Address	285 Kent Avenue,11249 ; 49 South 2nd Street,11249
Borough / Block	Brooklyn / Block 2403
Lot	Lot 1, 41
Lot Area (Source: NYC Tax Map)	45,460
Zoning District	Rezone to M1-3A/R7X (MX-8) (Current Zoning M3-1)
Community District	Brooklyn Community District 1
Transit Zone	Inner Transit Zone
Landmark Status	N/A
Flood Zone	Yes
Wide | Narrow Streets	Narrow: Kent Avenue (60'), South 1st Street (50'), South 2nd Street (60')
Zoning Map	12d

ZONING CALCULATIONS

ZR	TITLE	PERMITTED / REQUIRED		PROPOSED		COMPLIANCE
USES						
123-20 42-10 22-10	Permitted Use Groups	UG: I through X		UG: II & VI		Complies
FLOOR AREA CALCULATIONS						
123-623 23-22 24-11 43-132	FAR	Residential (UAP) Community Facility Commercial Manufacturing Maximum	6.00 5.00 4.00 4.00 6.00	Residential Community Facility Commercial Manufacturing Total Proposed	5.30 - 0.64 - 6.00	Complies
	Floor Area	Residential Community Facility Commercial Manufacturing Maximum	272,760.00 227,300.00 181,840.00 181,840.00 272,760.00	Residential Community Facility Commercial Manufacturing Total Proposed	243,476 - 29,283 - 272,759	Complies
123-632	Lot Coverage	No lot coverage requirement applicable to mixed buildings				Complies
YARD REGULATIONS						
123-631 43-25	Side Yards	Residential Use: Non-residential Use:	None required; 5 ft, if provided None required; 8 ft, if provided	None provided		Complies
123-631 43-262 23-342	Rear Yard - Interior Lot Portion	Residential Use: Non-residential Use:	20ft at or below 75 feet above base plane 30 ft above 75 feet above base plane 10 ft below 65 ft above base plane 15 ft above 65 ft above base plane 20 ft above 125 ft above base plane	30 ft rear yard provided along rear lot line 20 ft rear yard provided along rear lot line		Complies
123-631 43-28(b) 23-344(a)(3)	Rear Yard Equivalent - Through Lot Portion	Residential Use: Non-residential Use:	No rear yard equivalent required for any zoning lot that includes a through lot portion that is contiguous on one side to two corner lot portions and such zoning lot occupies the entire block frontage of a street. No rear yard equivalent required in M districts with an A suffix	None provided		Complies
123-632 32-30	Streetscape	Kent Avenue: Alternate Tier B Street Frontage per 32-322(a)(2) South 1st Street: Alternate Tier B Street Frontage per 32-322(a)(2) South 2nd Street: Alternate Tier B Street Frontage per 32-322(a)(2)				Complies
32-322	Alternate Tier B Street Frontage	Parking at ground level wrapped by floor area or screened Blank walls: at least 70% mitigated with wall treatment		None provided Mitigation with permitted signs, murals or other visual artwork, or living plant material.		Complies

ZONING CALCULATIONS

ZR	TITLE	PERMITTED / REQUIRED			PROPOSED		COMPLIANCE
HEIGHT AND SETBACK REGULATIONS							
123-651(b) 123-653 23-436	Street wall location for all buildings	Zoning lots >40,000sqft, 70% of street wall must be within 15' of street line, street wall location rules applies along one street frontage.			More than 70% of street wall located at street line along South 2nd Street		Compiles
123-652(a) 43-46 23-432	Special base and building heights: Districts with a letter suffix	For M1 Districts with an A suffix paired with a Residence District, the applicable height and setback regulations for the district shall be whichever regulations permit the tallest overall heights (43-46 or 23-432); for zoning lots >20,000sqft, maximum height may be exceeded by 25% Min Base Ht Max Base Ht Max Bldg Ht Setback (Narrow) Setback (Wide)		M1-3A (43-46) 95 125 ft; 156.25 for zoning lots >= 20,000 sf 15' from street line 10' from street line	R7X (23-432) 60 105 145 ft; 181.25 ft for zoning lots>= 20,000 sf	75' Base Ht. proposed 15' Setback @75' 181.25' Building Ht. proposed	Compiles
ADDITIONAL RESIDENTIAL FLOOR AREA REGULATION							
23-63	Required Recreation Space in Multi-family Buildings	Required recreation space: 3% residential Minimum size of residential rec area		7,304.28	16,350 SF of interior res rec area provided		Complies
PARKING & LOADING							
25-211 44-21	Required Off-Street Parking	UG II: None required within Inner Transit Zone UG VI: None required			None proposed		Complies
44-52	Required Off-Street Loading (Within Greater Transit Zone)	UG VI - LRC-B	First 25,000 SF Next 15,000 SF	None Required 1 Required	Loading Berths Provided	1	Complies
44-60 36-711 25-811	Bicycle Parking	UG II: 1 per 2 D.U.; 144 required UG VI: 1 per 10,000 sf; 3 required			Bicycle Parking Provided	144 spaces	Complies
STREET TREES							
43-03 26-41	Street Trees	1 per 25 ft of street frontage South 1st Street: 125 linear feet / 25 = 5 Kent Avenue: 253 linear feet / 25 = 10 South 2nd Street: 170 linear feet / 25 = 7 Total required: 22 trees			22 trees to be provided on-site, off-site, or paid into tree fund		Complies

MATERIAL KEYING LEGEND:

NO. REVISIONS | SUBMISSIONS DATE

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289 KENT AVENUE
MIXED-USE BUILDING
289 KENT AVENUE | BROOKLYN, NY

BOROUGH: BROOKLYN
BLOCK: 2403
LOTS: 1, 41
ULURP:

DRAWING TITLE:

Z-001.01 ZONING ANALYSIS

Seal:

Drawn:
Checked:
Reviewed:
Date: 12/10/2024
Scale: 1/16" =1'-0"

Project No.: 23053.L00
Cad File:
Drawing No.:

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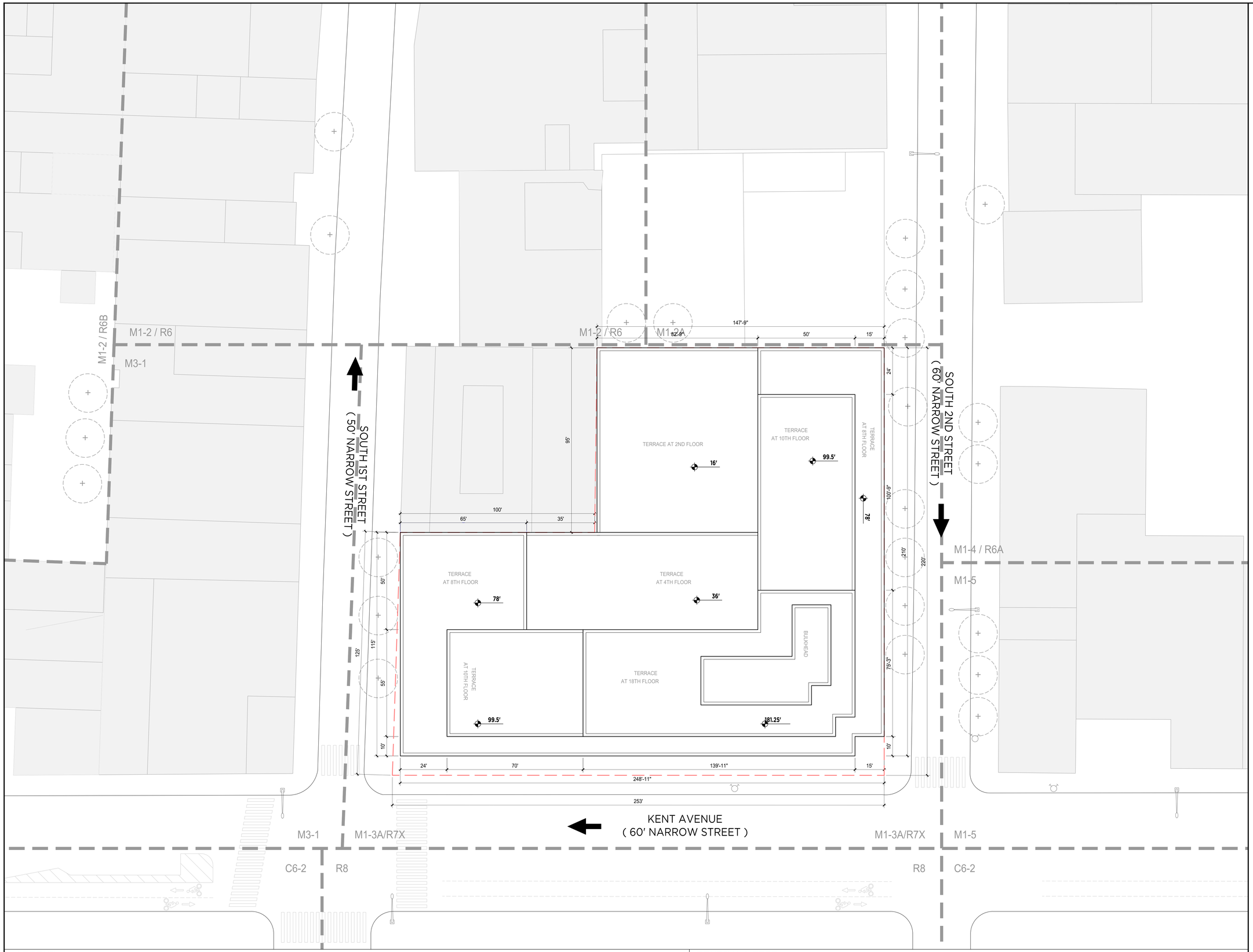

LEGEND

0 10' 20' 40'

1" = 20'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- LOADING ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- ROAD DIRECTION
- C6-4 DB — ZONING DISTRICT
- 60'-00" — CONTEXT BUILDING HEIGHT
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- EXISTING STREET TREE
- TRAFFIC LIGHT
- FIRE HYDRANT
- MH — EXISTING MANHOLE
- CB — EXISTING CATCH BASIN
- STREET LAMP
- EXISTING SIDEWALK VENT
- PROPOSED STREET TREE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. BUILDINGS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, 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 FOOTPRINTS ARE PER NYC PLUTO DATABASE.
6. PROJECT HEIGHTS ARE MEASURED FROM THE BASE PLANE TO ROOF.
7. CONTEXT BUILDING LINES ARE ILLUSTRATIVE.

MATERIAL KEYING LEGEND:

NO. REVISIONS | SUBMISSIONS DATE

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289 KENT AVENUE
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289 KENT AVENUE | BROOKLYN, NY

BOROUGH: BROOKLYN
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Z-002.01 SITE PLAN

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