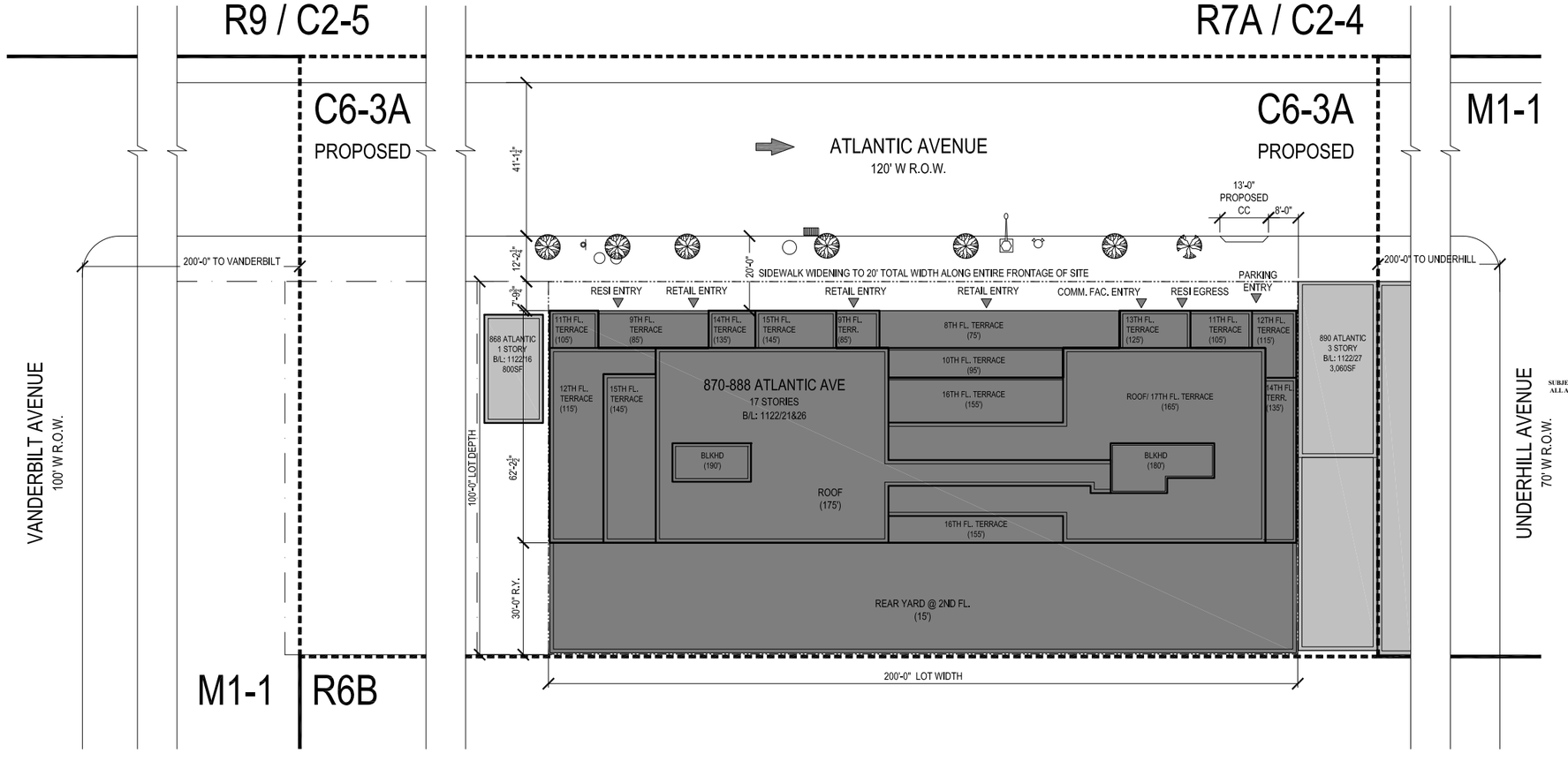
Zoning Analysis For Non-Complying Conditions Requiring Special Permit

	Item / Description	Permitted / Required	Proposed Concept Plan	Compliance / Notes
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 - None Commercial - None	Required Parking Spaces Residential Market Rate - None - Special Permit Sought Residential Low Income - None Commercial - None Community Facility - None **Total Proposed = 40 Spaces**	Does Not Comply Requires 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

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.

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



N

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

CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271

C 210260 ZSK
SPECIAL PERMIT
ZR 74-533

CPC APPROVED: 02/16/2022 (Cal. No. 13)
CC APPROVED: 04/28/2022 (Res. No. 148)

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

REGISTERED ARCHITECT
JEREMIAH ZUIDEMA
038329
STATE OF NEW YORK

PROJECT: 1921_JTA
880 ATLANTIC AVENUE
BROOKLYN, NY 11238

REVISIONS:	ISSUE DATE:	No.
	2/10/22	1

ARCHIMÆRA

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SEAL AND SIGNATURE:

DRAWING TITLE:
Proposed Design

Zoning Analysis
Site Plan

DCP

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DWG BY:CHK BY: of