703 MYRTLE AVE REZONING



Pre-Hearing Presentation
August 7, 2023
C 220453ZMK
N 220454ZRK

Brooklyn
Community District 03

NYC PLANNING

PROJECT OVERVIEW

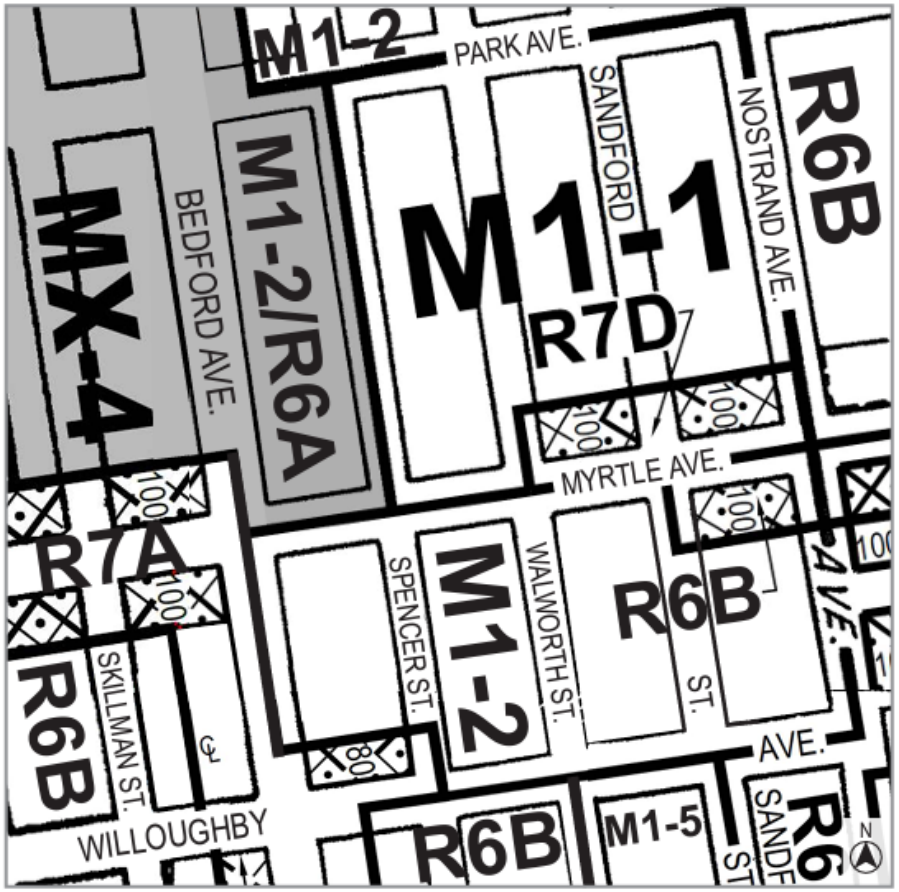
- Zoning map amendment from M1-1 to R7D/C2-4
- Zoning text amendment to Appendix F to map MIH

- Eight-story mixed-use building
- Proposed building will be **95.6 feet**
- **54** dwelling units (including **18 income-restricted**)
- **48,000 sf** (5.6 FAR)
- **4,469 ZSF** of commercial space
- **11** off-street parking spaces in the proposed cellar (voluntary)

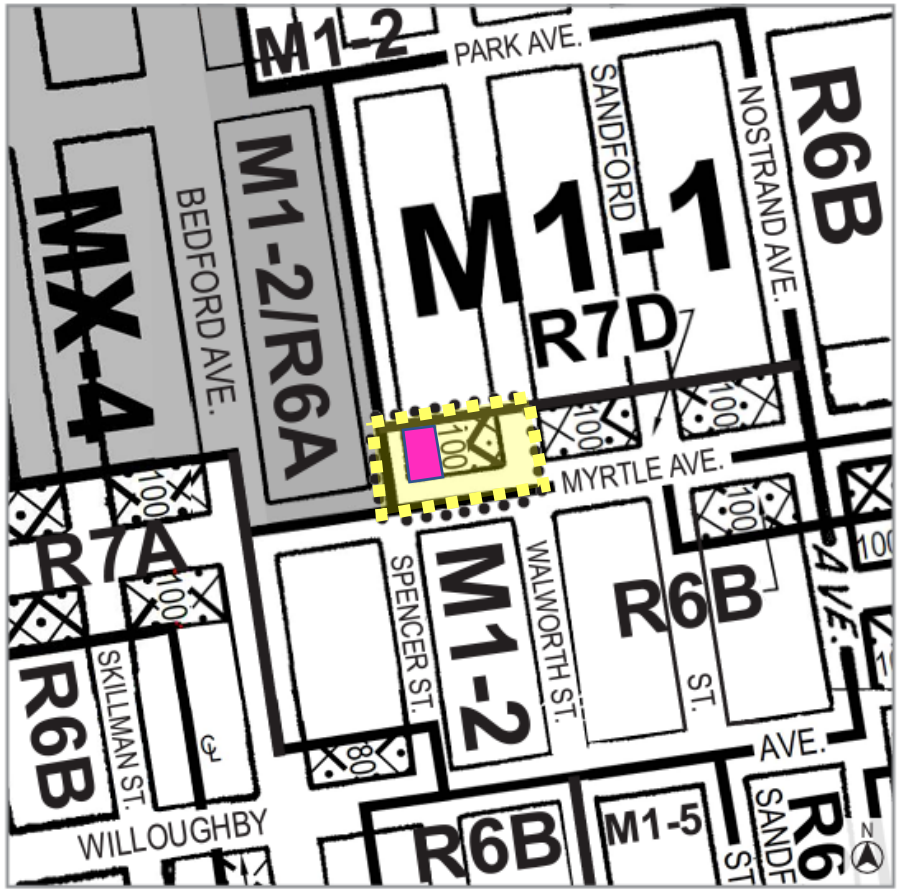


ZONING MAP AMENDMENT

Zoning Change Map



Current Zoning Maps (12d & 13b & 16c & 17a)



Proposed Zoning Maps (12d & 13b & 16c & 17a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to R7D/C2-4

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.

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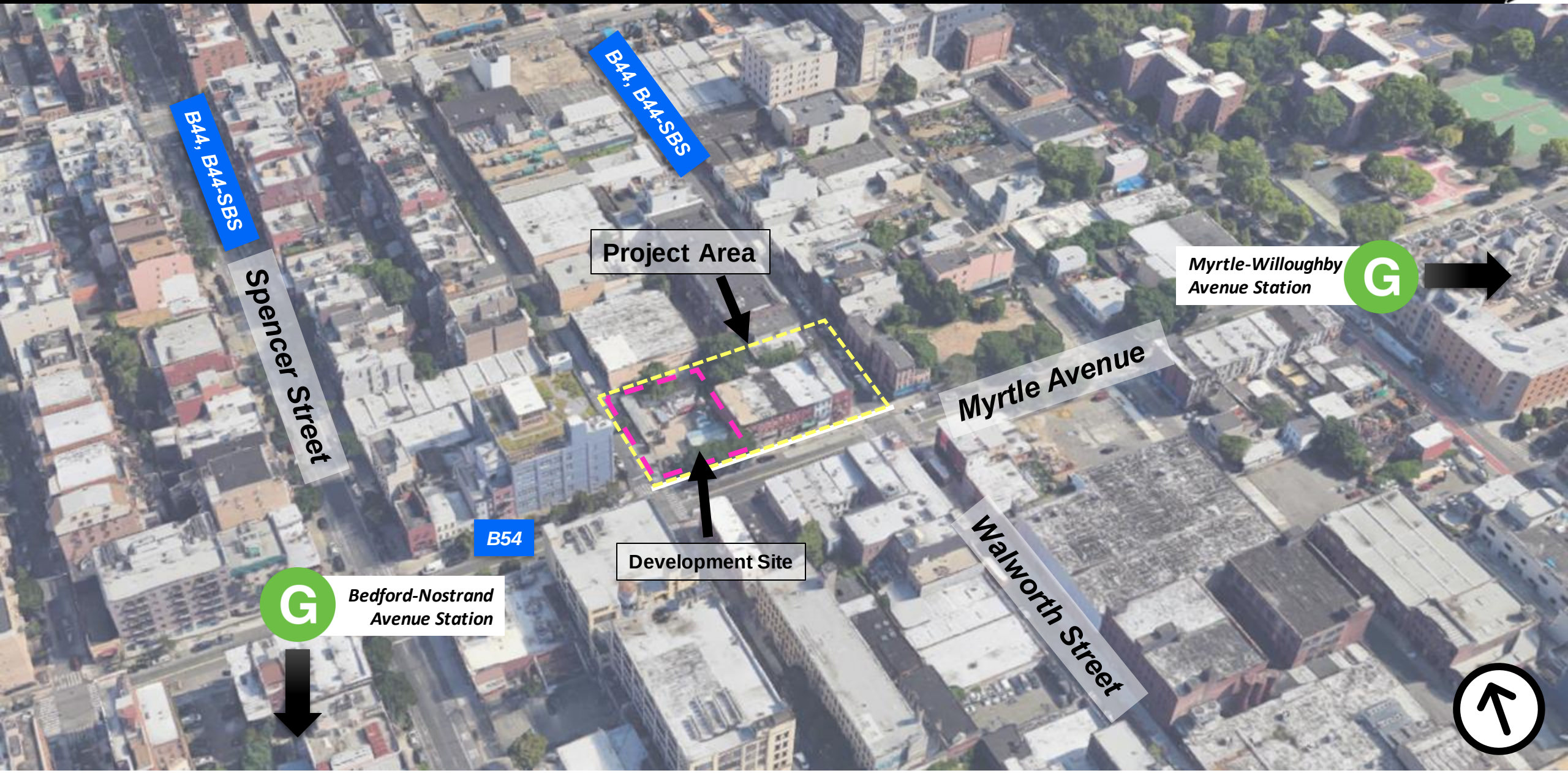
SURROUNDING AREA



COMMUNITY BOARD RECOMMENDATION

- **Community Board 3** vote on 6/26/2023 to support the proposal with conditions:
  - Votes in Favor: 33
  - Votes Against: 9
  - Abstentions: 1

- **CONSIDERATION:** *The recommendation is to support the application with the following stipulation: The building should not exceed 95ft in height.*

BOROUGH PRESIDENT RECOMMENDATION

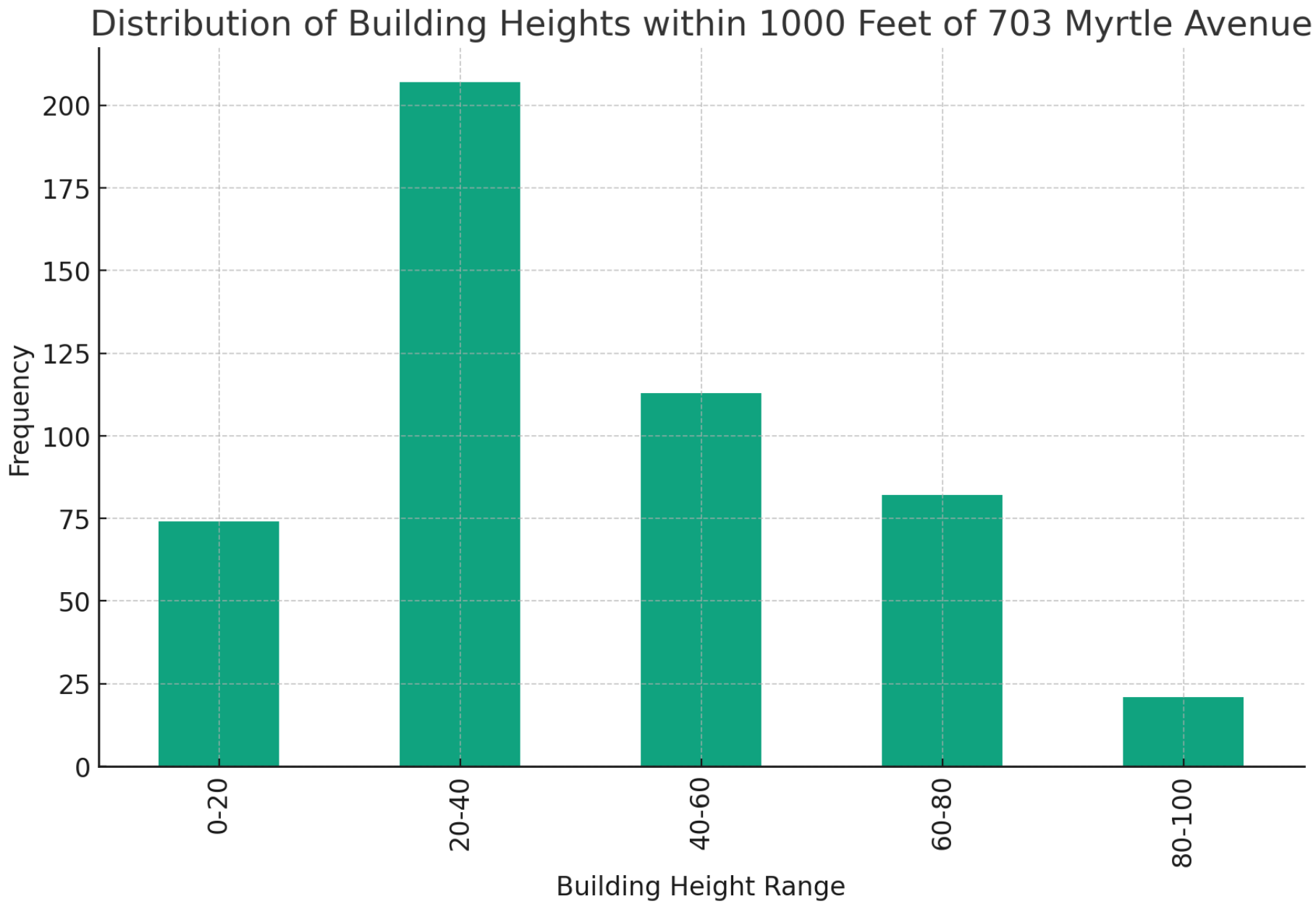
- Brooklyn Borough President voted on 8/1/2023 **in favor** of the application.

Appendix

SURROUNDING AREA – Select Building Heights



SURROUNDING AREA – Select Building Heights



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