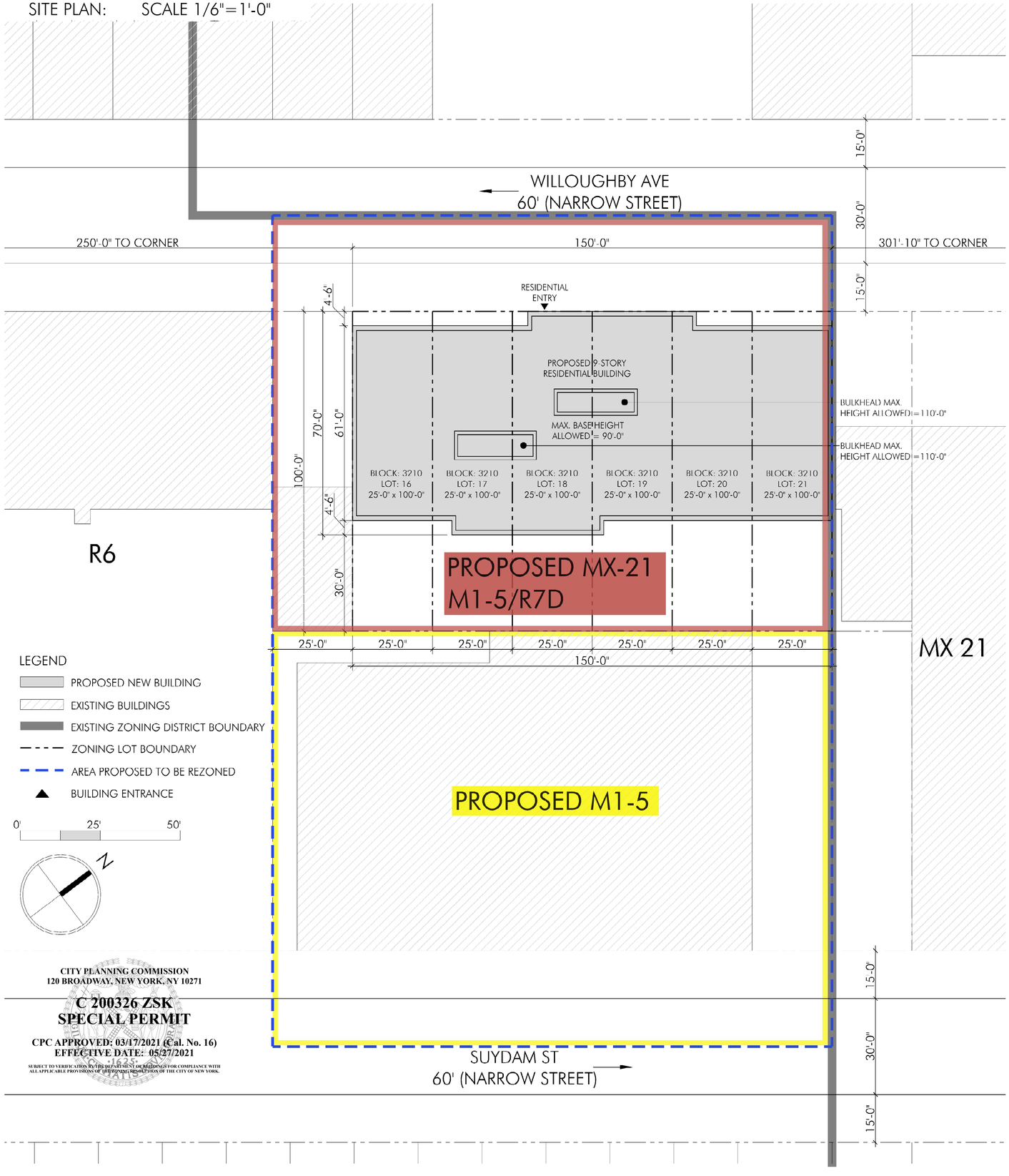
SITE PLAN: SCALE 1/6"=1'-0"



LEGEND

- PROPOSED NEW BUILDING
- EXISTING BUILDINGS
- EXISTING ZONING DISTRICT BOUNDARY
- ZONING LOT BOUNDARY
- AREA PROPOSED TO BE REZONED
- BUILDING ENTRANCE

0' 25' 50'

N

CITY PLANNING COMMISSION
120 BROADWAY, NEW YORK, NY 10271

C 200326 ZSK
SPECIAL PERMIT

CPC APPROVED: 03/17/2021 (Cal. No. 16)
EFFECTIVE DATE: 05/27/2021

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

SITE DATA:

BLOCK	3210
LOTS	16, 17, 18, 19, 20, 21
STREET ADDRESS:	1250 WILLOUGHBY AVENUE
ZONING DISTRICT:	MX 21 (R7D/M1-5)
COMMUNITY DISTRICT:	BROOKLYN CD4
ZONING SECTION MAP NO.:	13B
LOT DIMENSIONS:	150'-0" X 100'-0"
LOT AREA:	15,000 SF

ZONING CALCULATIONS:

SECTION	ITEM/ DESCRIPTION	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE/NOTES
I. USES				
ZR 22-10	USES	USE GROUP 2, 4-14, 16-17	USE GROUP 2	COMPLIANT
II. FLOOR AREA RATIO AND FLOOR AREA				
ZR 23-154	RESIDENTIAL (MH-R7D)			
	MAX. FLOOR AREA RATIO	FAR 5.60	FAR 5.45	COMPLIANT
	MAX. FLOOR AREA (SF)	84,000 SF	81,720 SF	COMPLIANT
III. LOT COVERAGE/OPEN SPACE				
ZR 25-153	MAX. LOT COVERAGE	65%	60.5%	COMPLIANT
IV. DENSITY				
ZR 23-22	MAX. NUMBER OF DWELLING UNITS	84,000 SF ÷680= 123 DU	95 DU	COMPLIANT
V. HEIGHT AND SETBACK				
ZR 23-664	MAX. BASE HEIGHT	95'-0"	90'-0"	COMPLIANT
	MAX. BUILDING HEIGHT	110'-0"	90'-0"	COMPLIANT
VI. YARDS				
ZR 23-45 ZR 23-46 ZR 23-47	FRONT YARD	NONE	NONE	COMPLIANT
	SIDE YARDS	NONE	NONE	COMPLIANT
	REAR YARD	30'-0"	30'-0"	COMPLIANT
VII. PARKING				
ACCESSORY PARKING				
ZR 25-251	PARKING SPACES (INCOME RESTRICTED IN TRANSIT ZONE)	23 MIH DWELLING UNITS	0 SPACES	COMPLIANT
ZR 5-23 ZR 74-533	PARKING SPACES (NON-INCOME RESTRICTED)	ACCESSORY OFF-STREET PARKING REQUIRED FOR 50% OF THE NON-INCOME RESTRICTED DWELLING UNITS. REQUIRED PARKING FOR 71 DU X 0.50 = 36 SPACES	0 SPACES	COMPLIANT SPECIAL PERMIT PURSUANT TO ZR SECTION 74-533: REDUCTION OF PARKING SPACES TO FACILITATE AFFORDABLE HOUSING
BICYCLE PARKING				
ZR 25-811	ACCESSORY BICYCLE PARKING SPACES	95 DWELLING UNITS / 2 = 48 SPACES	48 SPACES	COMPLIANT
VIII. STREET TREES				
ZR 26-41	STREET TREES	150'-0" FRONTAGE / 25'-0" = 6 TREES	6 TREES	COMPLIANT

TYPE A

PROJECT TITLE:
SUYDAM-WILLOUGHBY DEVELOPMENT

OWNER:

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

NO:	REVISION:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ADDRESS:
1250 WILLOUGHBY AVE.
BROOKLYN, NY 11237

DRAWING TITLE:
PARKING SPECIAL PERMIT
SITE PLAN/ ZONING

ARCHITECT:
OCV
OAKLANDER COOGAN & VITTO PC
ARCHITECTS
WWW OCVARCH COM
14 EAST 4TH STREET, SUITE 408
NEW YORK CITY NEW YORK 10012
t:212.675.6470 f:212.675.6728

SEAL & SIGNATURE:

DRAWING #:
Z-001.00

DATE:
05/19/20

JOB #:
NA

DRAWN BY:

BIS #:

0 1"
SCALE INDICATOR MEASURES 1" WHEN PLOT SCALE IS 1:1