ZONING ANALYSIS COMPARATIVE R6A/C2-4

Location: 2118 Avenue U **Borough:** Brooklyn **Block:** 7354 **Lot:** 8

Lot Area 6,000.00 sq. ft.

	ZR Section	Required/Maximum	Proposed Development	Compliance
Residential Bulk Regulations		ZR MAXIMUM	PROPOSED	
Floor Area Ratio (Residential)	**23-154(b)**	3.60	2.61	Yes
Floor Area (Residential Zoning FA)	**23-154(b)**	21,600.00	15,650.0	Yes
Floor Area (Residential Gross)			15,946.0	
Floor Area Ratio (Commercial)	**33-122**	2.00	0.8	Yes
Floor Area (Commercial)	**33-121**	12,000.00	4,800.0	Yes
Total Floor Area (Residential + Commercial)	**35-31**	21,600.00	20,450.0	Yes
Total Max. FAR (Residential + Commercial)		3.60	3.41	Yes
Lot Coverage (Residential Corner Lot)	**23-153**	100%	80%	Yes
Lot Coverage Area (Residential Corner Lot Portion)	**23-156 (b)(1)**	6,000.00	4,618.0	Yes
Rear Yard (Residential & Commerical)	**23-47**	NOT APPLICABLE CORNER LOT	NR	Yes
Side yard (residential)	**23-462**	0 or 8ft Min.	0	Yes
Side yard at District boundary R4	**33-291**	8ft Min.	10'-8"	Yes
Front Yard along Distrcit boundary	**34-233**	10' Within 25ft of R4 Zone	10' Within 25ft of R4 Zone	Yes
Max. Base Height	**23-664(table 1)**	65'-0"	55'-0"	Yes
Max. Building Height/No. Stories	**23-664(table 1)**	85'-0"(8 Stories)	55'-0"	Yes
Special provisions adjacent to R1through R6B	**23-693**	Within 25' of R4 Shall not Exceed Height of 45'-0"	45'-0"	Yes
Dwelling Units	**23-22**	26	10	Yes
Density	**23-22**	680	1,565	Yes
Market Value Units 70%			7	Yes
Affordable Housing Units 30%			3	Yes
Street Tree Planting	**23-03/26-41**	1 tree per 25' frontage	6 Trees Required	Yes
Windows	**28-22**	All double glazed	All double glazed	Yes
Refuse-Enclosed Storage	**28-23**	2.9 Cubic Feet per D.U.	52	Yes
Refuse-Disposal Room	**28-23**	12 S.F. per story with entrance	Provided	Yes
Rec. Space: R7 Equiv.	**28-31**	3.3% of Residential F.A.	516 sf <1,068 sf provided	Yes
Recreation Standards	**28-32**	All rec. space accessible	All rec. space accessible	Yes
Residential Parking - Market Value =50% of Market value D.U.	**25-241**	6	9	Yes
Residential ParkingIncome-restricted housing units = 15% of income Restricted Units	**25-251**	1	1	Yes
Waiver of Residential Parking Below the Minimum of 15 Spaces Parking Waived	**25-261**	Voluntary parking provided		Yes
Bicycle Parking	**25-811**	1 per 2 D.U.	10	Yes
Required Parking General Retail	**36-21**	1 per 1,000sf of Floor Area	(4)0*	Yes
Commercial Distrcit				
Commercial Parking Waiver	**36-232**	* Less than 40 Cars Parking Waived	0	Yes



VICINITY MAP

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BLOCK 7354
LOT 8

REV : 12/20/22
DATE: 4/02/21
SCALE :1/8" =1'-0"
JOB NO : SK-888-21

2118 Avenue U
BROOKLYN, NEW YORK
R6A/C2-4 BUILD OUT STUDY

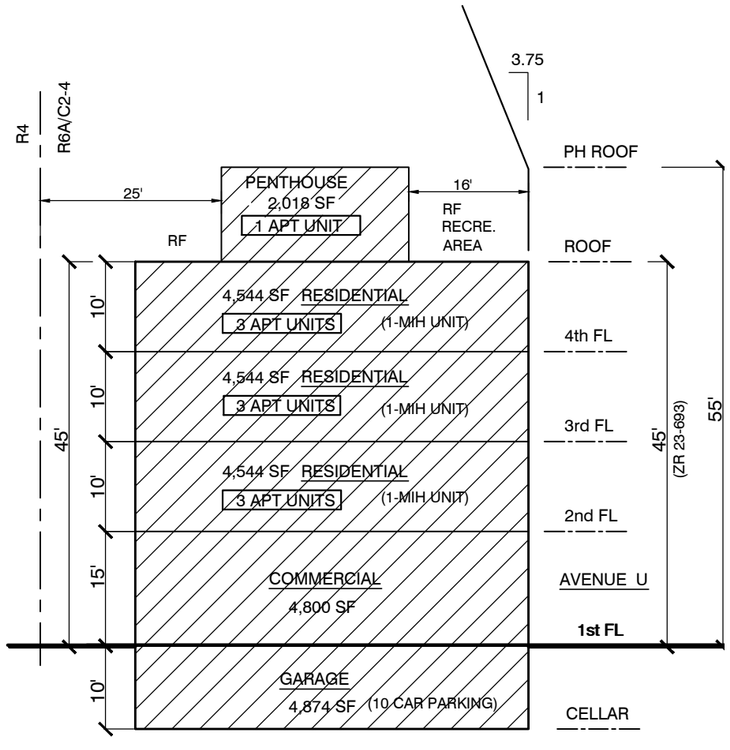
TOTAL FLOOR AREA FOR MIXED USE (COMMERCIAL + RES)

FLOOR	GROSS FL AREA	ZONING FL AREA	APT UNITS	
CELLAR	—	—	—	4,560 SF
1st	4,874 SF	4,800 SF	—	COMMERCIAL SPACE
2nd	4,618 SF	4,544 SF	3 UNITS	RESIDENTIAL (1 MIH UNIT)
3rd	4,618 SF	4,544 SF	3 UNITS	RESIDENTIAL (1 MIH UNIT)
4th	4,618 SF	4,544 SF	3 UNITS	RESIDENTIAL (1 MIH UNIT)
PH	2,092 SF	2,018 SF	1 UNIT	RESIDENTIAL
TOTAL	20,820 SF	20,450 SF	10 UNITS	

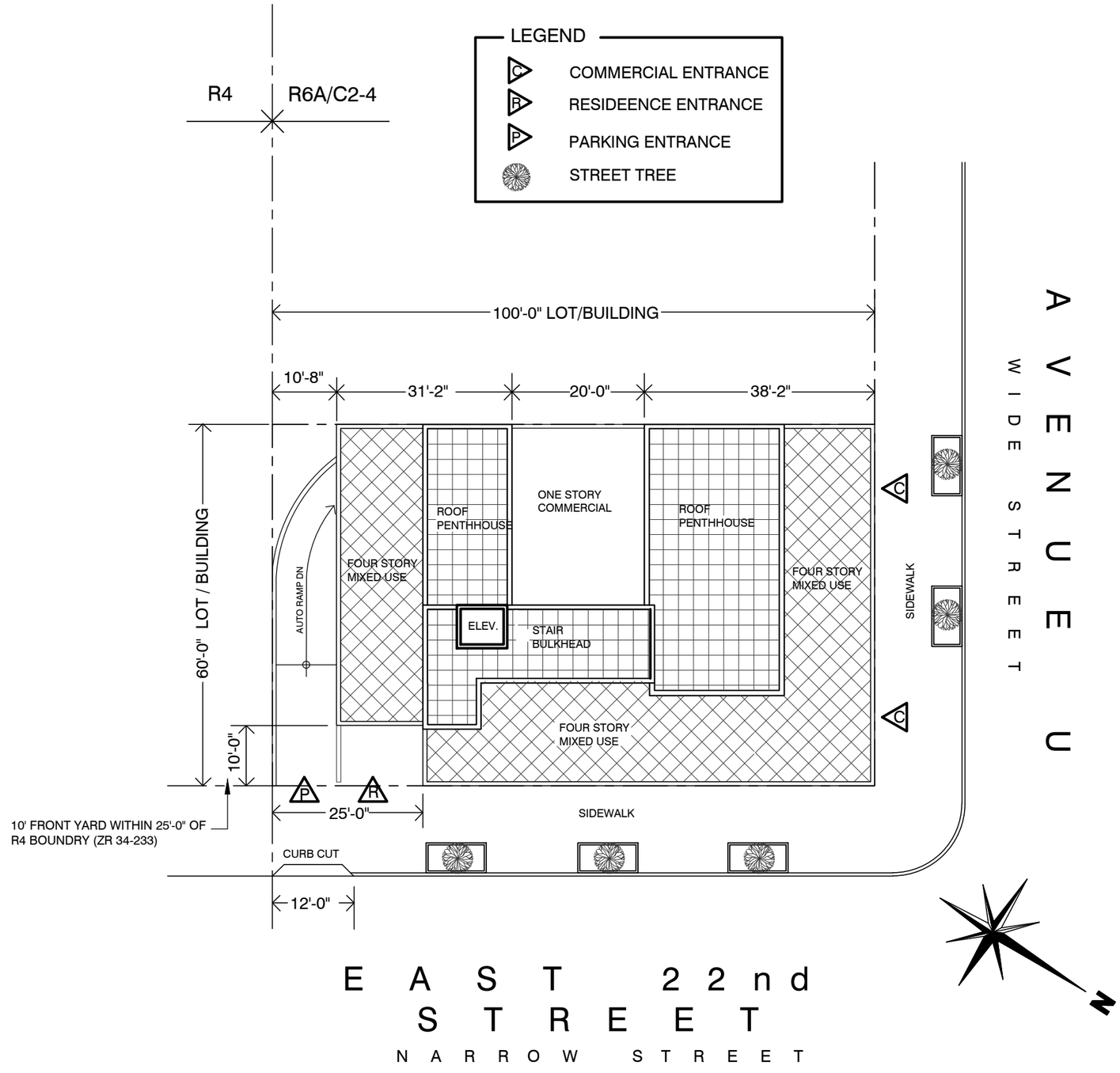
COMMERCIAL FLOOR AREA : 4,874 SF F.A.R. -- 4,800 / 6,000 =0.8
(Z.F. 4,800 SF)

RESIDENTIAL FLOOR AREA : 15,946 SF F.A.R. -- 15,650 / 6,000 = 2.61
(Z.F. 15,650 SF)

PROPOSED BUILDING F.A.R. : 20,450 SF / 6, 000 = 3.41



SKY EXPOSURE DIAGRAM N.T.S.



SITE PLAN N. T. S.

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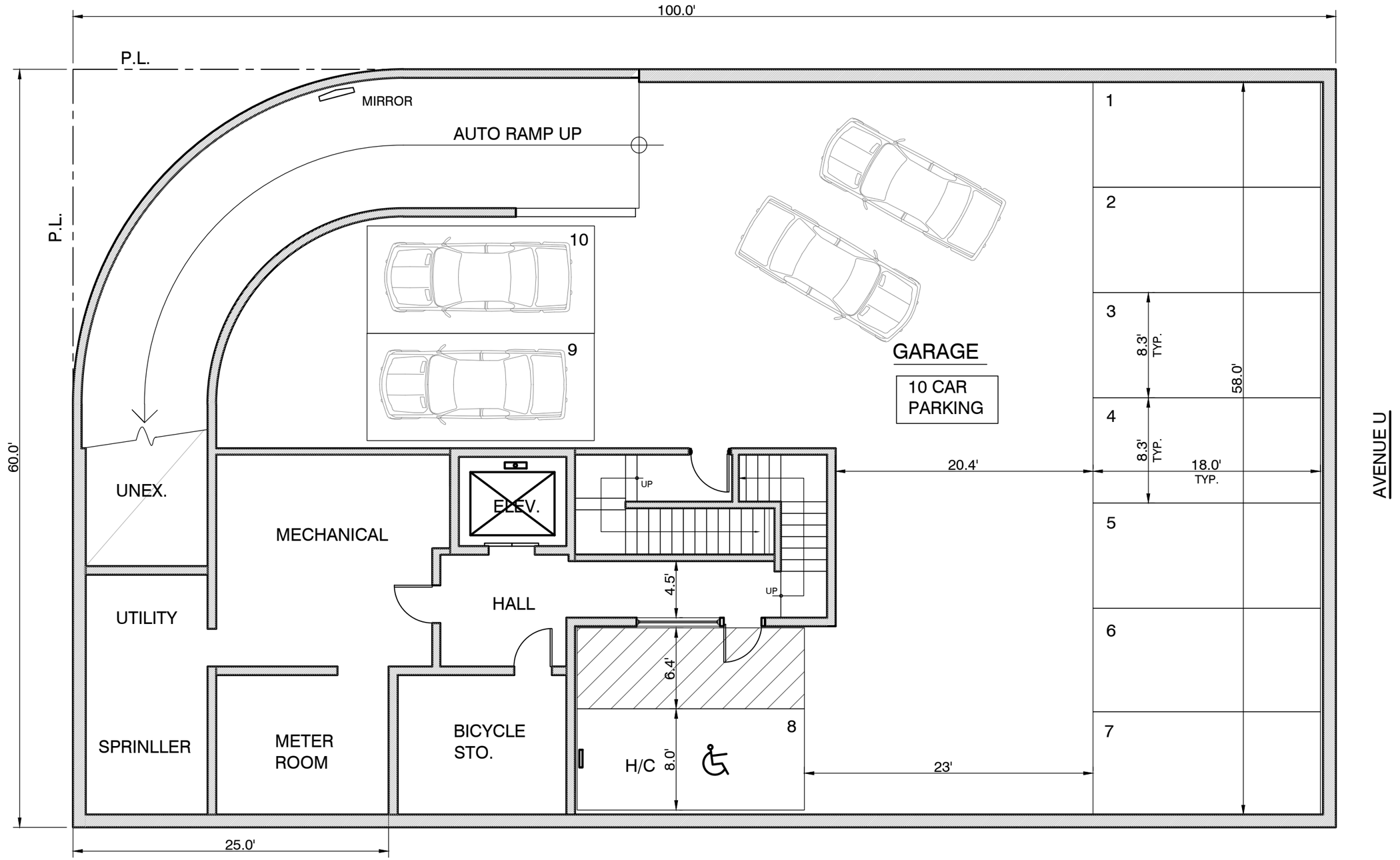
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SCHEMATIC CELLAR PLAN

Scale : 1/8"=1'-0"

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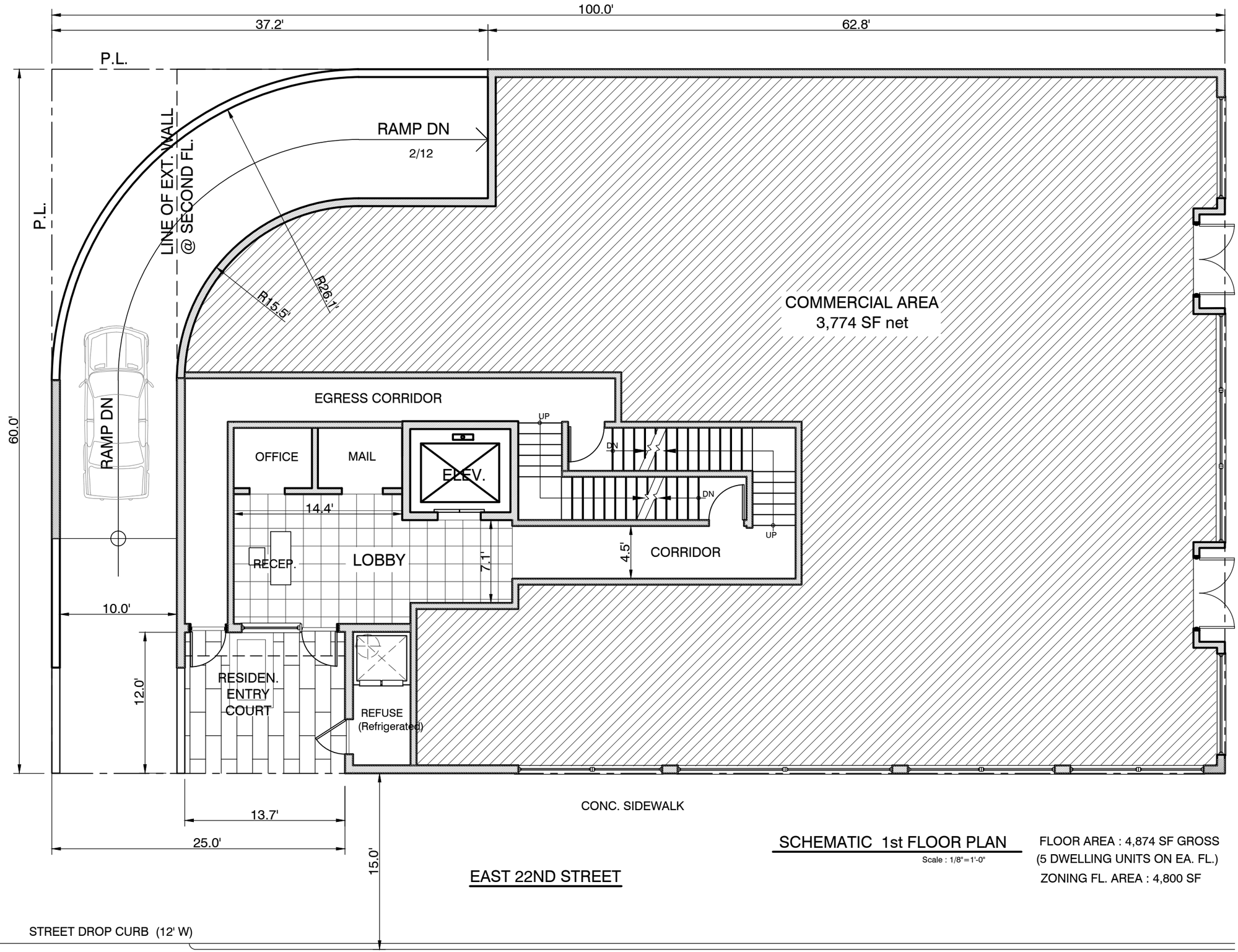
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SCHEMATIC 1st FLOOR PLAN

Scale : 1/8"=1'-0"

FLOOR AREA : 4,874 SF GROSS
(5 DWELLING UNITS ON EA. FL.)
ZONING FL. AREA : 4,800 SF

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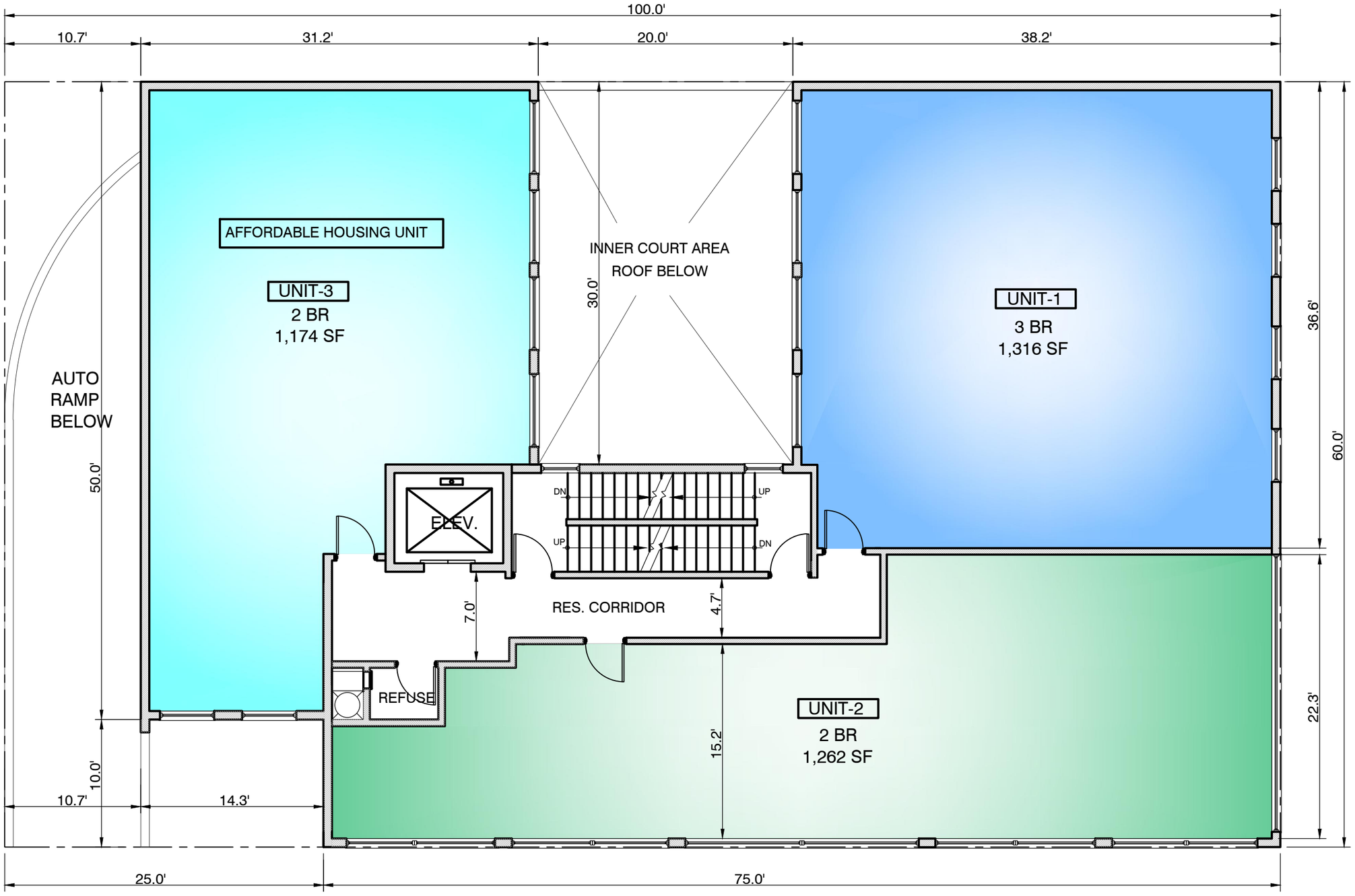
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SCHEMATIC 2nd THRU 4th FLOOR PLAN

Scale : 1/8"=1'-0"

FLOOR AREA : 4,618 SF GROSS
(3 DWELLING UNITS ON EA. FLOOR)
ZONING FL. AREA : 4,544 SF

* AFFORDABLE HOUSING UNIT
DESIGNATED ON EACH FLOOR
(1 UNIT PER FLOOR -- TOTAL 3 UNITS)

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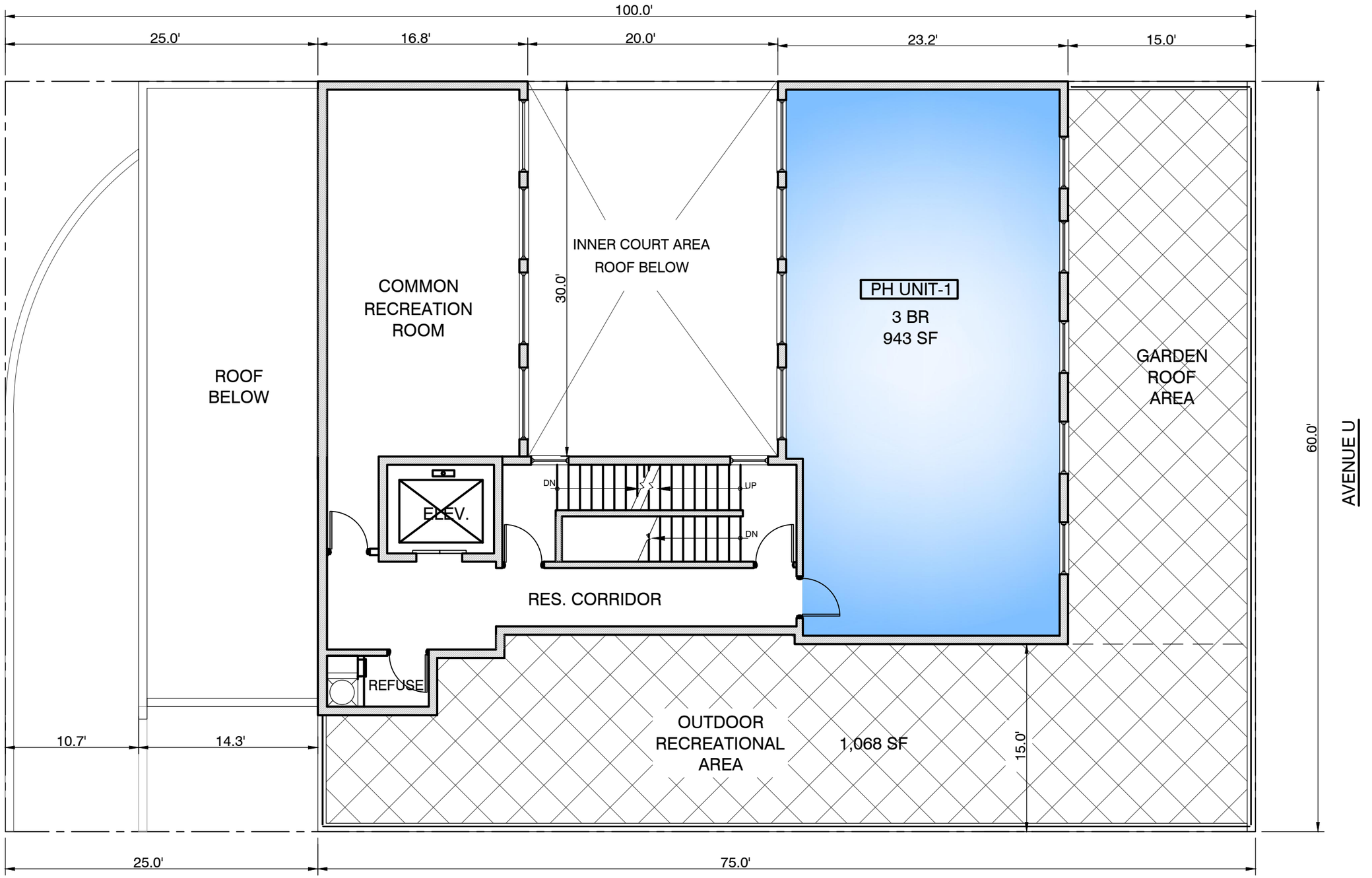
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SCHEMATIC PENTHOUSE & ROOF PLAN

Scale : 1/8"=1'-0"

FLOOR AREA : 2,092 SF GROSS (1 DWELLING UNIT)

ZONING FL. AREA : 2,018 SF

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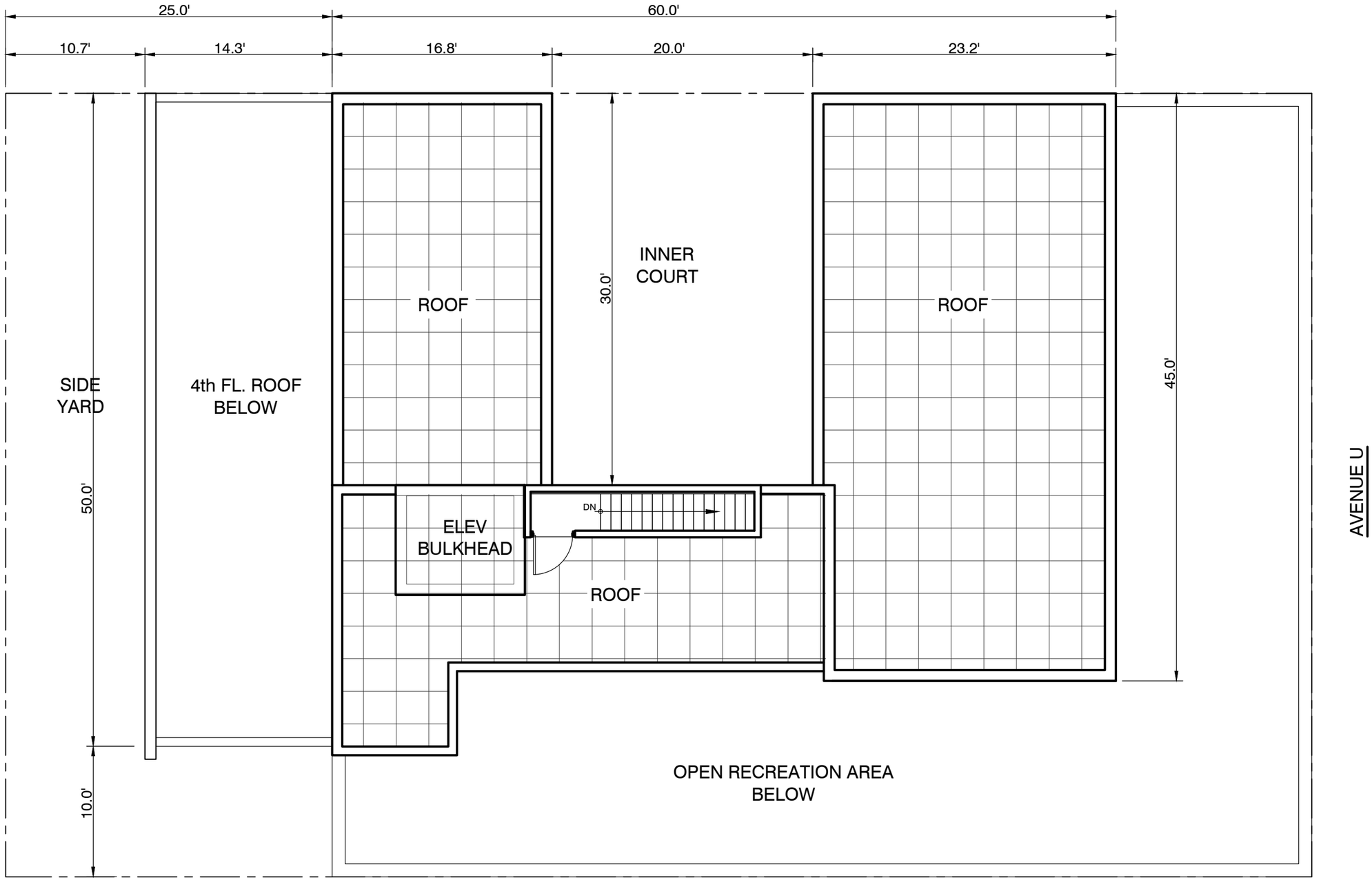
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SCHEMATIC ROOF PLAN

Scale : 1/8"=1'-0"

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R6A/C2-4 BUILD OUT STUDY

BUILDING AXONOMETRIC VIEW

SCALE : N. T. S.

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BLOCK 7354
LOT 8

JOB NO : SK-888-21 | SCALE :1/8"=1'-0" | DATE: 4/02/21 | REV : 12/20/22

2118 Avenue U
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R6A/C2-4 BUILD OUT STUDY

RENDERING / STREET VIEW EAST 22nd STREET LOOKING NORTH

SCALE : N. T. S.

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BLOCK 7354
LOT 8

JOB NO : SK-888-21 | SCALE :1/8"=1'-0" | DATE: 4/02/21 | REV : 12/20/22

2118 Avenue U
BROOKLYN, NEW YORK
R6A/C2-4 BUILD OUT STUDY

RENDERING / STREET VIEW AVENUE U LOOKING SOUTH

SCALE : N. T. S.

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