ZR Section	Item / Description	Permitted/Required	Proposed Concept Plan	Compliance/Notes
USES				
22-00 / 32-00	Uses	UG 1-9 &14	UG 2: Residences; UG 4: House of Worship; UG 6: Retail	Complies
FAR & FLOOR AREA				
23-154	Residential	Residential	Residential	Complies
	Max FAR	7.2	6.4	
	Max Floor Area	312,754 sf	277,848 sf	
33-12	Commercial	Commercial	Commercial	
	Max FAR	2.0	0.12	
	Max Floor Area	86,876 sf	5,000sf	
113-11 / 23-153	Community Facility	Community Facility	Community Facility	
	Max FAR	6.02	0.69	
	Max Floor Area	282,347 sf	29,906 sf	
	Total Max Permitted FAR	7.2	7.2	
	Total Max Permitted Floor Area for Zoning Lot	312,754 sf	312,754 sf	
LOT COVERAGE				
35-32 / 23-153 / 24-11	Maximum Lot Coverage for Residential Portion			Complies
	Corner Lot	100%	= 18,804 / 23,479 = 80.1%	
	Interior/Through Lot	70%	= 13,968 / 19,959 = 69.9%	
YARD REGULATIONS				
113-12 / 35-51	Front Yard	30' on Ocean Parkway	Ocean Parkway: 30'	Complies
		None on remaining streets	Remaining streets: 0'	
35-52	Side Yard	None Required	None	Complies
35-53 / 23-533	Rear Yard or Rear Yard Equivalent on through lot	Open area with a minimum depth of 60' midway or within 10' of being midway from street lines	60' wide rear yard equivalent (within 10' of midway Caton Pl & Ocean Pkwy street lines)	Complies
35-53 / 23-541	Rear yard on Corner Lot	No rear yard required within 100' of the intersection of two streets.		Complies
STREETWALL LOCATION				
35-651	Ocean Parkway (wide street)	Street wall must be located on the street line, except up to 50% may recess with a depth up to 3'. Above height of 15', 30% of width may recess up to 10' from the street line.	See Z-002	Complies
	Machate Circle (wide street)	Street wall must be located on the street line, except up to 50% may recess with a depth up to 3'. Above height of 15', 30% of width may recess up to 10' from the street line.		
	Coney Island Avenue (wide street)	Street wall must be located on the street line, except up to 50% may recess with a depth up to 3'. Above height of 15', 30% of width may recess up to 10' from the street line.		
	Caton Place (narrow street)	70% within 8' of the street line		
HEIGHT AND SETBACK				
35-654 /23-664	Minimum Base Height		See Z-002	Complies
	Ocean Parkway (wide street)	60'		
	Machate Circle (wide street)	60'		
	Coney Island Avenue (wide street)	60'		
	Caton Place (narrow street)	60'		
113-13 /35-654 / 23-664 /23-662(c)	Max Base Height Required Setback Max Bldg Ht w/ Qualifying Ground Floor	Maximum base height 105 feet, as modified by ZR 113-13: In R8A Districts, for #zoning lots# adjacent to Machate Circle, the provisions of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) shall be modified to allow for #street walls# within 125 feet of a #wide street# to rise without setback to a maximum base height of 115 feet, provided that, after a minimum setback of 10 feet, the maximum #building# height shall not exceed: 115 feet within 100 feet of Ocean Parkway or within 30 feet of an R7A District; 125 feet between 100 and 150 feet of Ocean Parkway, within 20 feet of Coney Island Avenue, or between 30 and 50 feet from an R7A District; and 140 feet on any other portion of the #zoning lot#. For the purposes of this paragraph, distances shall be measured perpendicular to the #street line# or district boundary, as applicable.	See Z-002	Complies
35-654 /23-664	Max Number of Stories	14	See Z-002	Complies
35-61 / 23-621	Dormer Regulations	Not exceed 60% of street wall width, decreased by 1% for each foot above max. base ht.	See Z-002	Complies
PARKING				
36-33 / 25-23 36-35 / 25-251 36-21	Required Parking Spaces Residential (Non-Income Restricted Units) Residential (Income Restricted) House of Worship	40% of Dwelling Units 0% of Dwelling Units None Required	None (see Special Permit requirements)	Special Permit pursuant to ZR 74-533 to waive required accessory off-street parking spaces to facilitate affordable housing; however, for every space waived, one space of permitted parking accessory to any use on the zoning lot shall be provided. The number of spaces so required shall not exceed 80.
36-12	Permitted Parking Spaces	Maximum 200 spaces	80 spaces	
BICYCLE PARKING				
36-711	Accessory bicycle parking spaces	1 per 2 Dwelling Units	278 DU x .5 = 139 spaces	Complies
STREET TREES				
23-03 26-41 33-03	Street Trees	1 per 25' of street frontage Ocean Parkway: 127.5' / 25' = 6 Machate Circle: 171.4' / 25' = 7 Coney Island Avenue: 98.5'/ 25' = 4 Caton Place: 222.7' / 25' = 9	 6 trees provided on-site. 4 trees provided on-site. Three (3) trees to be paid into a fund or provided off-site as approved by DPR pursuant to ZR 26-41. 4 trees provided on-site. 9 trees provided on-site.	Complies

SITE DATA	
Block:	5322
Lots:	10,20
Street Address	312 Coney Island Ave, 11 Ocean Pkwy
Zoning	R8A/C2-4 (OP)
Community District	7, Brooklyn
Zoning Section Map	16d
Zoning Lot Area	43,438 sf

LIST OF REQUIRED ACTIONS

1. Zoning Map Change from C8-2 (OP) to R8A/C2-4 (OP).
2. Zoning Text Amendment to ZR 113-13 to modify setback requirement and Appendix F to designate Project Area as an MIH Area.
3. Special Permit pursuant to ZR 74-533 to waive required accessory off-street parking spaces to facilitate affordable housing; however, for every space waived, one space of permitted parking accessory to any use on the zoning lot shall be provided. The number of spaces so required shall not exceed 80.

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 200094 ZSK
SPECIAL PERMIT
ZR 74-533

CPC APPROVED: 11/04/2020 (CAL. No. 5)
CC APPROVED: 12/17/2020 (RES. No. 1527)

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

fxcollaborative
FXCollaborative Architects LLP
22 West 19th Street
New York, NY 10011
212 627 1700 | fxcollaborative.com

11 OCEAN PARKWAY
MIXED-USE BUILDING

11 OCEAN PARKWAY | BROOKLYN, NY

BOROUGH: BROOKLYN
BLOCK: 5322
LOTS: 10, 20
ULURP:

3RD SUBMISSION 2020.12.09
2ND SUBMISSION 2019.09.30
1ST SUBMISSION 2019.07.01

DRAWING TITLE:

ZONING ANALYSIS

Scale

Date Prepared:
Last Revised: 2020.12.09
Drawing No.:

Z-001.01

NOTES:

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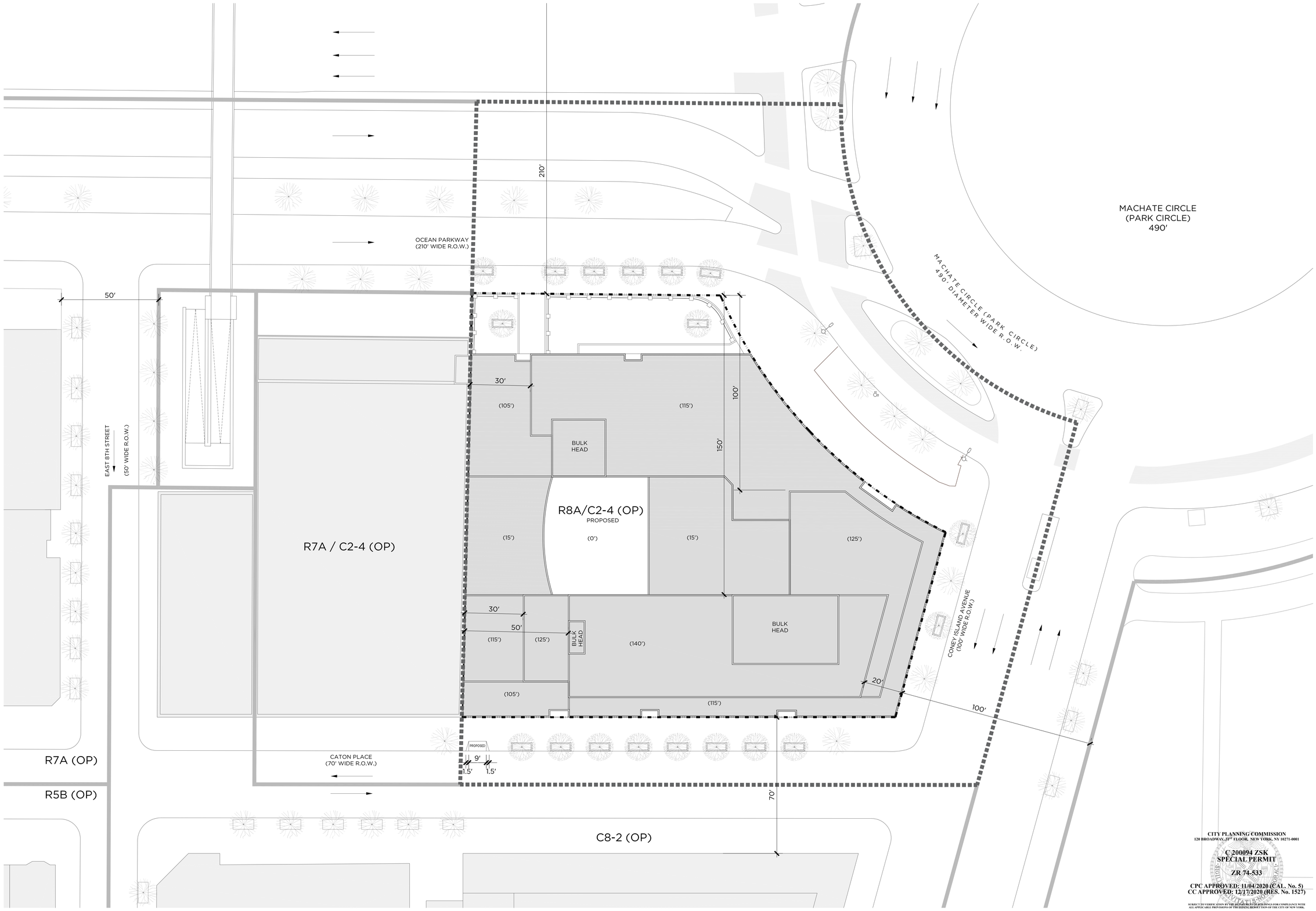

1 ZONING SITE PLAN
1/16" = 1'-0"

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LEGEND

0 8' 16' 32'
1/16" = 1'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ROAD DIRECTION
- EXISTING STREET TREE
- PROPOSED STREET TREE
- C6-4X (OP) ZONING DISTRICT (SPECIAL DISTRICT)
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- PROPOSED ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- (85.00') ILLUSTRATIVE BUILDING HEIGHT
- TRAFFIC LIGHT
- FIRE HYDRANT
- EXISTING MANHOLE
- CH EXISTING CATCH BASIN
- STREET LAMP
- EXISTING BUILDING FOOTPRINT
- PROPOSED CONCEPT PLAN 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. 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.
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.

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MIXED-USE BUILDING

11 OCEAN PARKWAY | BROOKLYN, NY

BOROUGH: BROOKLYN
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3RD SUBMISSION	2020.12.09
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1ST SUBMISSION	2019.07.16

DRAWING TITLE:

ZONING SITE PLAN

Scale:

Date Prepared:
Last Revised: 2020.12.09

Drawing No.:

Z-002.01

NOTES:

REGISTERED ARCHITECT DANIEL J. KAHAN 019581 STATE OF NEW YORK

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