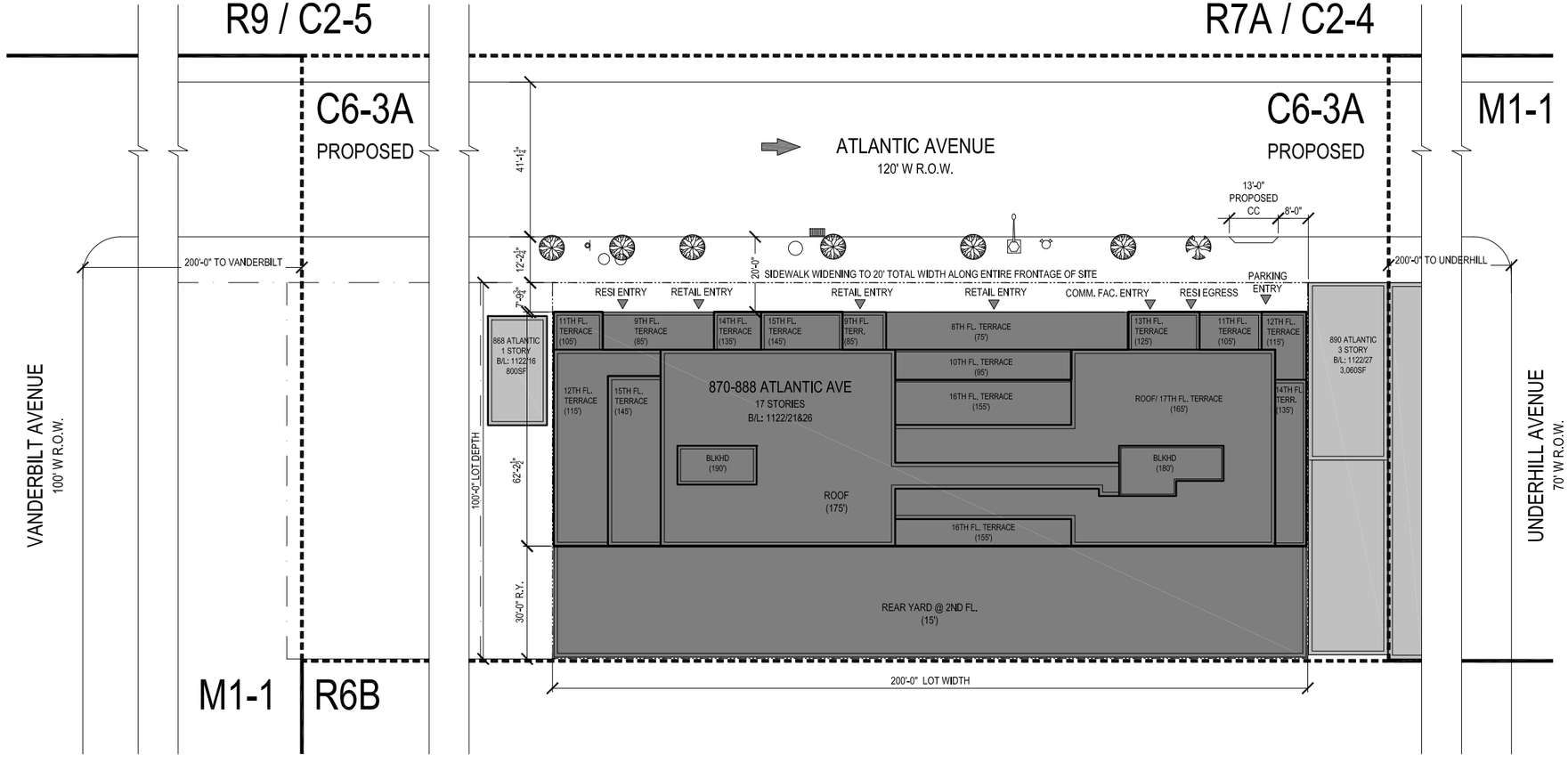
Zoning Analysis For Non-Complying Conditions Requiring Special Permit

ZR Section	Item / Description	Permitted / Required	Proposed Concept Plan			Compliance / Notes
			Existing	Proposed New	Total Proposed	
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 Total DU Residential Low Income - 0 spaces for DU below 80 AMI Commercial - Varies By Use Community Facility - Varies By Use	Required Parking Spaces Residential Market Rate - 40 Spaces Residential Low Income - None Commercial - None Community Facility - None **Total Proposed = 40 Spaces**			Does Not Comply Special Permit Required



ZONING SITE PLAN

SCALE: 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

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

PROJECT: 1921_JTA
880 ATLANTIC AVENUE
BROOKLYN, NY 11238

REGISTERED ARCHITECT JEREMIAH ZUDDAS 038329 STATE OF NEW YORK

REVISIONS: ISSUE DATE: No.

ARCHIMÆRA

WRITTEN DIMENSIONS ON THESE DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND ARCHIMÆRA MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS IMMEDIATELY. SHOP DRAWINGS MUST BE SUBMITTED TO ARCHIMÆRA FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION.

ALL DRAWINGS, SKETCHES, SPECIFICATIONS ETC. DISTRIBUTED TO CONTRACTORS, BIDDERS, GOVERNMENTAL AUTHORITIES ETC. ARE NOT FOR GENERAL USE OR PUBLICATION BY OTHERS. ALL RIGHTS RESERVED. ARCHIMÆRA IS THE SOLE AUTHOR OF THIS DRAWING AND ALL DRAWINGS ARE PROTECTED BY A COPYRIGHT NOTICE, "© COPYRIGHT ARCHIMÆRA 2019". ALL DRAWINGS ARE CONSIDERED TO BE "WORKS FOR HIRE" AS DEFINED BY LAW. THESE DRAWINGS ARE OWNED BY AND PROPERTY OF ARCHIMÆRA, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE IN CONNECTION WITH THIS SPECIFIC PROJECT. ALL OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS IN THIS DRAWINGS SHALL BE USED BY OR DISCLOSED TO ANY PERSONS, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE CONSENT AND WRITTEN PERMISSION OF ARCHIMÆRA.

SEAL AND SIGNATURE:

Proposed Design

Zoning Analysis
Site Plan

DRAWING TITLE:

DCP

9

DWG BY/CHK BY: of