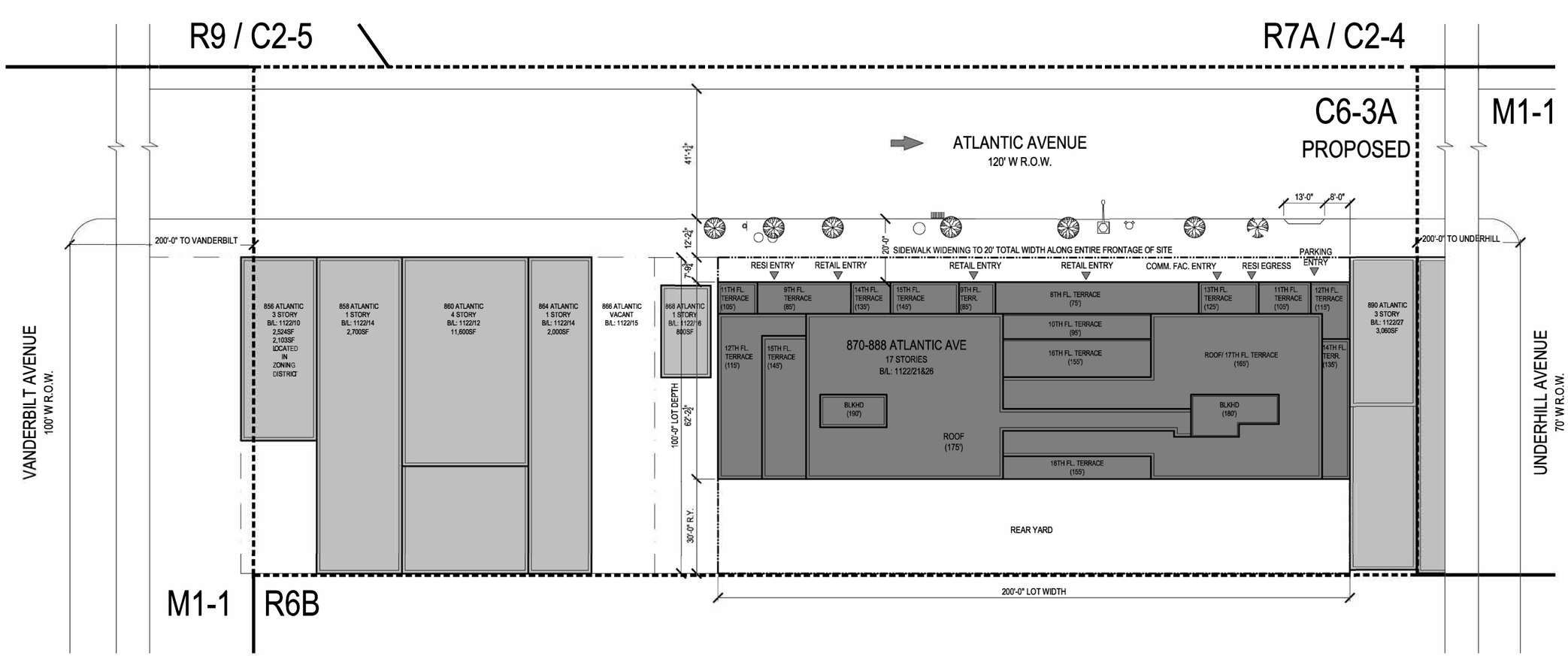
ZR Section	Item / Description	Permitted / Required	Proposed Concept Plan			Compliance / Notes
			Existing	Proposed New	Total Proposed	
USES						
22-00/32-00	Uses	UG 1-9 & 14	UG2 Residences UG6 Commercial	UG2 Residences UG6 Commercial	N/A	Complies
FAR & FLOOR AREA						
23-154	Residential Max FAR Max Floor Area	Residential 8.5 170,000 zsf	Residential 0.08 1,500 zsf	Residential 7.78 155,500 zsf	Residential 7.78 155,500 zsf	Complies
35-10 / 33-122	Commercial Max FAR Max Floor Area	Commercial 6.0 120,000 zsf	Commercial 0.60 11,900 zsf	Commercial 0.64 12,700 zsf	Commercial 0.64 12,700 zsf	
35-31 / 33-123	Community Facility Max FAR Max Floor Area	Community Facility 7.5 150,000 zsf	Community Facility 0.0 0 zsf	Community Facility 0.08 1,800 zsf	Community Facility 0.08 1,800 zsf	
	Total Max Permitted FAR Total Max Permitted FA for Zoning Lot	8.5 170,000 zsf	8.5 170,000 zsf			
DENSITY						
23-22	Dwelling Unit Factor	Dwelling Unit Factor = 680	2	155,500 / 680 = 228 DU	228 DU	Complies
LOT COVERAGE						
35-32 / 23-153	Maximum Lot Coverage for Residential Portion					Complies
	Corner Lot	100%	N/A			
	Interior /Through Lot	70%	Varies	65%	65%	
MINIMUM LOT SIZE						
23-32	Minimum Lot Size and Dimensions	Area = 1,700 sf / Width = 18'	2,000 sf/ 20'	20,000sf / 200'	20,000sf / 200'	Complies
YARD REGULATIONS						
35-51	Front Yard	None Required	None	None	None	Complies
35-52	Side Yard	None Required	None	None	None	
35-53	Rear Yard	Required	30'-50' Existing	30'	30'	
STREETWALL LOCATION						
35-651 (b) / 35-652 23-662	Atlantic Avenue	The street wall shall be located on the street line and extend along the entire street frontage of the zoning lot up to at least the minimum base height specified in Section 35-652 and 23-662, or the height of the building, whichever is less.....street wall may be located anywhere within an area bounded by the two street lines and a line connecting such street lines at points 15 feet from their intersection, or, for corner lots with an angle of 75 degrees or less, at points 30 feet from their intersection.				
		Above a height of 15 feet above the base plane, or the height of the first story, whichever is lower, up to 30 percent of the aggregate width of street walls may be recessed beyond the street line, provided any such recesses deeper than 10 feet along a wide street, or 15 feet along a narrow street, are located within an outer court. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two street lines except to articulate the street walls as set forth in paragraph (b)(1) of this Section.				
		Where a continuous sidewalk widening is provided along the entire block frontage of a street, the boundary of the sidewalk widening shall be considered to be the street line	See page 13			Complies
		Street wall articulation, including, but not limited to, window recesses and structural expression on the *building* facade, shall be permitted to project or recess beyond the *street wall* locations established in 35-651, provided such articulation does not exceed a depth or projection of 12 inches. In addition, to accommodate other forms of *street wall* articulation, such as bay windows, and facade recesses, up to 50 percent of the *aggregate width of street wall* , at any level, may recess or project beyond such *street wall* location provisions of this Section, provided that no such recess or projection exceeds a depth of three feet, as measured perpendicular from the *street wall* , or portion thereof. No projection shall extend beyond the *street line* , except where encroachments into the public right-of-way are permitted by the New York City Administrative Code.				
HEIGHTS AND SETBACKS						
35-654 / 23-664 23-951	Minimum Base Height Maximum Base Height Required Setback (Wide Street) Max Bldg Ht w/ Qualifying GF	Minimum Base Height - 60' Maximum Base Height - 125' Required Setback (Wide Street) - 10' Max Bldg Ht w/ Qualifying GF - 175'	Minimum Base Height - 60' Maximum Base Height - 125' Required Setback (Wide Street) - 10' Max Bldg Ht w/ Qualifying GF - 175' See Pages 13-15			Complies
35-654 / 23-664	Max Number or Stories	Max Number or Stories - 17	Max Number or Stories - 17 See Pages 13-15			Complies
35-61 / 23-621	Dormers	Shall not exceed 60% of street wall width at level of setback, shall decrease 1% for each foot above max base height	See Pages 13-15			Complies
PARKING AND LOADING						
36-33 25-23 / 36-21	Required Parking Spaces Residential Market Rate Residential Low Income Commercial	Required Parking Spaces Residential Market Rate - 40% of 159 DU = 64 spaces Residential Low Income (above 80 AMI) = 56 = 22 spaces Commercial - None Community Facility - None **Total = 86 spaces required**	Required Parking Spaces Residential Market Rate - None - Special Permit Sought Residential Low Income - None Commercial - None Community Facility - None **Total Proposed = 40 Spaces**			Complies with Special Permit
36-711	Bicycle Parking	1 per 2 DU / 228 DU = 114 spaces 1 per 7,500 Commercial FA	114 spaces 2 Spaces 116 Spaces total			Complies
36-62	Loading Berth	None Required	None Proposed			Complies

SITE DATA	
Block	1122
Lots	21,26
Address	870- 888 Atlantic Ave
Zoning	C6-3A
Community District	8
Zoning Section Map	16C
Zoning Lot Area	20,000sf

LIST OF REQUIRED ACTIONS

1. Zoning Map Change from M1-1 to C6-3A
2. Zoning Text Ammendment to Appendix F to designate Project Area as a MIH Development
3. Special Permit pursuant to ZR 74-533 to waive required accessory off-street parking spaces to facilitate affordable housing.



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ZONING SITE PLAN

SCALE: $\frac{1}{16}$" = 1'-0"

LEGEND

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

EXISTING BUILDINGS

PROPOSED CONCEPT

EXISTING STREET TREE

PROPOSED STREET TREE

ROAD DIRECTION

M1-1 ZONING DISTRICT

ZONING LOT LINE

ZONING DISTRICT BOUNDARY

PROPOSED ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING LINE

(100') ILLUSTRATIVE BUILDING HEIGHT

TRAFFIC LIGHT

TRAFFIC SIGN

FIRE HYDRANT

EXISTING MANHOLE

EXISTING CATCH BASIN

STREET LAMP

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.09S FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK. NJ.
2. BUILDING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, RETAIL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
5. ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE. ESTIMATED ZFA PER NYC ZOLA WEBSITE
6. PROJECT HEIGHTS ARE MEASURED FROM BASE PLANE TO ROOF
7. CONTEXT BUILDING LINES ARE ILLUSTRATIVE
8. CURB CUT WIDTH IS ILLUSTRATIVE AND SUBJECT TO CHANGE IN ACCORDANCE WITH REQUIREMENTS OF ZR SECTION 25-631; REQUIRED PARKING TO BE THE LESSER OF 80 SPACES OR THE NUMBER OF SPACES REQUIRED BY APPLICABLE ZONING REGULATIONS