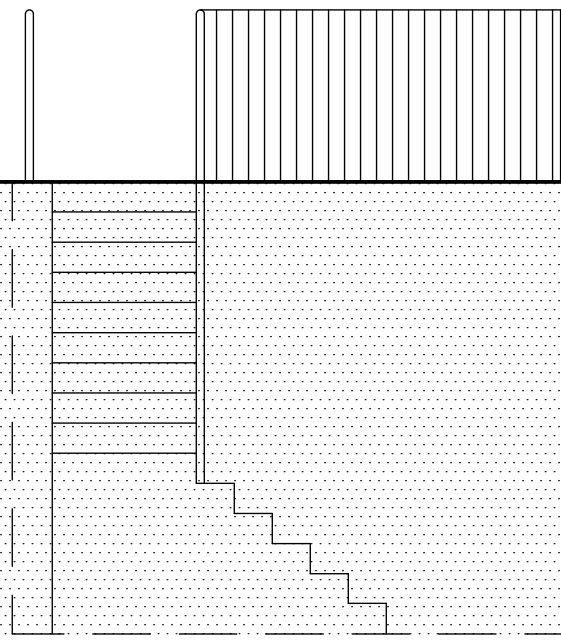
9'-5"

PROP. BASE HEIGHT 65'-11"

PROP. MAX BUILDING HEIGHT 65'-11"



Scale: 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION

2 PROPOSED WEST ELEVATION

Scale: 1/4"=1'-0"



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ENGINEERING / ARCHITECTURE

PROJECT

WEST 47 ST
DEVELOPMENT

PROJECT LOCATION:

343 WEST 47 STREET
NEW YORK NY 10036

SEAL AND SIGNATURE



OWNER

ZOU, KELVIN

ADDRESS

343 WEST 47 STREET
NEW YORK NY 10036

No.

DESCRIPTION

DATE

APPROVAL STAMP

DRAWING TITLE

NORTH AND WEST
ELEVATION

PROJECT No.

DESIGN BY W.Y.

DRAFT BY W.Y.

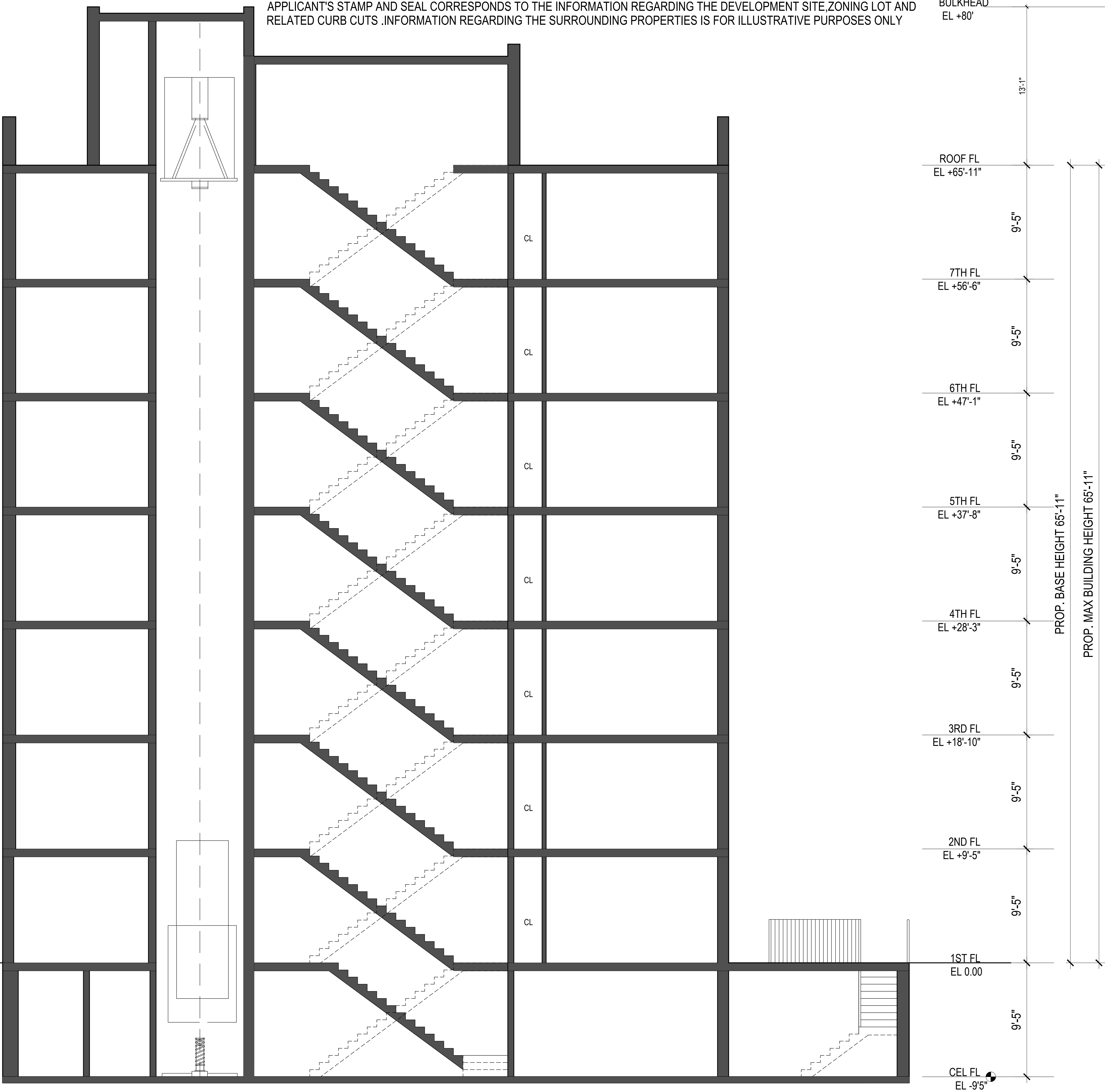
CHECK BY Y.Y.

DATE 04/12/2023

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A202.00

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1 PROPOSED SECTION A-A
Scale: 1/4"=1'-0"



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SEAL AND SIGNATURE


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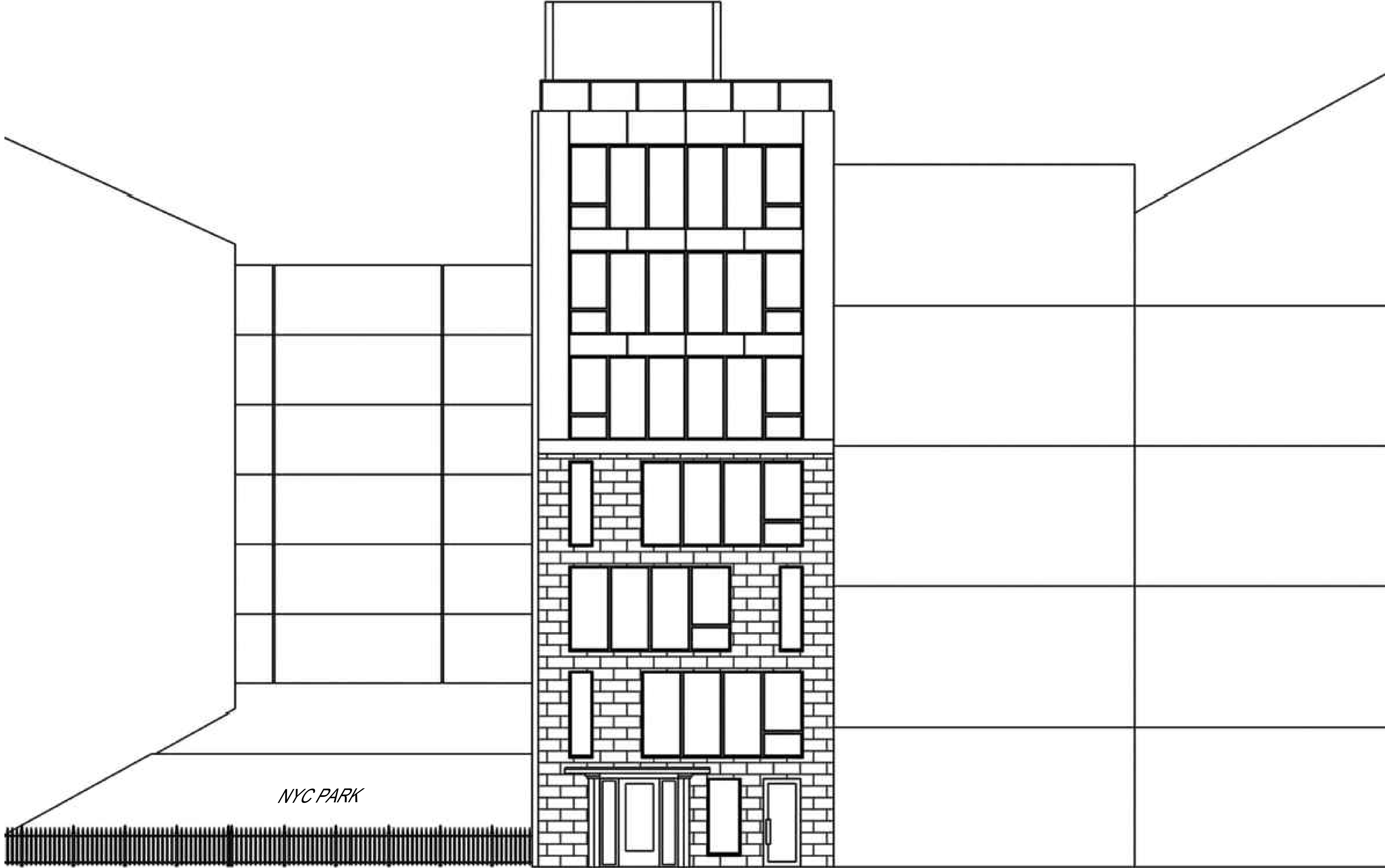
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APPROVAL STAMP

DRAWING TITLE
SECTION A-A

PROJECT No.
DESIGN BY **W.Y.**
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NYC PARK

TRAFFIC DIRECTION
WEST 47th STREET

1 SOUTH ELEVATION
Scale: 1/4"=1'-0"



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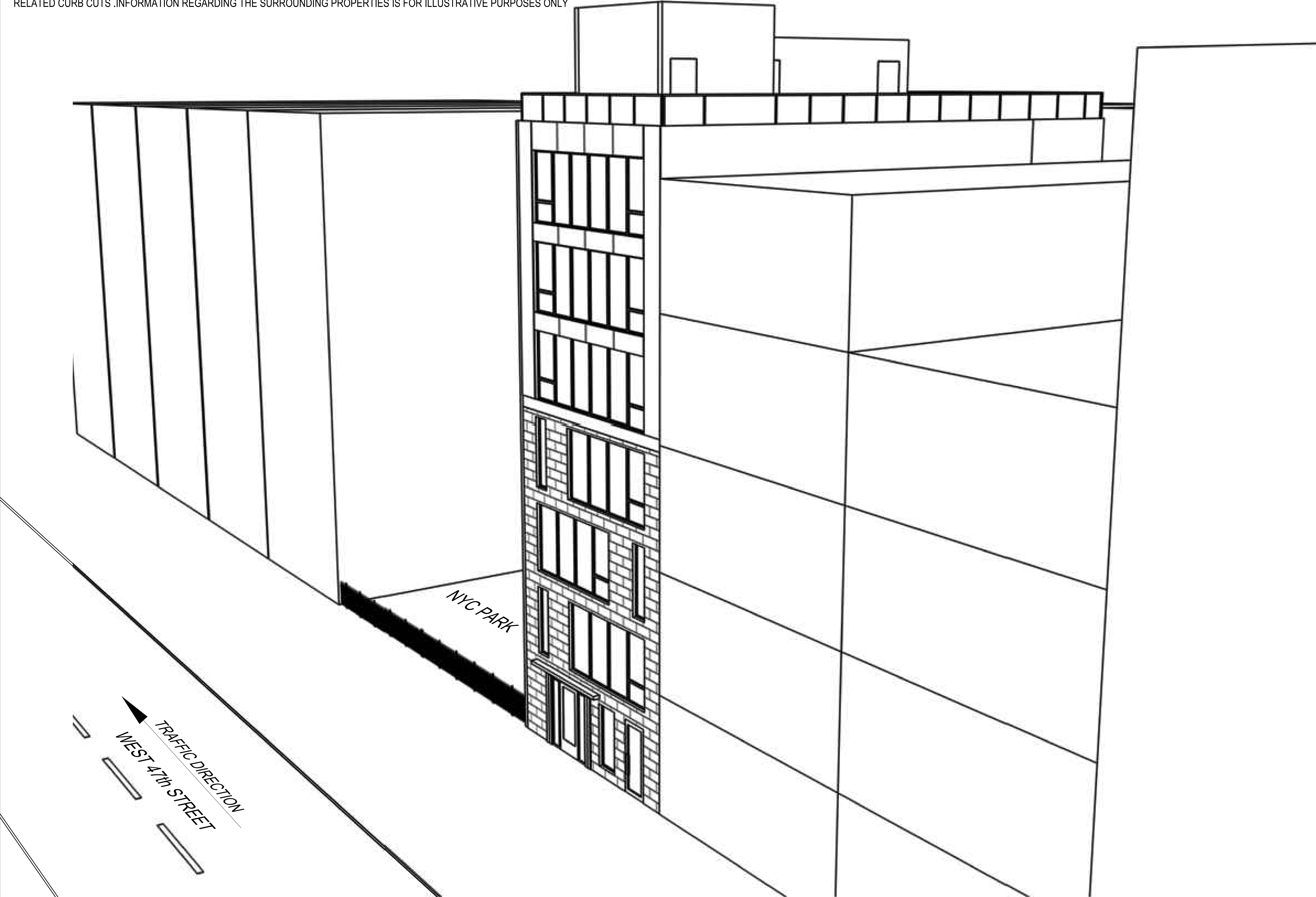
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APPROVAL STAMP

DRAWING TITLE
SOUTH ELEVATION

PROJECT No.	
DESIGN BY	W.Y.
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1 SOUTHEAST PERSPECTIVE VIEW
Scale: 1/4"=1'-0"



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ENGINEERING / ARCHITECTURE

PROJECT
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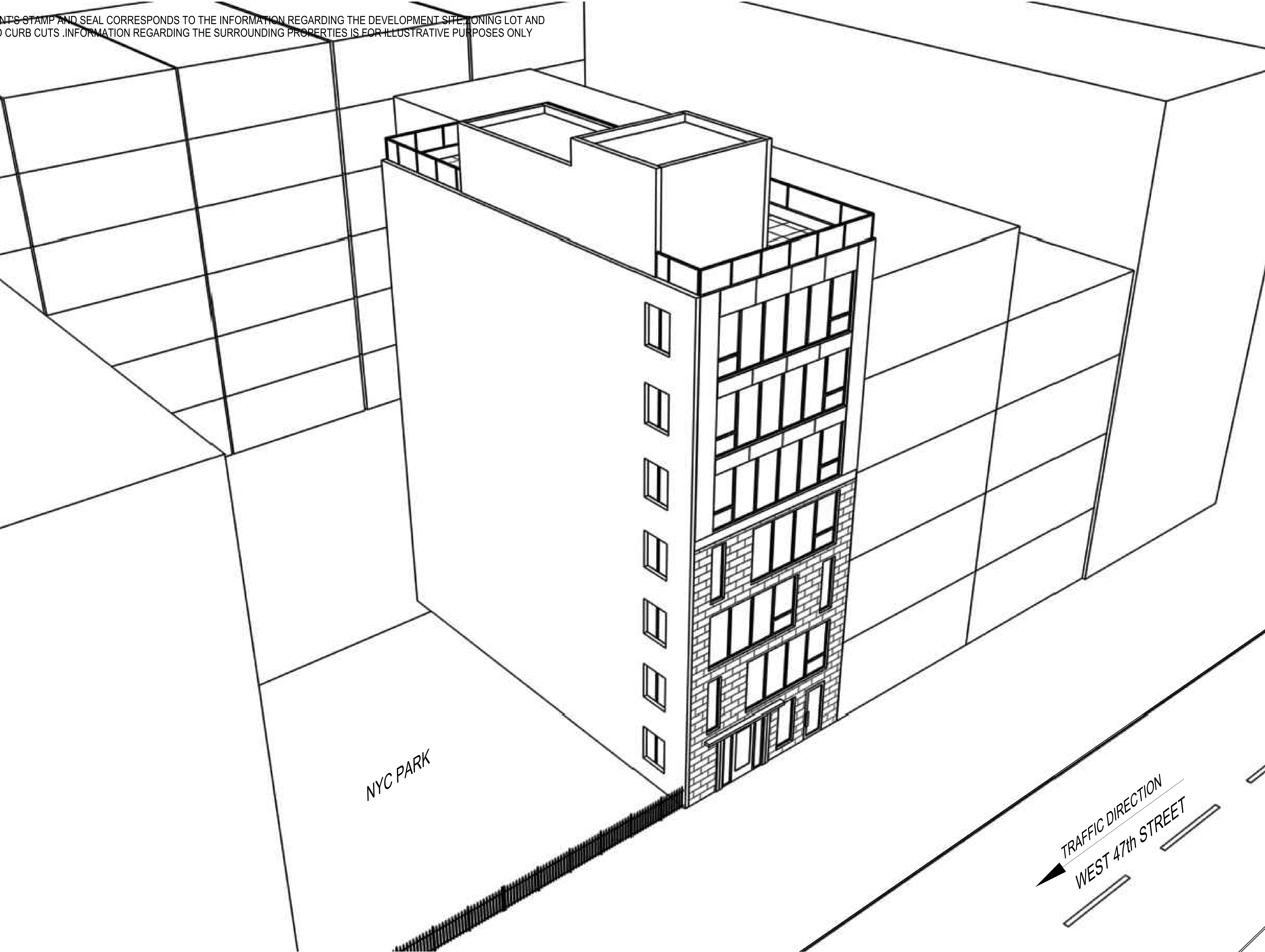
No.	DESCRIPTION	DATE
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APPROVAL STAMP


DRAWING TITLE
**SOUTHEAST
PERSPECTIVE VIEW**

PROJECT No. _____
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DATE **04/12/2023**
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A301.00

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 SOUTHWEST PERSPECTIVE VIEW
Scale: 1/4"=1'-0"



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ENGINEERING / ARCHITECTURE

PROJECT
**WEST 47 ST
DEVELOPMENT**

PROJECT LOCATION
**343 WEST 47 STREET
NEW YORK NY 10036**

SEAL AND SIGNATURE



ROBERT H. LIN
072195
LICENSED PROFESSIONAL ENGINEER

OWNER **ZOU, KELVIN**
ADDRESS **343 WEST 47 STREET
NEW YORK NY 10036**

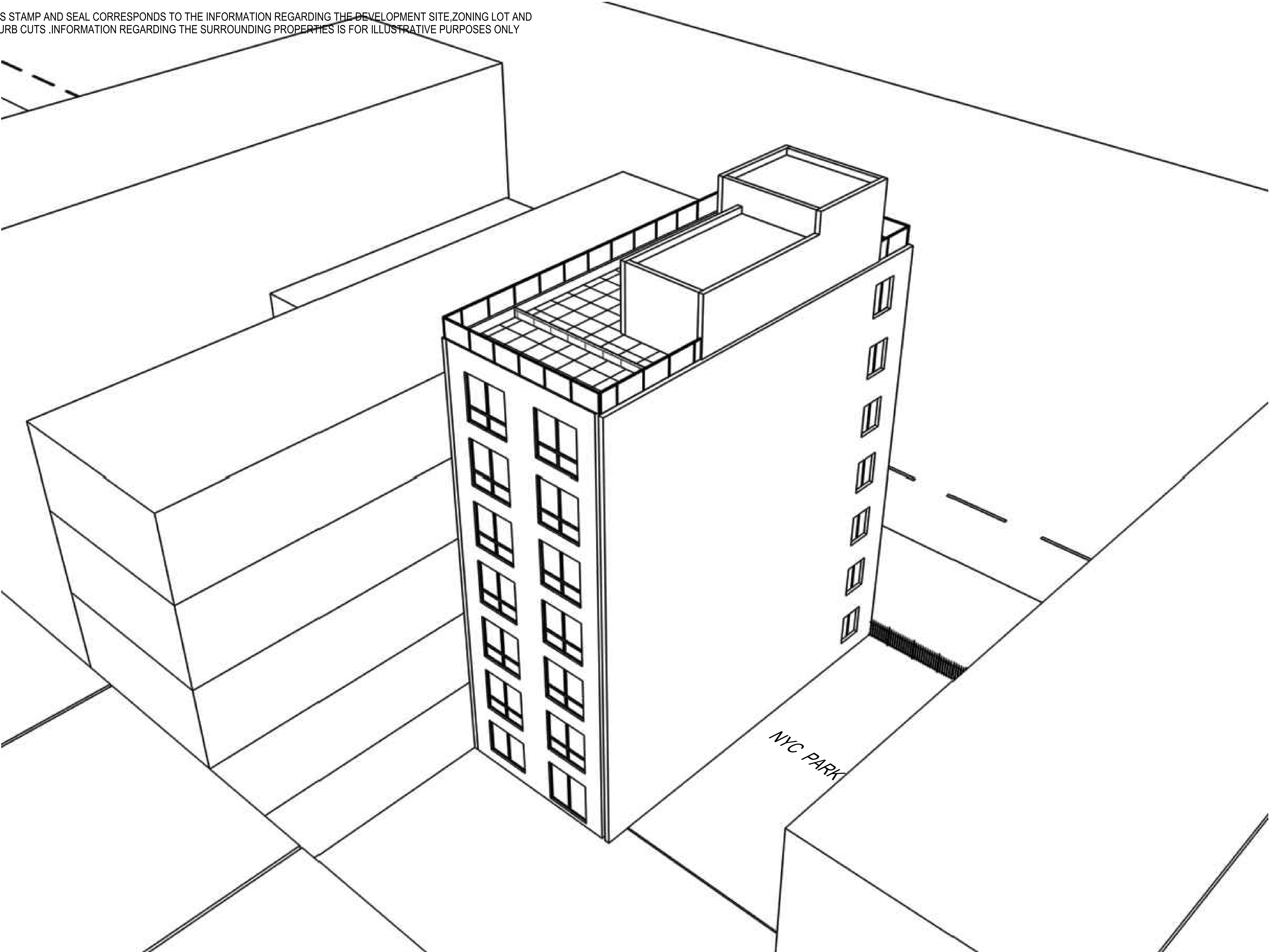
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APPROVAL STAMP

DRAWING TITLE
**SOUTHWEST
PERSPECTIVE VIEW**

PROJECT No.	
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DATE	04/12/2023
PAGE	10 OF 21
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1 NORTHWEST PERSPECTIVE VIEW
Scale: 1/4"=1'-0"



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**NORTHWEST
PERSPECTIVE VIEW**

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DESIGN BY	W.Y.
DRAFT BY	W.Y.
CHECK BY	Y.Y.
DATE	04/12/2023
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	A303.00

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1 3D RENDERING-SOUTH
Scale: 1/4"=1'-0"



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ENGINEERING / ARCHITECTURE

PROJECT
**WEST 47 ST
DEVELOPMENT**

PROJECT LOCATION:
**343 WEST 47 STREET
NEW YORK NY 10036**

SEAL AND SIGNATURE



OWNER **ZOU, KELVIN**
ADDRESS **343 WEST 47 STREET
NEW YORK NY 10036**

No.	DESCRIPTION	DATE
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APPROVAL STAMP

DRAWING TITLE
3D RENDERING-SOUTH

PROJECT No.	
DESIGN BY	W.Y.
DRAFT BY	W.Y.
CHECK BY	Y.Y.
DATE	04/12/2023
PAGE	12 OF 21
	A400.00

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE,ZONING LOT AND RELATED CURB CUTS .INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 3D RENDERING-SOUTHEAST

Scale: 1/4"=1'-0"



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APPROVAL STAMP

DRAWING TITLE

**3D
RENDERING-SOUTHEAST**

PROJECT No.

DESIGN BY **W.Y.**

DRAFT BY **W.Y.**

CHECK BY **Y.Y.**

DATE **04/12/2023**

PAGE **13 OF 21**

A401.00

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1 3D RENDERING-SOUTHWEST
Scale: 1/4"=1'-0"



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STATE OF NEW YORK
ROBERT H. LIN
072195
LICENSED PROFESSIONAL ENGINEER

OWNER **ZOU, KELVIN**
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No.	DESCRIPTION	DATE
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APPROVAL STAMP

DRAWING TITLE
**3D
RENDERING-SOUTHWEST**

PROJECT No.	
DESIGN BY	W.Y.
DRAFT BY	W.Y.
CHECK BY	Y.Y.
DATE	04/12/2023
PAGE	14 OF 21
	A402.00

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1 RENDERED AERIAL VIEW
Scale: 1/4"=1'-0"



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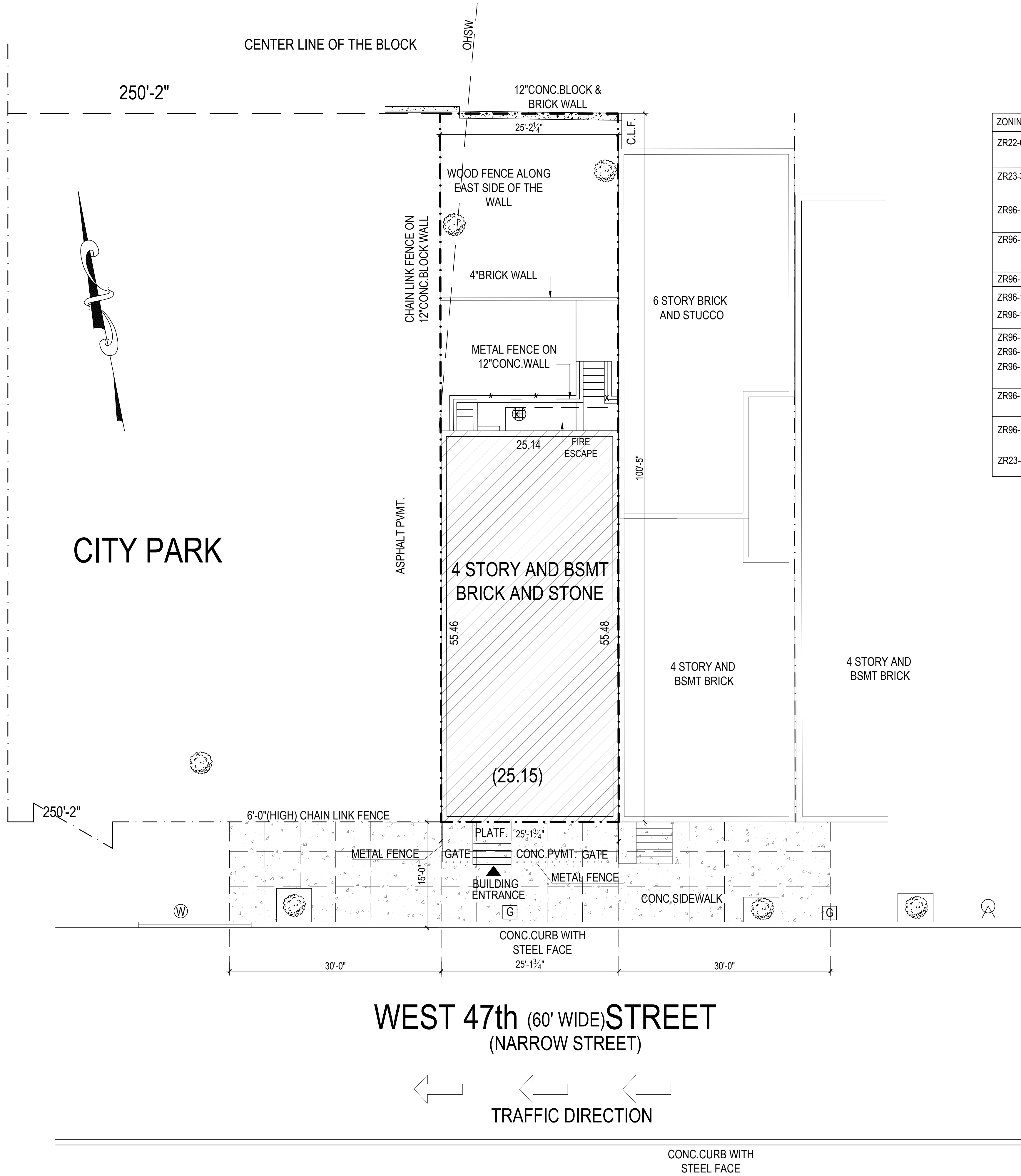
No.	DESCRIPTION	DATE

APPROVAL STAMP

DRAWING TITLE
**RENDERED AERIAL
VIEW**

PROJECT No. _____
DESIGN BY **W.Y.**
DRAFT BY **W.Y.**
CHECK BY **Y.Y.**
DATE **04/12/2023**
PAGE **15 OF 21**
A403.00

9th (100' WIDE) AVENUE



1 EXISTING SITE PLAN

Scale: 1/8"=1'-0"

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

ZONING REF.	ITEM	REQUIRED/PERMITTED	EXISTING COMPLYING CONDITION
ZR22-00	GENERAL PROVISION (RESIDENTIAL DISTRICT)	U.G.: 2 RESIDENTIAL	U.G.: 2 RESIDENTIAL
ZR23-32	MIN. LOT AREA OR LOT WIDTH FOR RESIDENCES	1700 S.F. 18' LOT WIDTH	2510 S.F. 25' LOT WIDTH COMPLY
ZR96-101	MAX F.A.R. CLA MODIFIED.	QUALITY HOUSING: 4.2 2510 SF X 4.2 = 10,542 SF (RES. REQ.)	PROP. RES.: 1394 X 4 = 5,576 S.F. COMPLY
ZR96-102	LOT COVERAGE	100' FROM WIDE STREET = 60%	PROP. LOT COVERAGE : 55.5% COMPLY
ZR96-103	YARD REGULATIONS	100' FROM STREET LINE OF WIDE STREET, REAR YARD 30' SHALL BE PROVIDED	PROP. REAR YARD = 45' COMPLY
ZR96-104(a) ZR96-104(b)	STREET WALL LOCATION NO RECESS	FOR ZONING LOTS WITH NARROW STREET FRONTAGE, STREET WALLS SHALL BE LOCATED ON THE STREET LINE AND EXTEND ALONG THE ENTIRE NARROW STREET FRONTAGE OF THE ZONING LOT BEYOND 50 FEET OF WIDE STREET	ALIGN WITH EXISTING ADJACENT BUILDING. STREET WALL ON PROPERTY LINE
ZR96-104(a) ZR96-104(b) ZR96-104(C)	BASE HEIGHT FRONT SET BACK MAX BUILDING HEIGHT	BEYOND 100' OF WIDE ST. MIN. BASE HT: 50'. MAX HEIGHT: 66' INITIAL SETBACK: 15'-0" FACING NARROW STREET BEYOND 100' OF WIDE ST, MAX. BLDG HEIGHT: 66'-0" AND 7 STORIES CPC SPECIAL PERMIT ALLOW TO MODIFY TO 99'	PROP. BASE HEIGHT: 37'-10" PROP. BUILDING HEIGHT: 49' -3" 4 STORY COMPLY
ZR96-105	DWELLING UNIT REGULATION	THE NUMBER OF 2 BEDROOM SHALL NOT BE LESS THAN 20%. EACH DWELLING UNIT SHALL NOT LESS 168 S.F. OF LOT AREA	2502 / 168 = 14.89 UNIT. > EXISTING 4 UNIT
ZR96-111	OFF-STREET PARKING REGULATIONS	NOT PERMITTED	NOT PROPOSED
ZR23-462 (C)	SIDE YARD	IN R8 DISTRICT, NO REQUIREMENTS. IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL HAVE A MIN. 8'-0"	NOT PROPOSED

- LEGEND:
- PR CC PEDESTRIAN RAMP, CURB CUT
 - E ELECTRIC VALVE
 - ⊗ FIRE HYDRANT
 - G GAS VALVE
 - ⊙ 8" TREE AND DIAMETER
 - ▲ BUILDING ENTRANCE

A=2526.39 SQ.FT.=0.0579 ACRES

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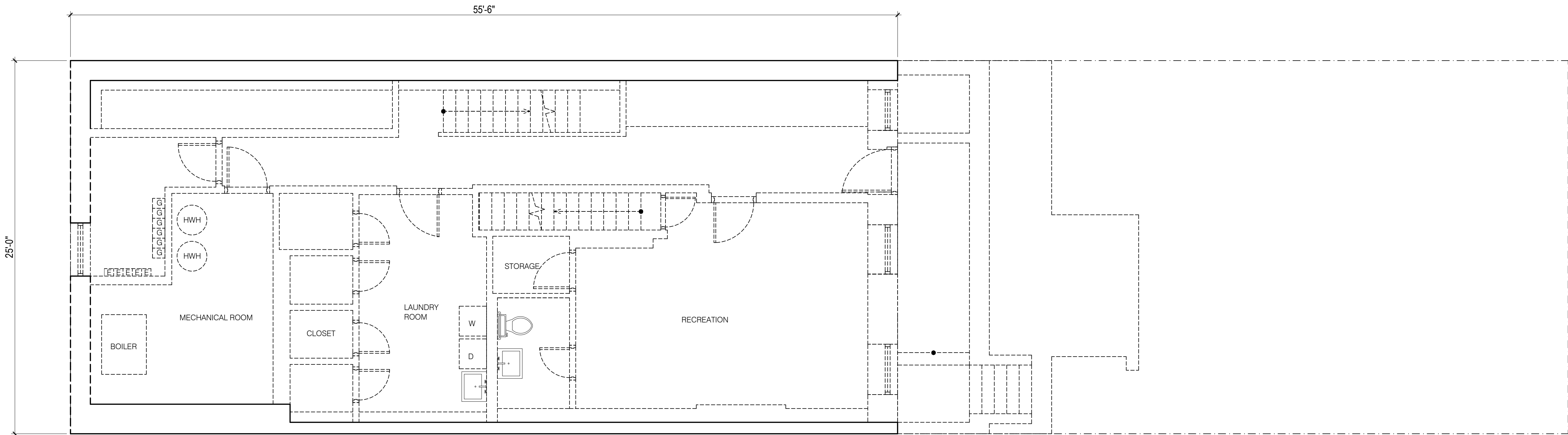
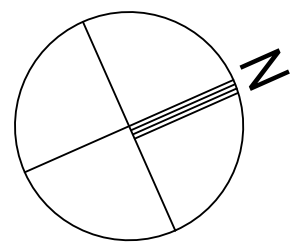
No.	DESCRIPTION	DATE
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APPROVAL STAMP

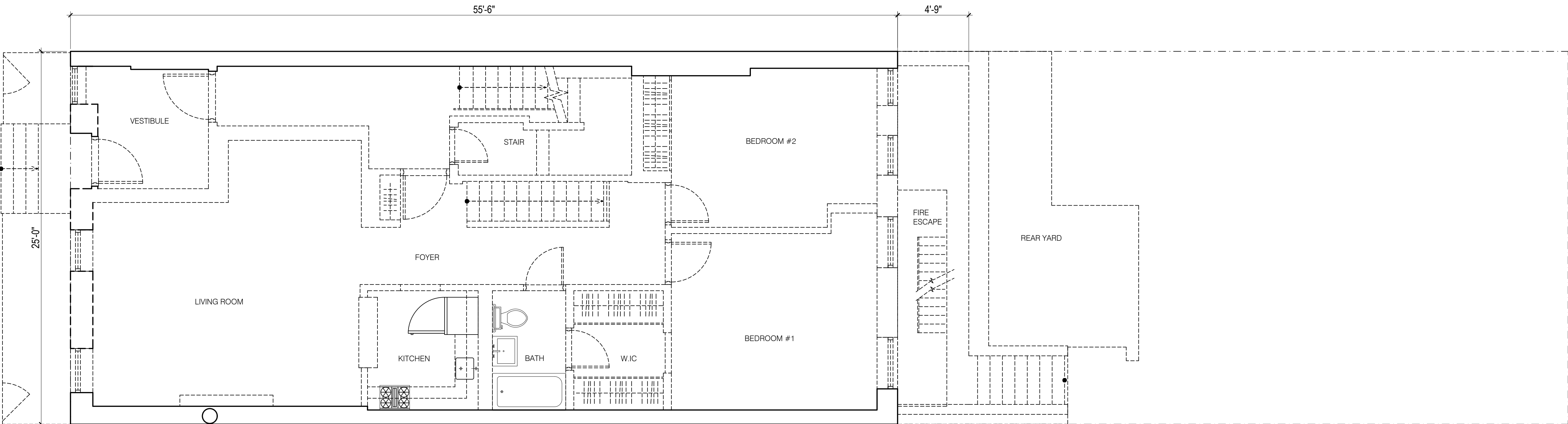
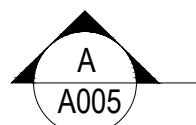
DRAWING TITLE
SITE PLAN&NOTES

PROJECT No. _____
DESIGN BY **W.Y.**
DRAFT BY **W.Y.**
CHECK BY **Y.Y.**
DATE **04/12/2023**
PAGE **16 OF 21**
Z-001.00

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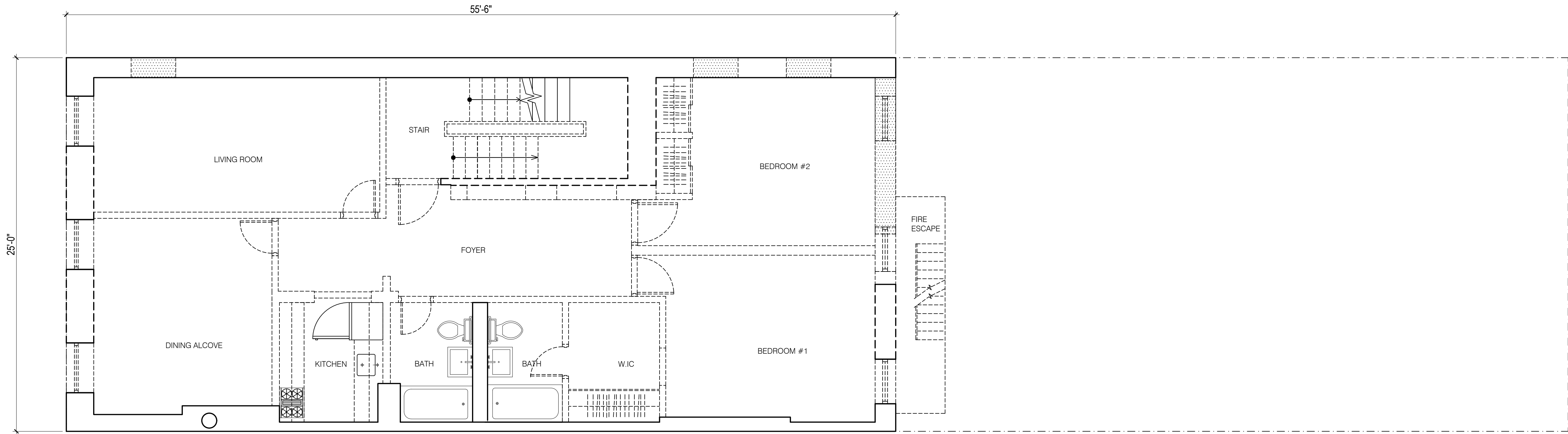
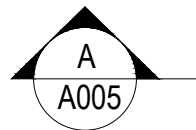
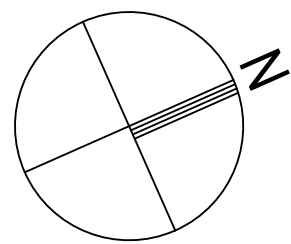
1 EXISTING CEL FLOOR PLAN
Scale: 1/4"=1'-0"



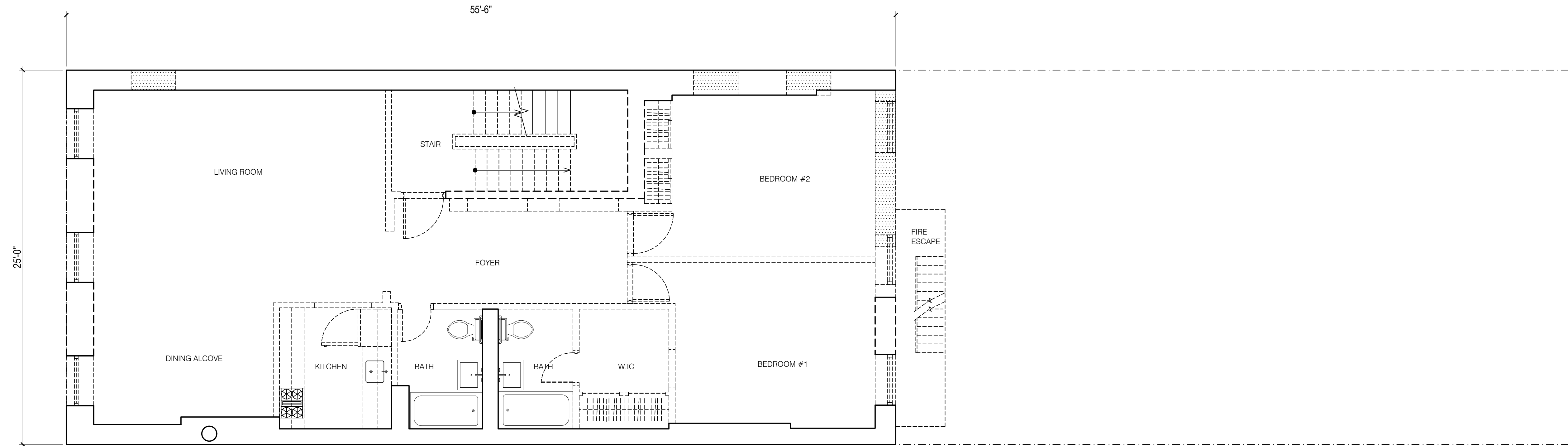
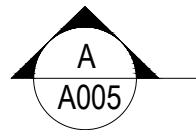
2 EXISTING 1ST FLOOR PLAN
Scale: 1/4"=1'-0"



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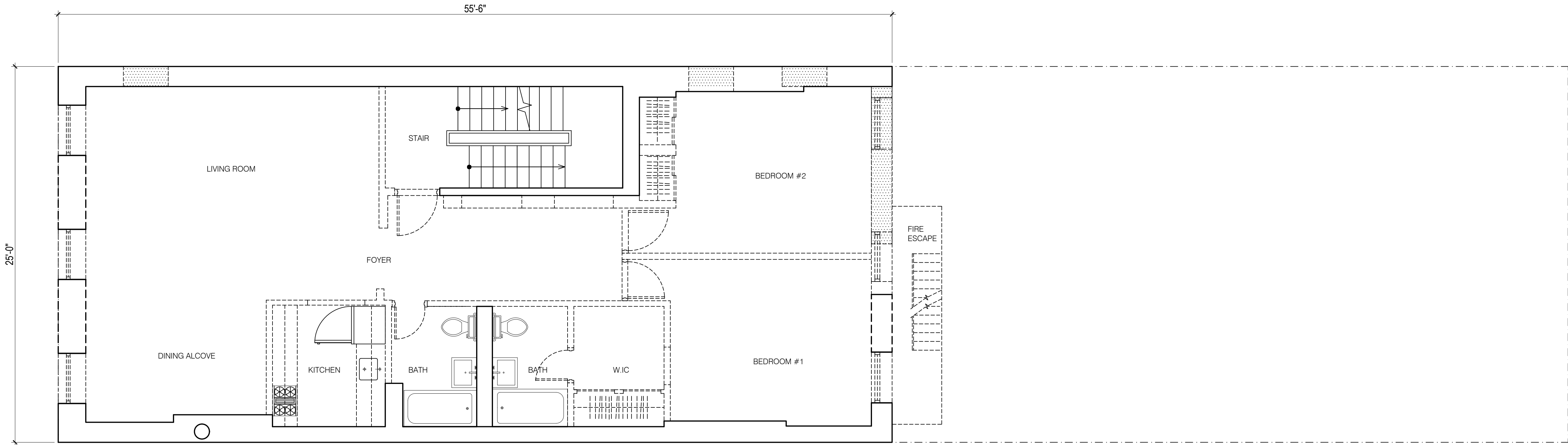
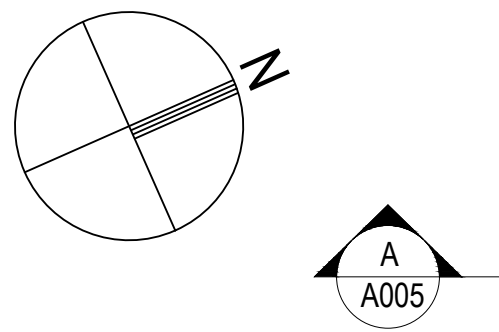


1 EXISTING 2ND FLOOR PLAN
Scale: 1/4"=1'-0"

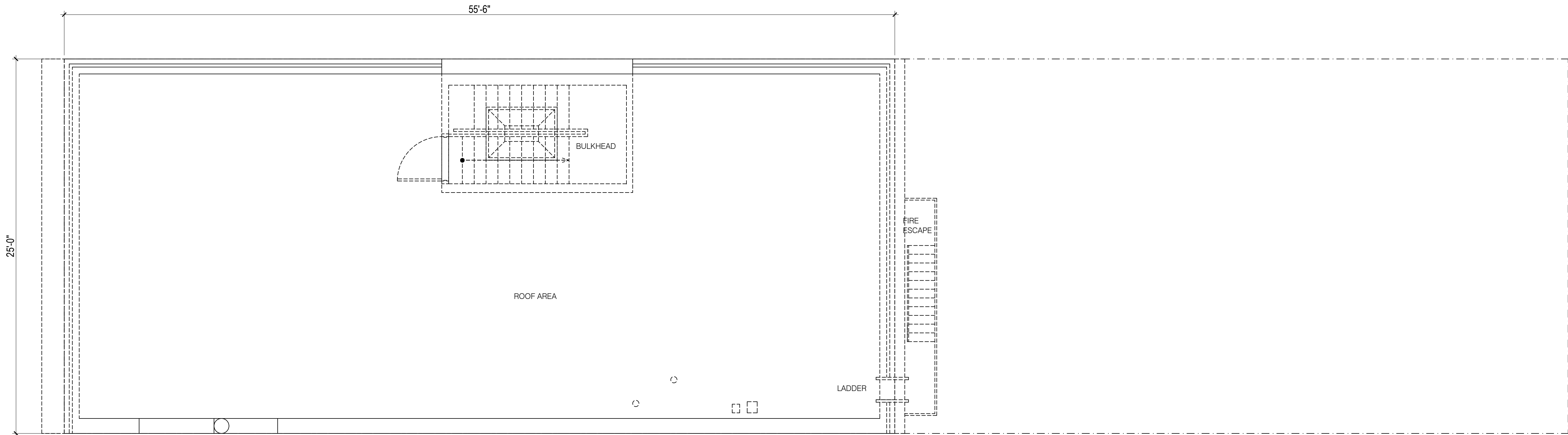


2 EXISTING 3RD FLOOR PLAN
Scale: 1/4"=1'-0"

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1 EXISTING 4TH FLOOR PLAN
Scale: 1/4"=1'-0"



2 EXISTING ROOF PLAN
Scale: 1/4"=1'-0"

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APPROVAL STAMP

DRAWING TITLE
**EXISTING
FLOOR PLAN**

PROJECT No.
DESIGN BY **W.Y.**
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DATE **04/12/2023**
PAGE **19 OF 21**

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1 EXISTING FRONT ELEVATION
Scale: 1/4"=1'-0"

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**EXISTING
ELEVATION**
PROJECT No.
DESIGN BY **W.Y.**
DRAFT BY **W.Y.**
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DATE **04/12/2023**
PAGE **20 OF 21**
A004.00

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ROBERT H. LIN
072192
LICENSED PROFESSIONAL ENGINEER

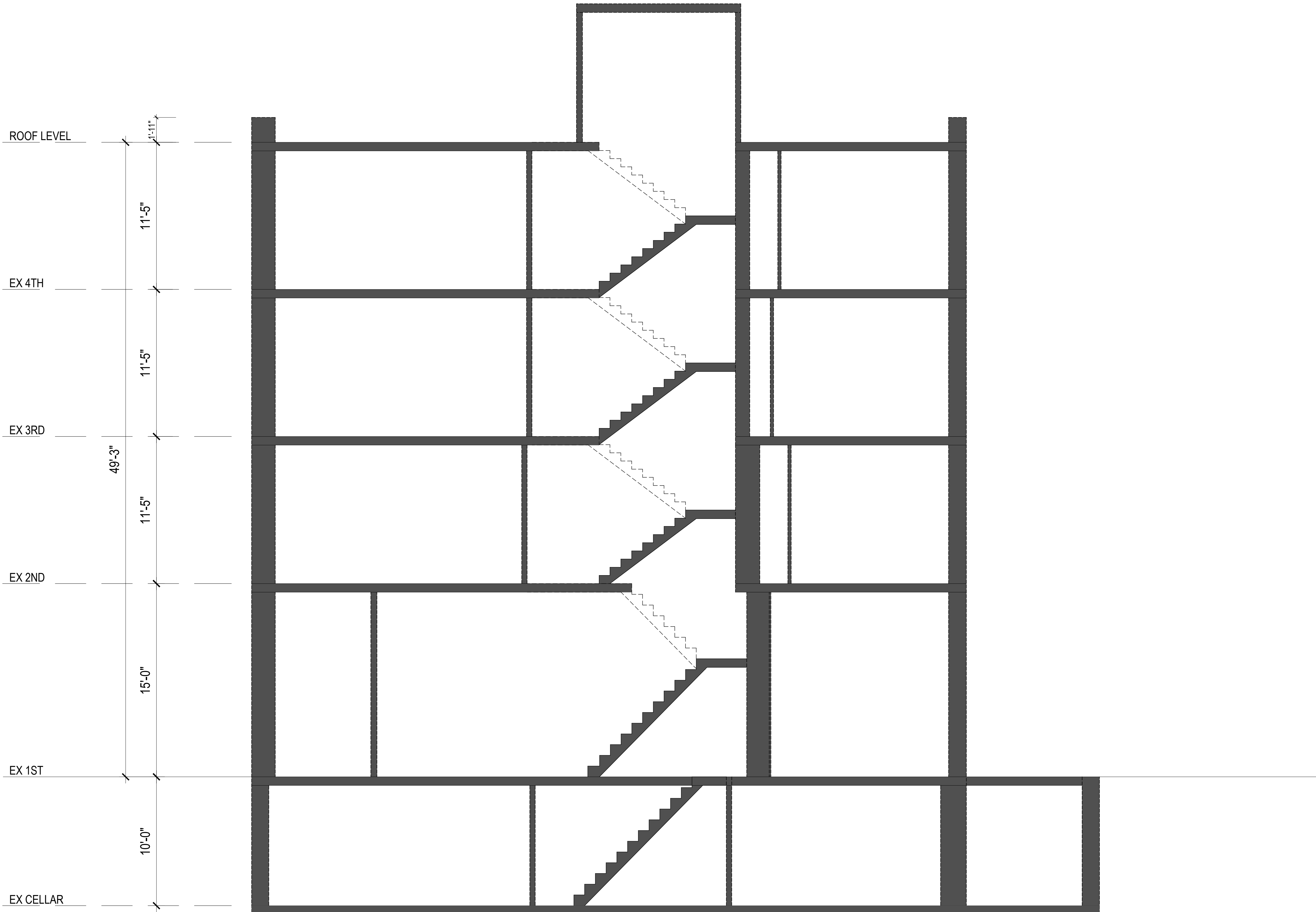
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No.	DESCRIPTION	DATE
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APPROVAL STAMP

DRAWING TITLE
**EXISTING
SECTION A-A**

PROJECT No.	
DESIGN BY	W.Y.
DRAFT BY	W.Y.
CHECK BY	Y.Y.
DATE	04/12/2023
PAGE	21 OF 21
	A005.00



1 EXISTING SECTION A-A
Scale: 1/4"=1'-0"