DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Dan Garodnick, Director
Department of City Planning

December 29, 2025

Chintan Desai, R.A.
Borough Commissioner
Department of Buildings
1775 Grand Concourse, 5th Floor
Bronx, N.Y. 10453

Re: Applic. No. C 220336 ZSX
893 Eagle Avenue
Block 2620, Lot 49, 50, 52 and 56
R7-2 District
Borough of Bronx
Community District 3

Dear Commissioner Desai:

Please be advised of the application (C 220336 ZSX) submitted by Housing Options and Geriatric Association Resources, Inc. (H.O.G.A.R., Inc.) for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum Floor Area Ratio for Certain Community Facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with a proposed 11-story building on property at the above referenced location, was approved by the City Planning Commission on July 24, 2023 (Cal. No. 3) and by the City Council on September 14, 2023 (Res. No. 784), on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 220336 ZSX) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 74-903 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of this proposal also requires the following related actions:

1. C 220334 ZMX – an application for the amendment of the Zoning Map, Section No. 6c, by changing an R6 zoning district to an R7-2 zoning district, was approved by the City Planning Commission on July 24, 2023 (Cal. No. 1) and by the City Council on September 14, 2023 (Res. No. 782), on which date said Resolution of Approval became effective; and

2. N 220335 ZRX– an application for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area, was approved by the City Planning Commission on July 24, 2023 (Cal. No. 2) and

by the City Council on September 14, 2023 (Res. No. 783), on which date said Resolution of Approval became effective.

In connection with the application (C 220336 ZSX), the applicant executed a Restrictive Declaration (N 220393 LDX), dated November 1, 2025, recorded in the New York County Office of the City Register on November 19, 2025 (CRFN: 2025000313954), and which contains special conditions to the issuance of a building permit and/or certificate of occupancy. Questions regarding these provisions should be directed to DCP Counsel Anna Too at (212) 720-3641.

Enclosed for your information are the following:

1. a copy of applications C 220334 ZMX, N 220335 ZRX, C 220336 ZSX;

2. a copy of the City Planning Commission reports for applications C 220334 ZMX, N 220335 ZRX and C 220336 ZSX, dated July 24, 2023 (Cal. Nos.1, 2 and 3, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications C 220334 ZMX, N 220335 ZRX and C 220336 ZSX, dated September 14, 2023 (Res. Nos. 782, 783 and 784 respectively);

4. a copy of the Restrictive Declaration (N 220393 LDX), dated November 1, 2025, executed by HOGAR Eagle Gardens Housing Development Fund Corporation, and recorded in the New York County Office of the City Register on November 19, 2025 (CRFN: 2025000313954); and

5. the following approved drawings prepared by Urban Architectural Initiatives, RA, PC:

Dwg No.	Title	Last Date Revised
Z-001.00	Zoning Analysis	03/10/2023
Z-002.00	Site Plan	03/10/2023
Z-003.00	Sections - Longitudinal - Height And Setback Diagram I	03/10/2023
Z-004.00	Sections - Transverse - Height And Setback Diagrams II	03/10/2023
Z-005.00	Sections - Transverse - Height And Setback Diagram III	03/10/2023
Z-006.00	Sections - Transverse - Height And Setback Diagram IV	03/10/2023
Z-007.00	Sections - Longitudinal - Height And Setback Diagram V	03/10/2023

Sincerely,

Steven Lenard

cc: LURDOB_DL
P. Philps
A. Mohyuddin
A. Too
K. Ramnarine
S. Gillem
T. Wong
Applicant