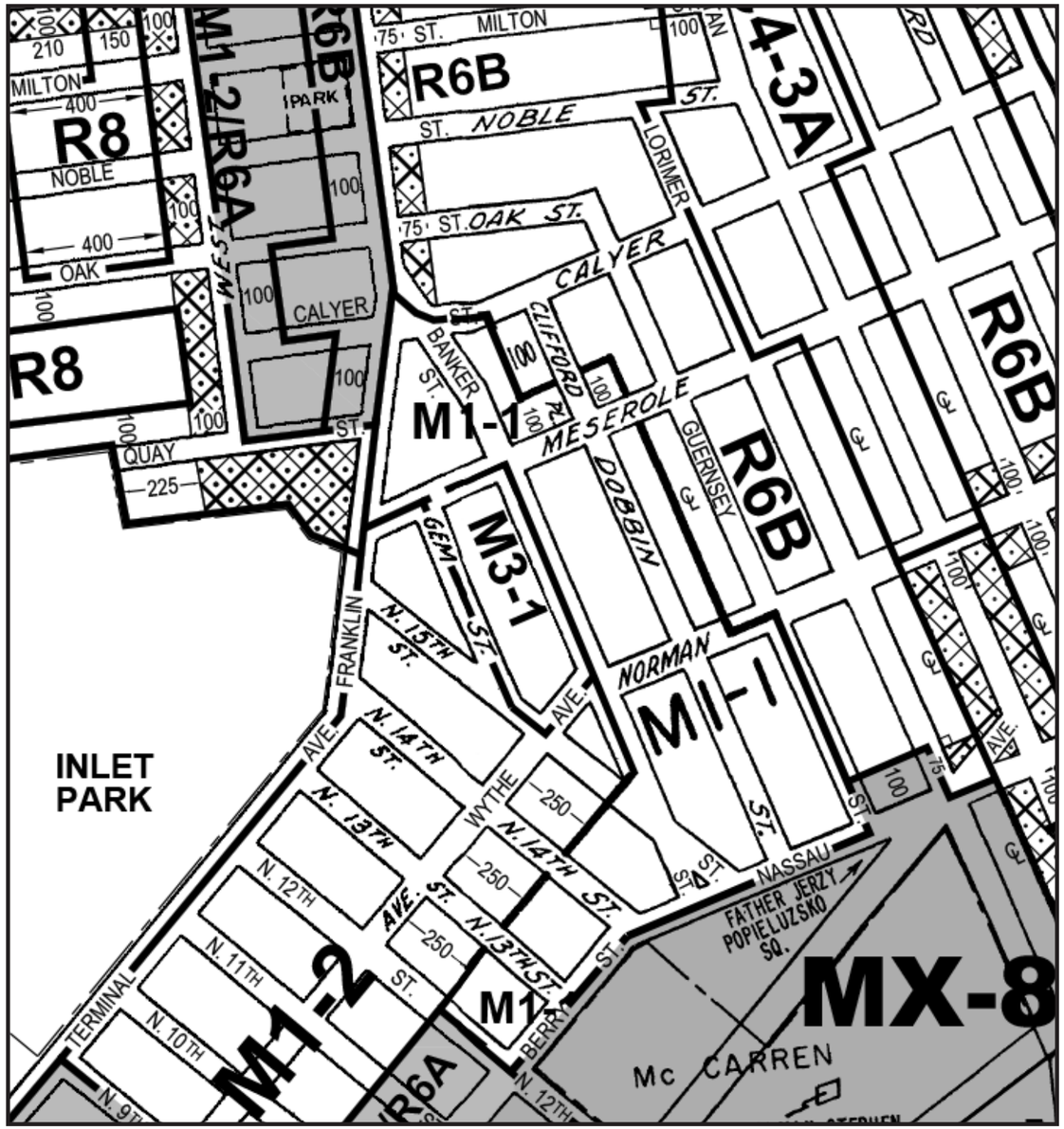
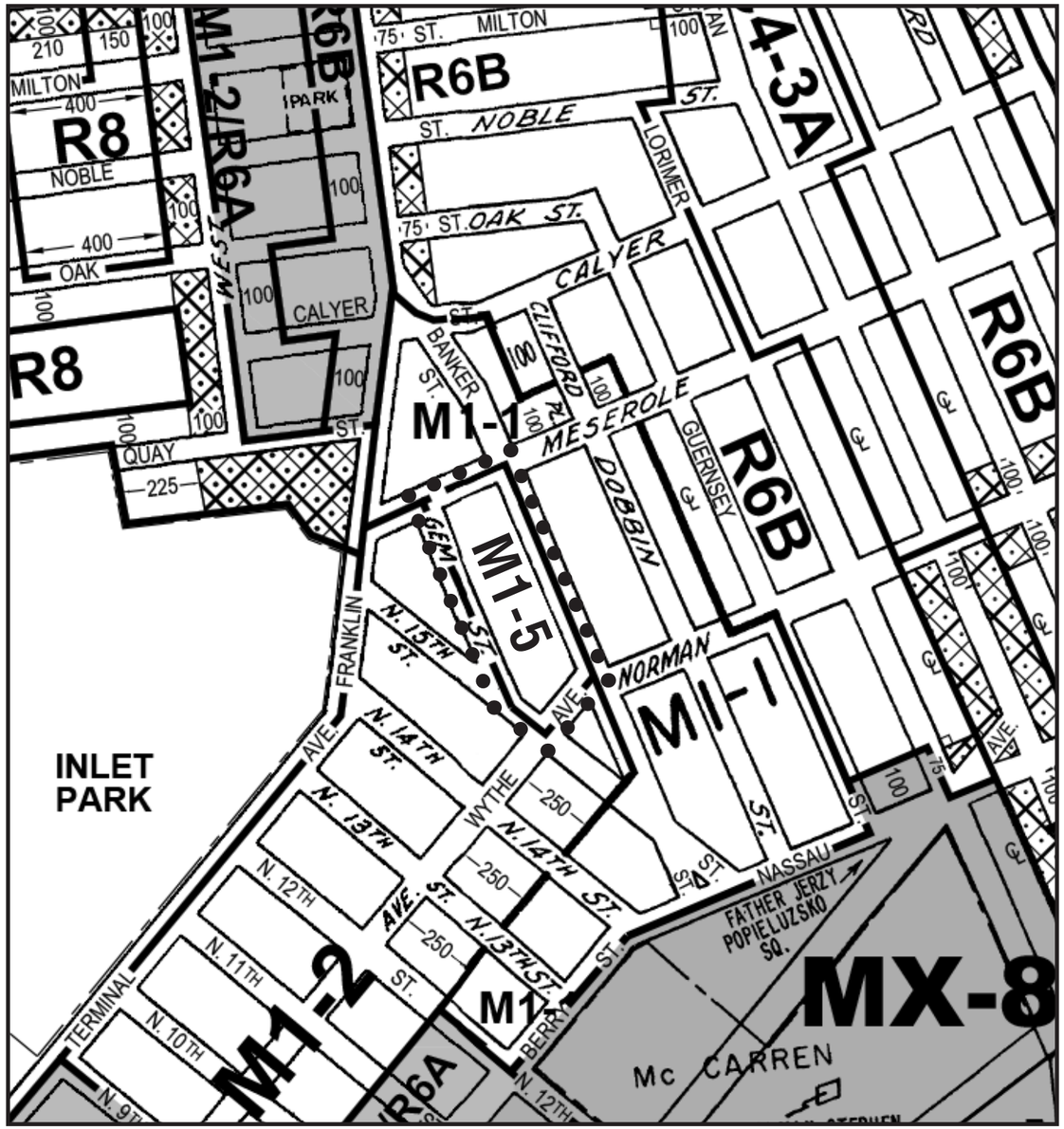
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: WHERE NO DIMENSIONS FOR ZONING DISTRICT BOUNDARIES APPEAR ON THE ZONING MAPS, SUCH DIMENSIONS ARE DETERMINED IN ARTICLE VII, CHAPTER 6 (LOCTATION OF DISTRICT BOUNDARIES OF THE ZONING RESOLUTION).

ZONING CHANGE MAP



CURRENT ZONING MAP



PROPOSED ZONING MAP - Area being rezoned is outlined in dotted lines

Changing a M3-1 district to a M1-5 District

NYC Finance

NYC Digital Tax Map

Effective Date : 01-07-2015 12:14:22
End Date : Current

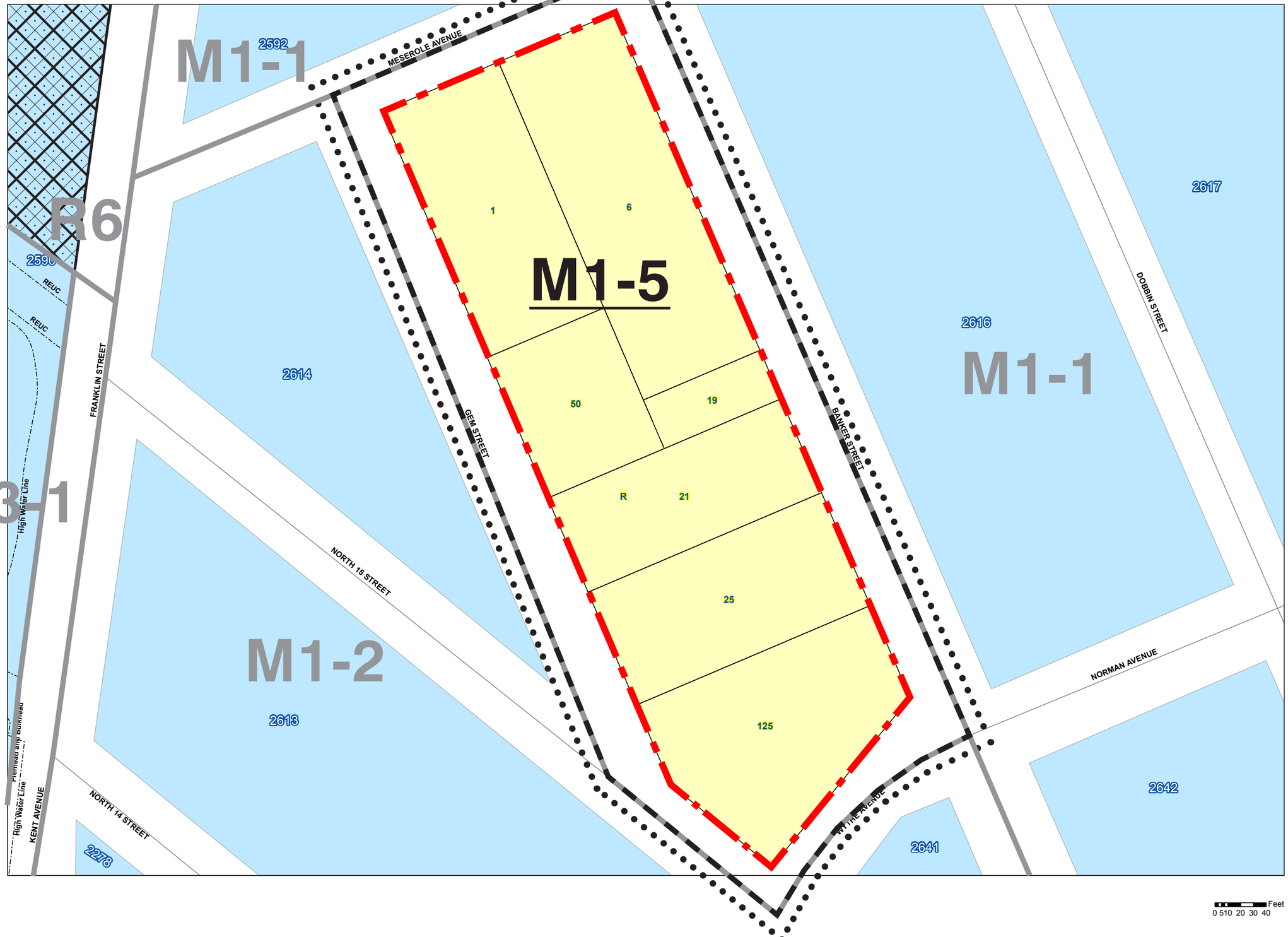
Brooklyn Block: 2615

N
W E
S

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- LSGD Boundary
- Development Site
- Zoning District Line
- Area of Rezoning
- M1-5 — Proposed Zoning District
- M1-2 — Existing Zoning District
- Existing C2-4 District



Feet
0 5 10 20 30 40

Area Map

30 Gem Street, Brooklyn
Block 2615, Lots 1, 6, 19, 21, 25, 50, & 125

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- LSGD Boundary
- Zoning Districts
- Special Districts

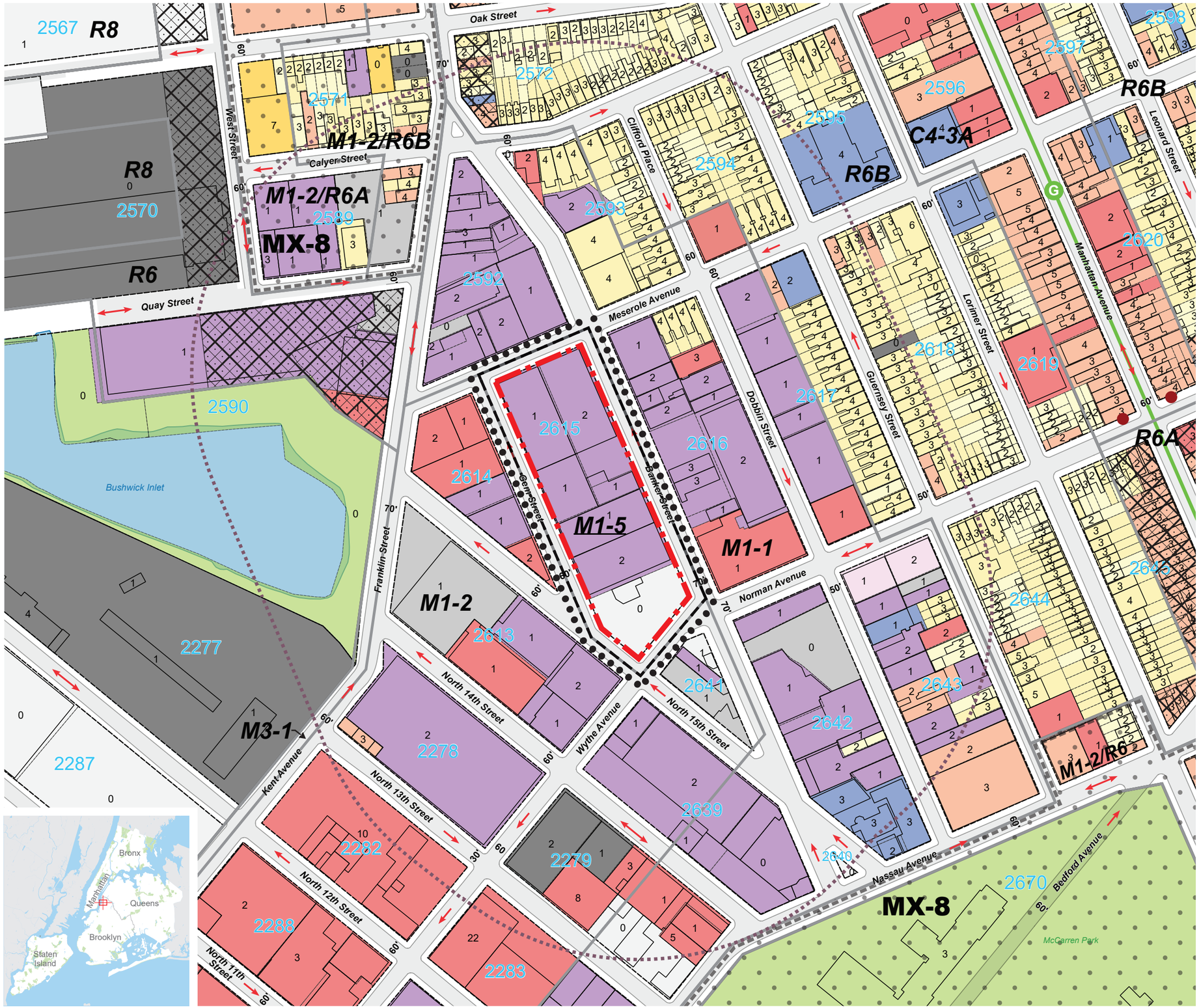
Existing Commercial Overlays

C1-1	C2-1
C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

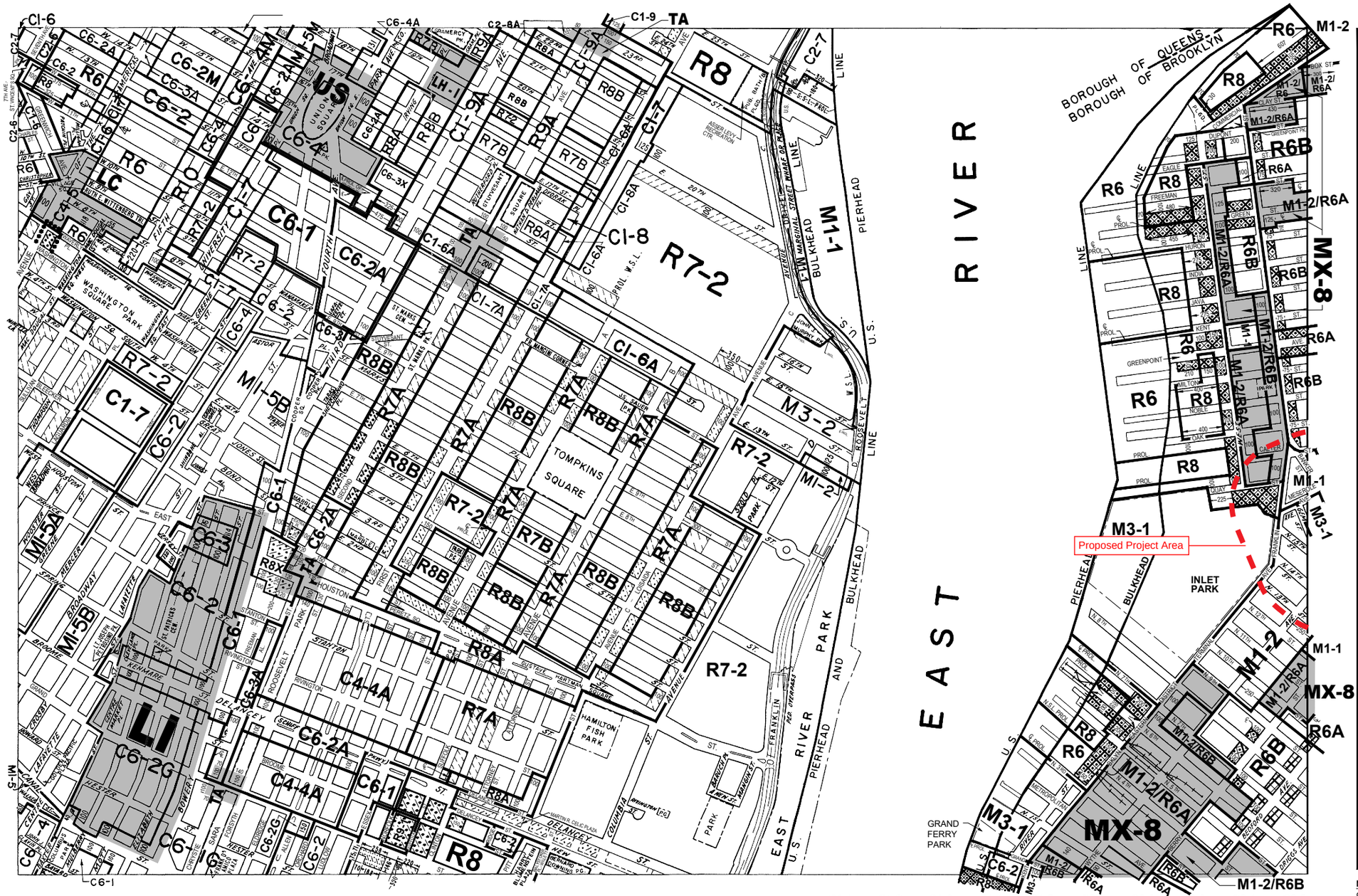
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

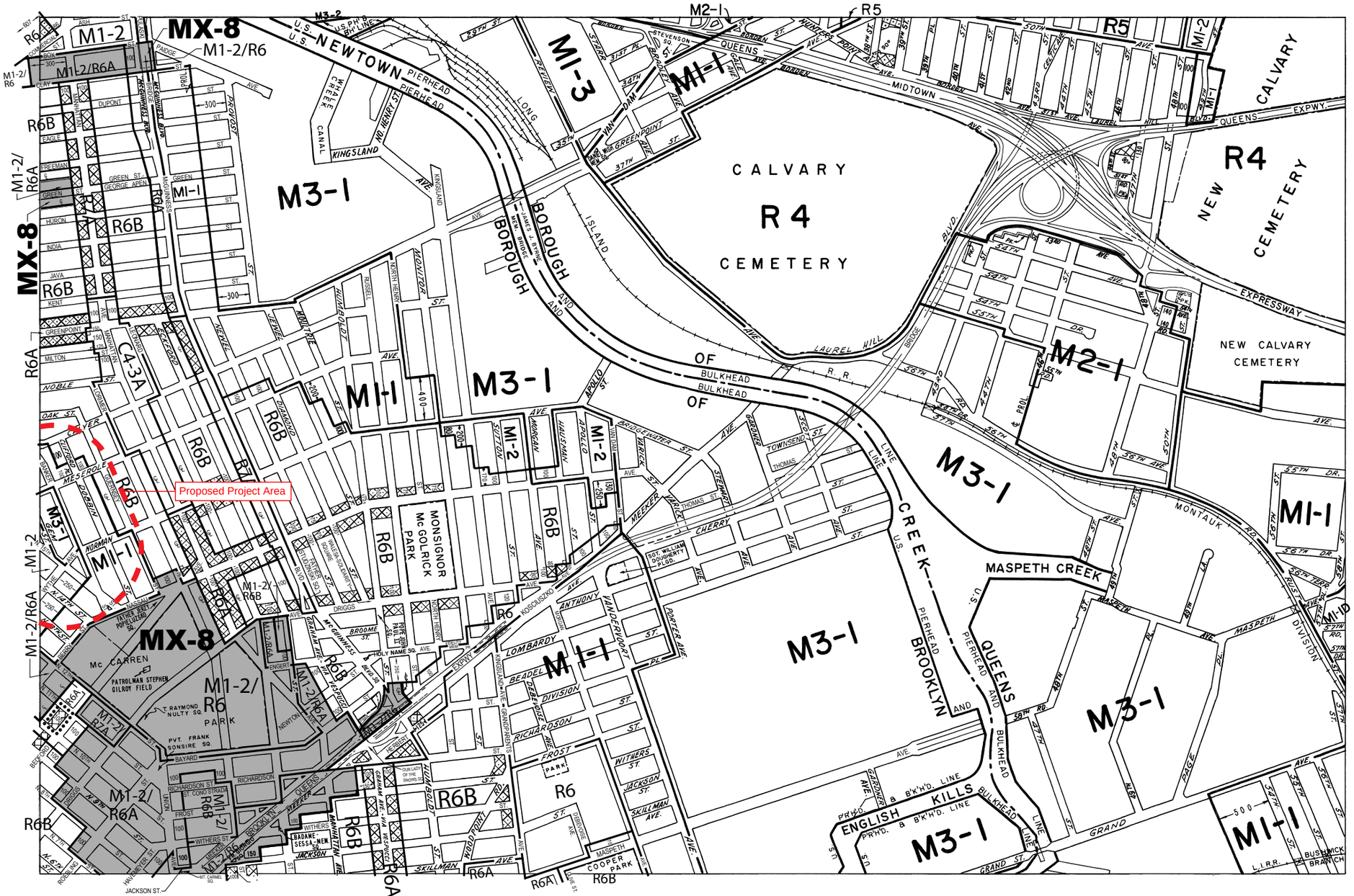


North

0 100 200 300 400 500 Feet

SEPTEMBER 23, 2020


BOROUGH OF QUEENS
BOROUGH OF BROOKLYN
EAST RIVER
PROPOSED PROJECT AREA
INLET PARK
GRAND FERRY PARK
TOMPKINS SQUARE
HAMILTON FISH PARK
WASHINGTON SQUARE PARK
UNION SQUARE
M3-1
M1-2/R6B
MX-8
R8
R7-2
C6-1
C6-2
C6-4
M1-5B
M1-5A
M1-1
M3-2
M1-2
C1-6
C1-9 TA
C6-4A
C2-8A
C2-7
C1-8
C1-6A
C1-7A
C1-5A
C1-7
C6-3X
C6-2M
C6-2A
C6-3A
C6-1A
C6-4M
C6-2G
C6-3
C4-4A
C4-4
C4-5
C5-4
C5-2
C5-1
C6-3D
C6-3B
C6-3A
C6-3C
C6-3D
C6-2A
C6-1
C6-2
C6-4
C6-4A
C6-4M
C6-2M
C6-3A
C6-1A
C6-2G
C6-3
C6-3X



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.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

01–31–2018 C 170024 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

N

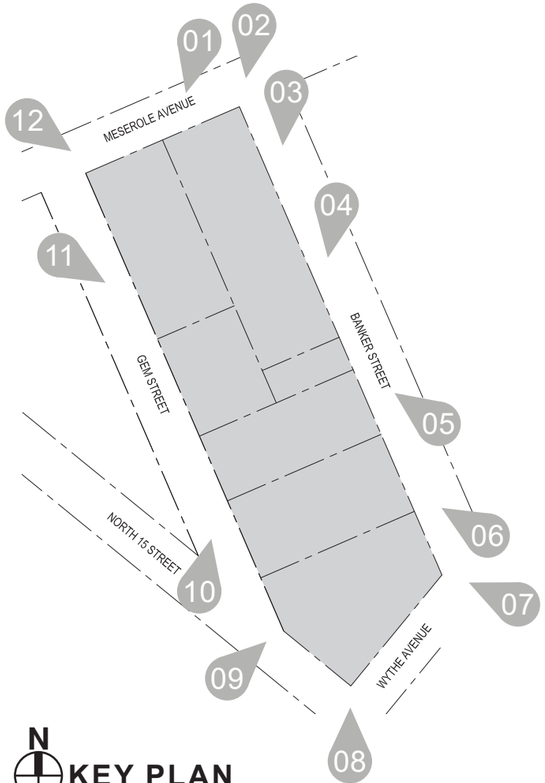
MAP KEY

8d	9b	9d
12c	**13a**	13c
12d	13b	13d

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ZONING MAP **13a**

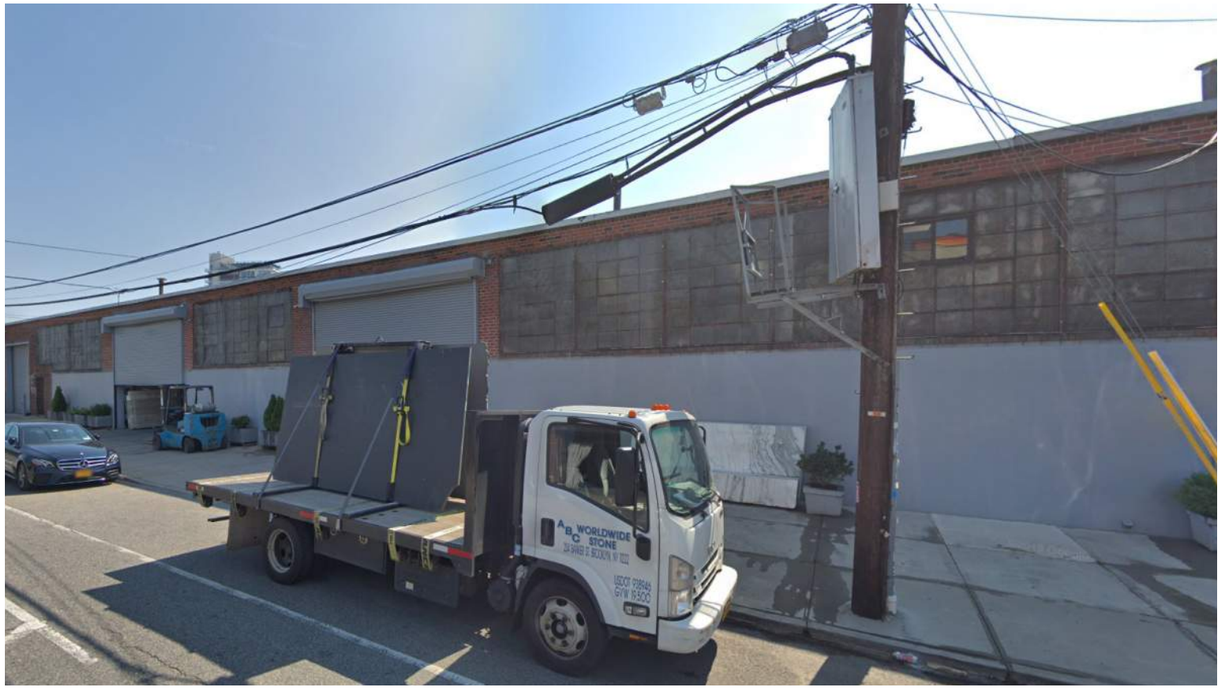
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



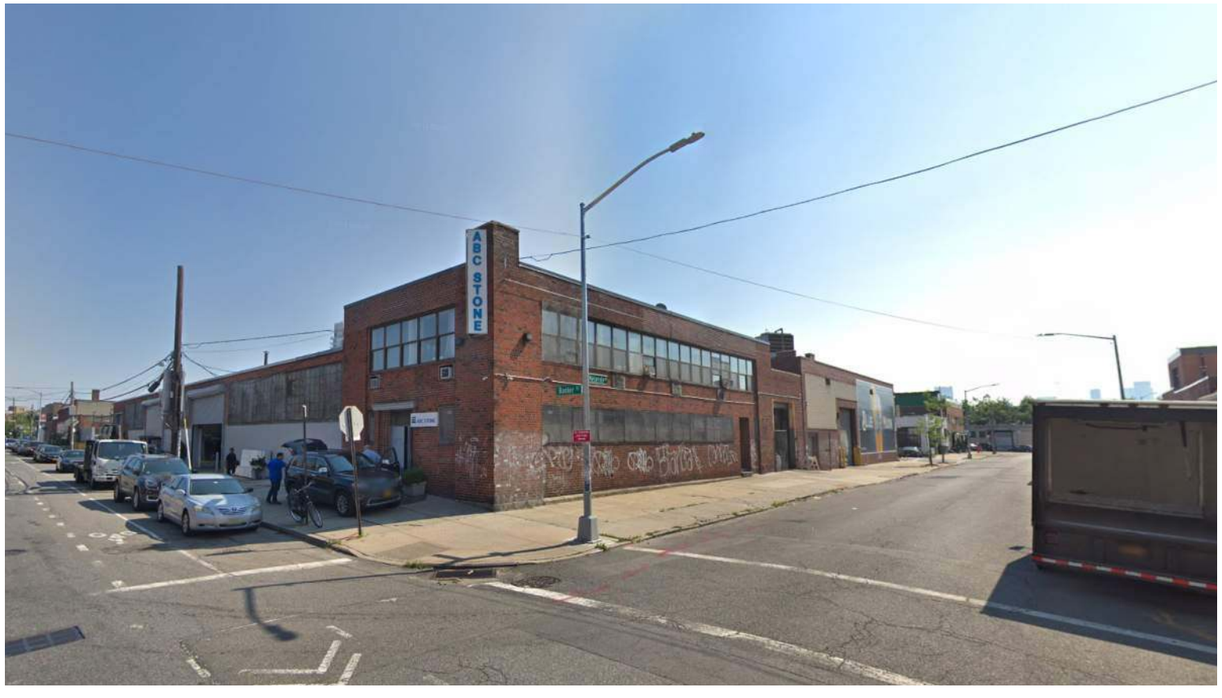
KEY PLAN



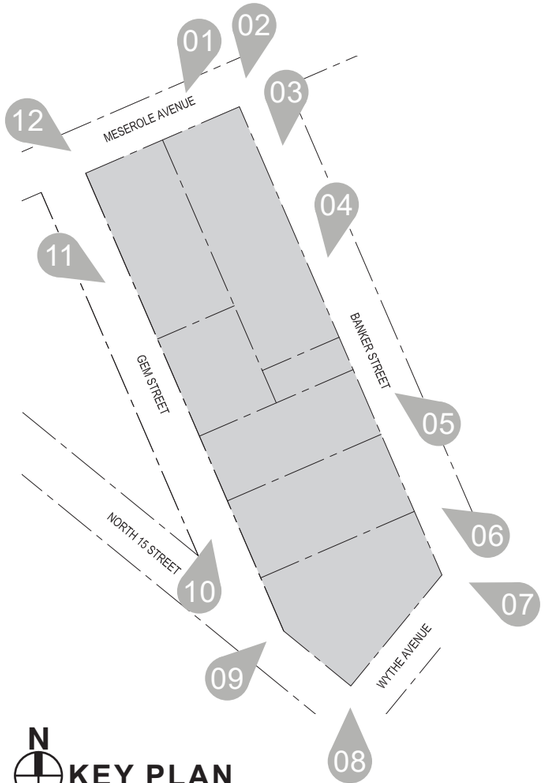
VIEW 01 - Looking West on Meserole Ave



VIEW 03 - Looking South on Banker St



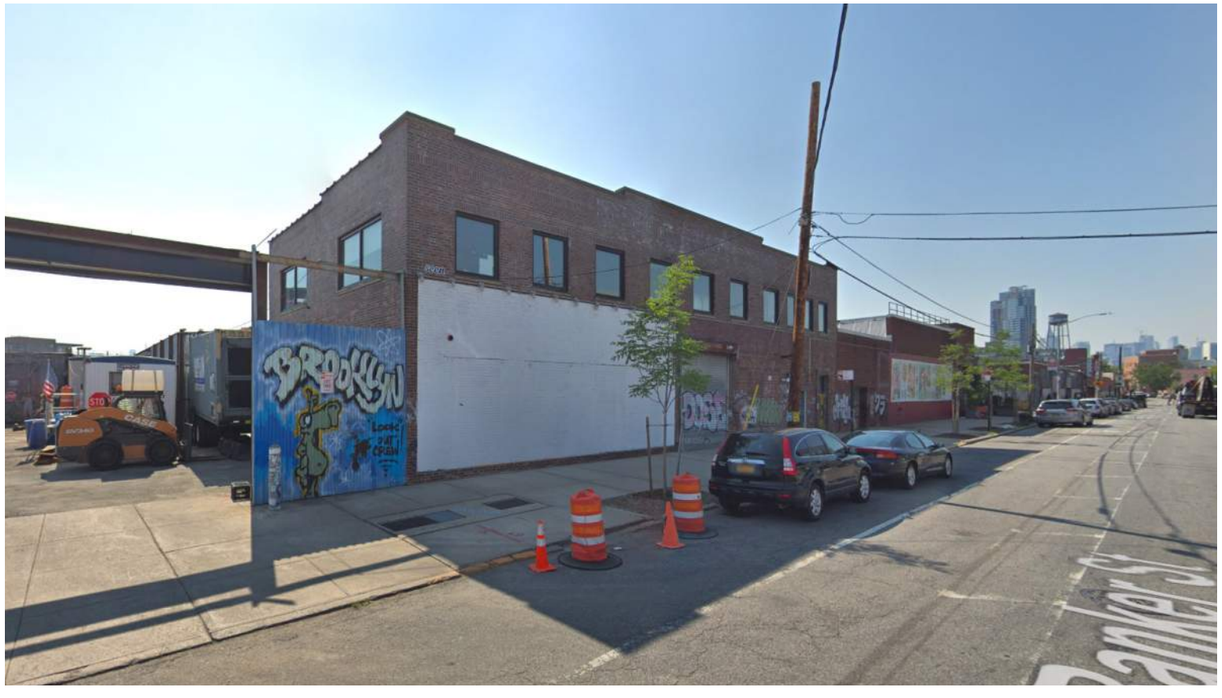
VIEW 02 - Corner at Banker St and Meserole Ave



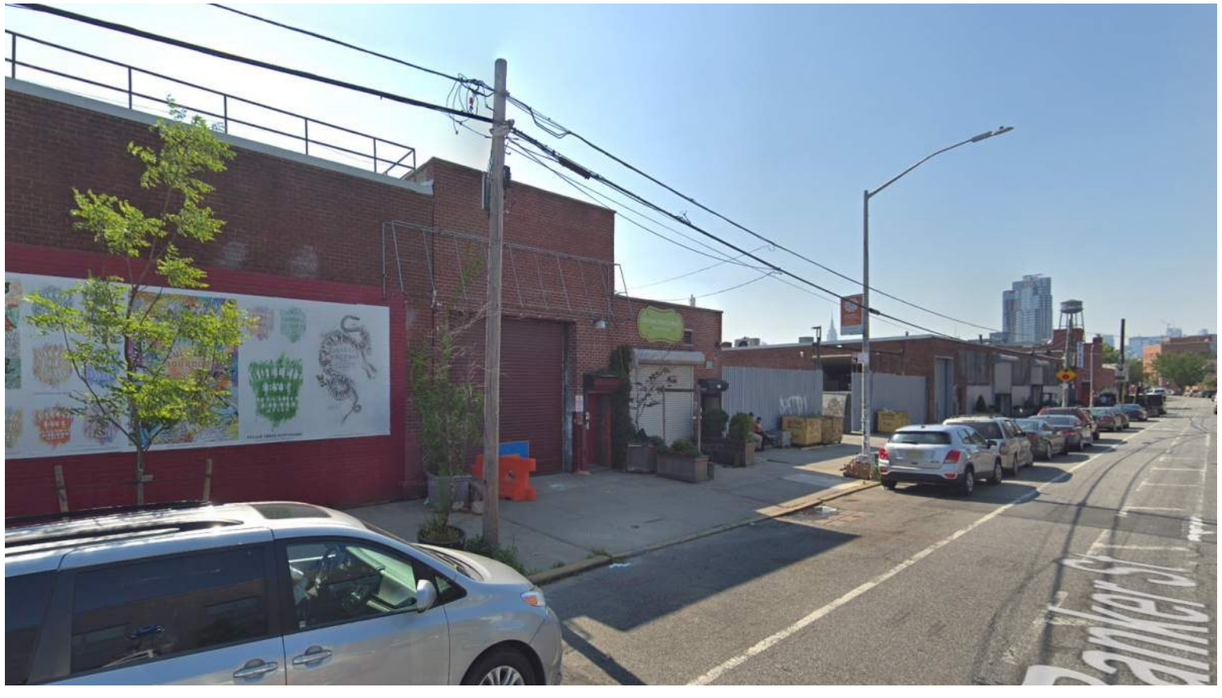
KEY PLAN



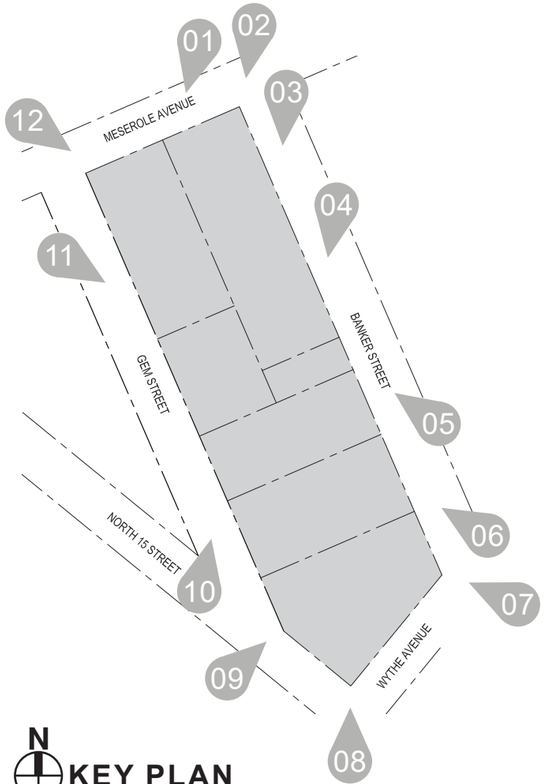
VIEW 04 - Looking South on Banker St



VIEW 06 - Looking North on Banker St



VIEW 05 - Looking North on Banker St



N

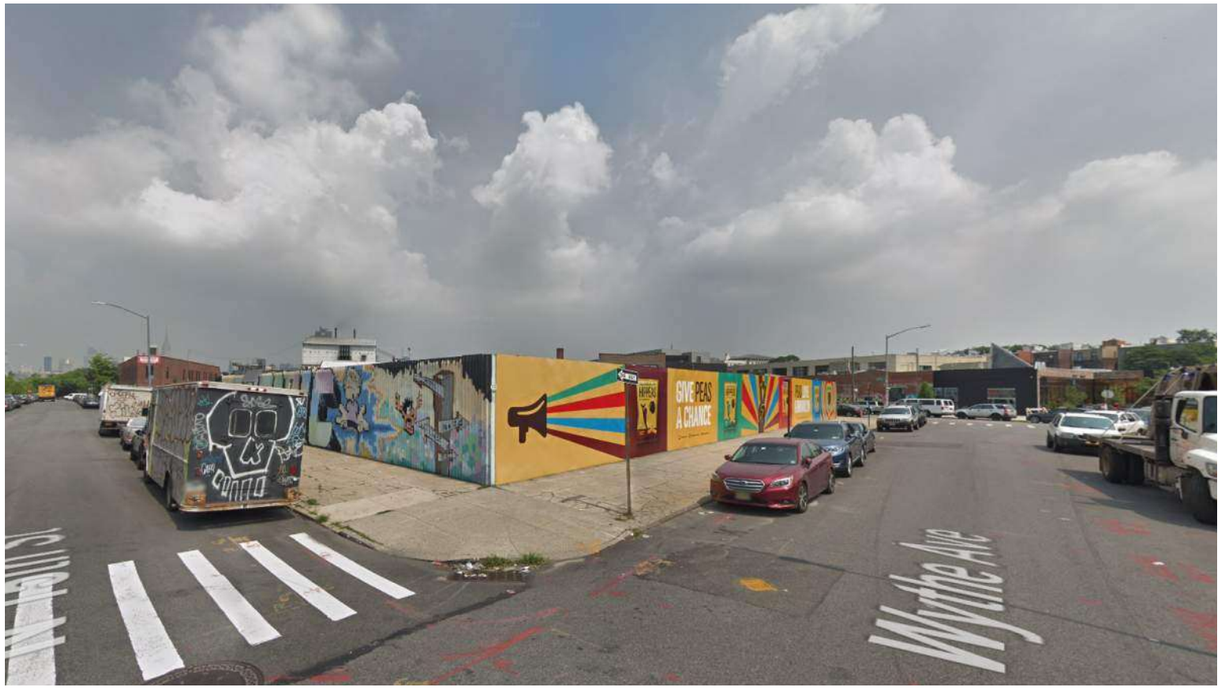
KEY PLAN



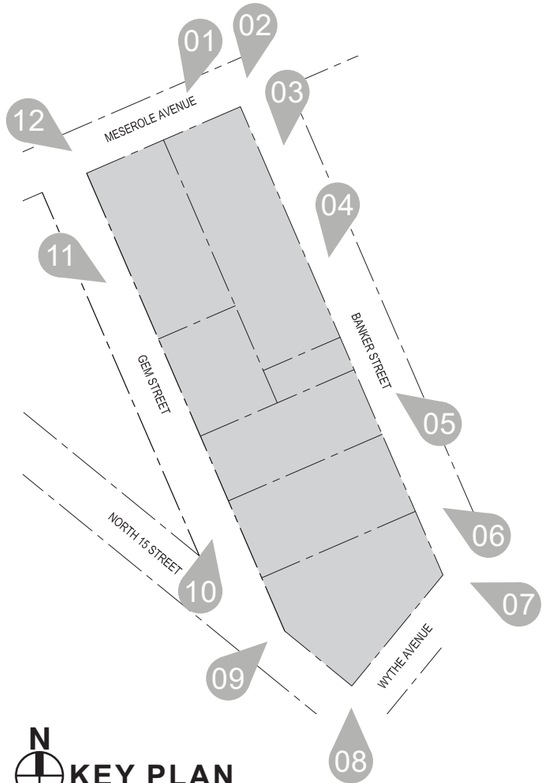
VIEW 07 - Corner at Wythe Ave and Banker St



VIEW 09 - Corner at Gem St and North 15th St



VIEW 08 - Corner at North 15th St and Wythe Ave





VIEW 10 - Looking North on Gem St



VIEW 12 - Corner at Meserole Ave and Gem St



VIEW 11 - Looking South on Gem St