

Section A | Site Data


2025-22-BZ	51 W little 12th street, New York , NY 10014		
BSA Calendar Number	Property Address		
M1-5	Manhattan	645	21
Zoning District(s)	Borough	Block	Lot(s)
Special Purpose/Historic District	2	Inner Transit Zone	No
	Community District	Transit Zone	Qualifying Residential Site

Section B | Zoning Analysis

Zoning Requirement	ZR Section	Maximum Permitted	Minimum Required	Legal Per C/O or BSA	Existing	Proposed	Compliant Y / N	Amount Over/Under
LOT Area	N/A			N/A	2,581	2,581	N/A	
LOT Width	N/A			N/A	25'-0"	25'-0"	N/A	
USE Group(s)	42-10			N/A	N/A	II-VI	No	
FA Residential	N/A	N/A		N/A	0 SF	10,249 SF	Yes	+10,249 SF
FA Community Facility	43-122	N/A		N/A	0 SF	0 SF	N/A	
FA Commercial/Industrial	43-12	12,905		N/A	0 SF	2,374 SF	Yes	
Floor Area Total	N/A	12,905			0 SF	12,623 SF	Yes	-282.0 SF
FAR Residential	N/A	N/A		N/A	0	3.97	N/A	
FAR Community Facility	43-122	6.5		N/A	0	0	Yes	-6.5
FAR Commercial/Industrial	43-12	5		N/A	0	.92	Yes	-4.08
FAR Total	N/A	6.5				4.89	Yes	-1.61
Open Space	N/A						-	
Open Space Ratio	N/A						-	
Lot Coverage (%)	N/A				0	100	No	
# of Dwelling Units	N/A	0			0	7	No	+7
Wall Height	43-43				0	32'-0"	Yes	
Total Height	43-43				0	133'-4"	N/A	
# of Stories					0	10	-	
Front Yard	43-20				0'-0"	0'-0"	Yes	
Side Yard	43-25				0'-0"	0'-0"	Yes	
Side Yard	43-25				0'-0"	0'-0"	Yes	
Rear Yard	43-26		20'-0"		0'-0"	30'-0"	Yes	
Setback(s)	43-43				0'-0"	20'-3"	Yes	
Sky Exposure Plane (Slope)	43-43	2.7 to 1			0	-	Yes	
# of Parking Spaces	44-01				0	-	N/A	
# of Bike Parking Spaces	N/A				0	N/A	N/A	
Loading Berth (s)	44-50				0	0	N/A	
Other:	N/A						-	

Section C | Notes

Section D | Sign and Seal PE / RA


WALTER MARIN
2.2.26

Signature
Print Name
Date

