

712 Myrtle Avenue Rezoning

City Council Subcommittee on
Zoning and Franchises

July 24, 2024

Applicant Representative:
Sheldon Lobel, P.C.

ULURP Numbers: C230258ZMK & N230259ZRK

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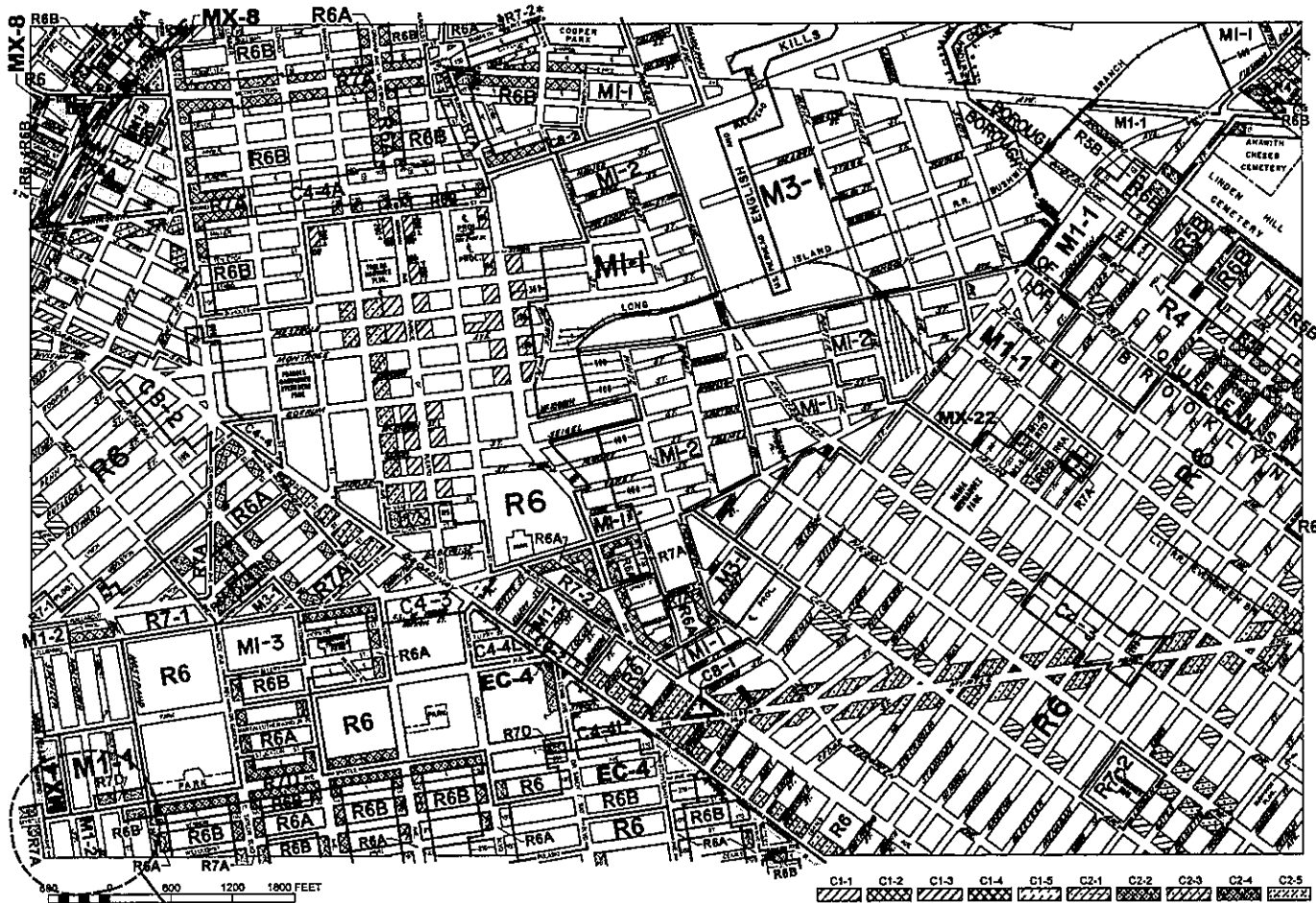
PROJECT SUMMARY

1. The Applicant is proposing a zoning map amendment to rezone Block 1751, Lots 20, 21, 23, 24, and p/o 25 in the Bedford-Stuyvesant neighborhood of Brooklyn within Community District 3, from an M1-2 district to a R7D/C2-4 district.
 - The proposed action would facilitate the development of Block 1751, Lots 20, 21, 23, 24 with a new nine-story, approximately 49,848 square foot (5.57 FAR) mixed-use building with approximately 41 dwelling units, including 10 permanently affordable units.
2. The Applicant is also proposing a zoning text amendment to Appendix F of the Zoning Resolution to establish the Project Area as a Mandatory Inclusionary Housing Area for Brooklyn Community District 3.
 - The Applicant is proposing to map Options 1 and 2 within the Project Area given the local area median income.

PROPOSED DEVELOPMENT

Number of Stories	9 stories
Floor Area / FAR	49,848 square feet / 5.57 FAR
Base Height / Total Height	95 feet /110 feet
Setback	10 feet at 8 th Floor
Number of Parking Spaces	21 bicycle spaces
Number of Units	41
Number of Affordable Units	10 (Options 1)

708-714 Myrtle Avenue, Brooklyn



Proposed Project Area

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
 *11-23-2021 C 210480 ZMK
 11-23-2021 C 200314 ZMK

Special Requirements:
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

12c	13a	13c
12d	13b	13d
16c	17a	17c

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ZONING MAP 13b

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/dcp/zoning or contact the Zoning Information Desk at (212) 720-3291.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
 NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 5 (Location of District Boundaries) of the Zoning Resolution.

708-714 Myrtle Avenue, Brooklyn

M1-2/R6A
MX-4

M1-1

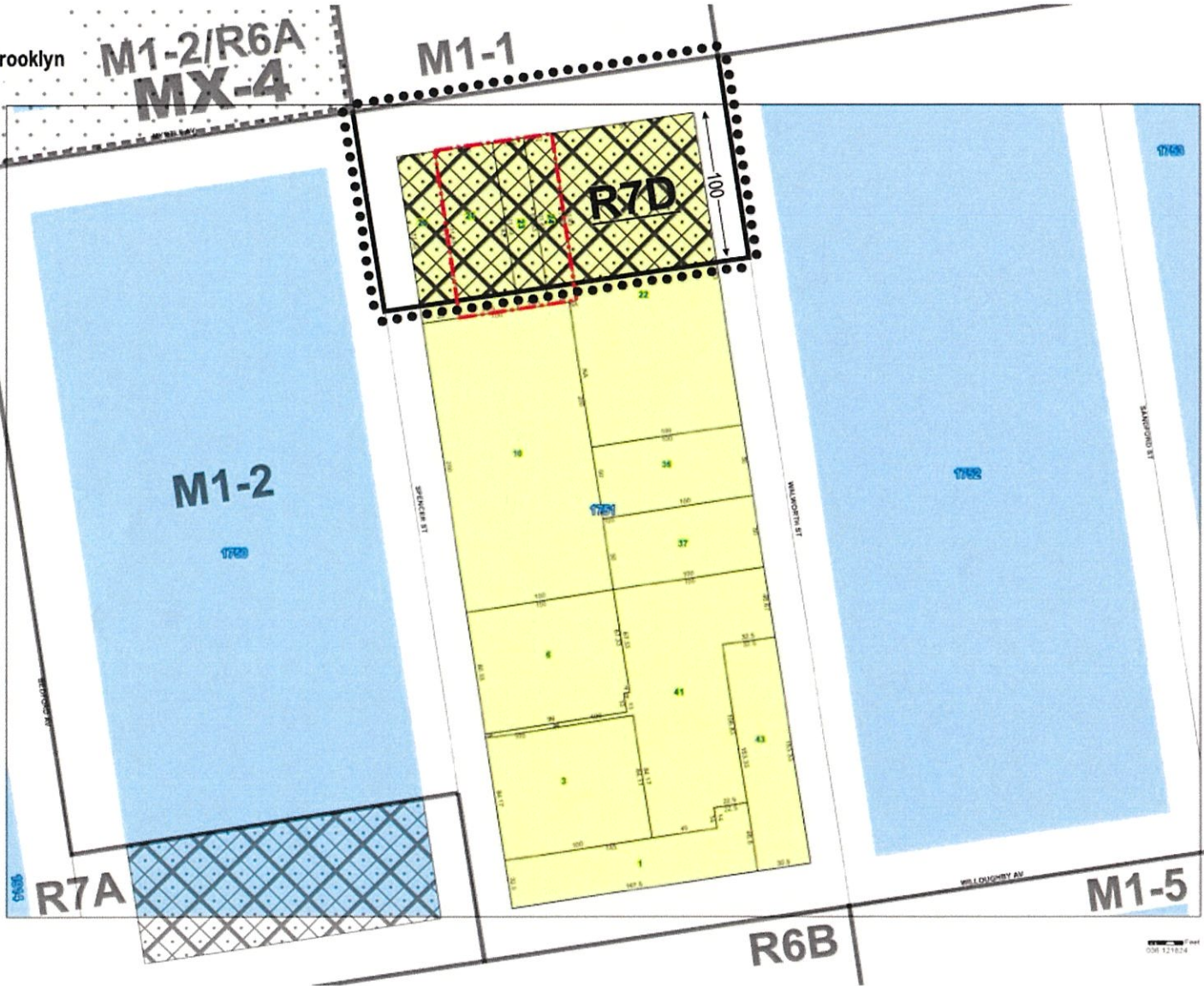
FINANCE
NEW YORK
MAYOR'S OFFICE
COMMISSIONER

NYC Digital Tax Map

Effective Date: 12-04-2008 16:32:00
End Date: Current
Brooklyn Block: 1751

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- Existing Special Purpose District
- M1-2 Existing Zoning District
- Existing C2-4 Overlay
- R7D Proposed Zoning District
- Proposed C2-4 Overlay



708-714 Myrtle Avenue, Brooklyn Area Map

Block: 1751, Part of Lots: 20, 21, 23, 24 & 25

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

- | | | | | | |
|--|------|--|------|--|-------------------|
| | C1-1 | | C2-1 | | Zoning Districts |
| | C1-2 | | C2-2 | | Special Districts |
| | C1-3 | | C2-3 | | |
| | C1-4 | | C2-4 | | |
| | C1-5 | | C2-5 | | |

- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

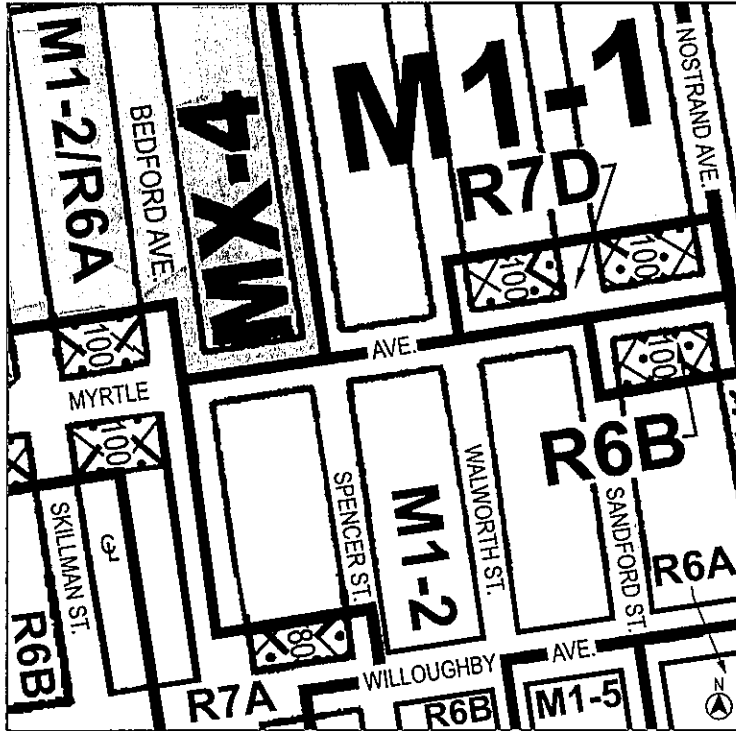
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



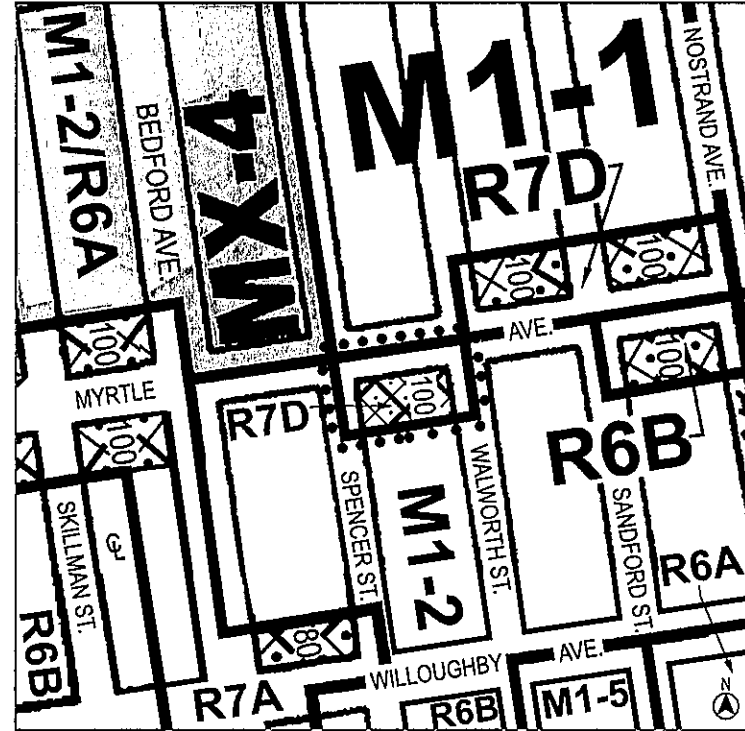
February 2022

Urban Cartographics

Zoning Change Map



Current Zoning Map (12d, 13b, 16c, 17a)



Proposed Zoning Map (12d, 13b, 16c, 17a) - Area being rezoned is outlined with dotted lines
Rezoning from M1-2 to R7D/C2-4

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined by ARS Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

PROJECT INFORMATION
 708 MYRTLE AVENUE
 BROOKLYN NY 11205

BOROUGH: BROOKLYN
 BLOCK: 2751 LOT: 21
 ZONING: R7D
 COMMERCIAL OVERLAY: C2-4
 ZONING MAP: 130

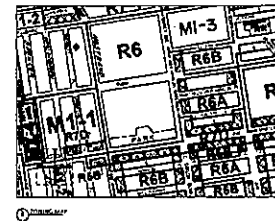
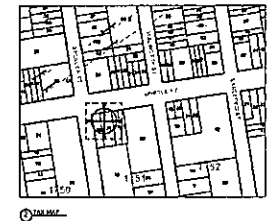
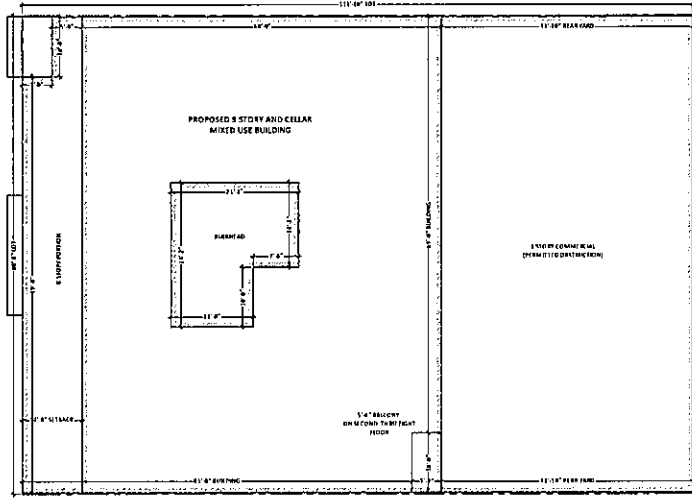
SCOPED WORK:
 PROPOSED 3 STORY MIXED USE BUILDING
 TOTAL OF 62 DWELLING UNITS

COMMUNITY BOARD 315
 USE GROUP: 2
 OCCUPANCY GROUP: R-2
 CONSTRUCTION CLASS: I-3
 M.D.U. CLASSIFICATION: 1-A-2A

- TOTAL LOT AREA 8,847 SF
- TOTAL CONSTRUCTION FLOOR AREA 51,372 SF
- TOTAL ZONING FLOOR AREA 49,848 SF

TOTAL REVENUE FLOOR AREA			
FLOOR	CONSTRUCTION FLOOR AREA	ZONING FLOOR AREA	TOTAL FLOOR AREA
1ST FLOOR	10,000 SF	10,000 SF	10,000 SF
2ND FLOOR	10,000 SF	10,000 SF	10,000 SF
3RD FLOOR	10,000 SF	10,000 SF	10,000 SF
4TH FLOOR	10,000 SF	10,000 SF	10,000 SF
5TH FLOOR	10,000 SF	10,000 SF	10,000 SF
6TH FLOOR	10,000 SF	10,000 SF	10,000 SF
7TH FLOOR	10,000 SF	10,000 SF	10,000 SF
8TH FLOOR	10,000 SF	10,000 SF	10,000 SF
9TH FLOOR	10,000 SF	10,000 SF	10,000 SF
10TH FLOOR	10,000 SF	10,000 SF	10,000 SF
11TH FLOOR	10,000 SF	10,000 SF	10,000 SF
12TH FLOOR	10,000 SF	10,000 SF	10,000 SF
13TH FLOOR	10,000 SF	10,000 SF	10,000 SF
14TH FLOOR	10,000 SF	10,000 SF	10,000 SF
15TH FLOOR	10,000 SF	10,000 SF	10,000 SF
16TH FLOOR	10,000 SF	10,000 SF	10,000 SF
17TH FLOOR	10,000 SF	10,000 SF	10,000 SF
18TH FLOOR	10,000 SF	10,000 SF	10,000 SF
19TH FLOOR	10,000 SF	10,000 SF	10,000 SF
20TH FLOOR	10,000 SF	10,000 SF	10,000 SF
21ST FLOOR	10,000 SF	10,000 SF	10,000 SF
22ND FLOOR	10,000 SF	10,000 SF	10,000 SF
23RD FLOOR	10,000 SF	10,000 SF	10,000 SF
24TH FLOOR	10,000 SF	10,000 SF	10,000 SF
25TH FLOOR	10,000 SF	10,000 SF	10,000 SF
26TH FLOOR	10,000 SF	10,000 SF	10,000 SF
27TH FLOOR	10,000 SF	10,000 SF	10,000 SF
28TH FLOOR	10,000 SF	10,000 SF	10,000 SF
29TH FLOOR	10,000 SF	10,000 SF	10,000 SF
30TH FLOOR	10,000 SF	10,000 SF	10,000 SF
31ST FLOOR	10,000 SF	10,000 SF	10,000 SF
32ND FLOOR	10,000 SF	10,000 SF	10,000 SF
33RD FLOOR	10,000 SF	10,000 SF	10,000 SF
34TH FLOOR	10,000 SF	10,000 SF	10,000 SF
35TH FLOOR	10,000 SF	10,000 SF	10,000 SF
36TH FLOOR	10,000 SF	10,000 SF	10,000 SF
37TH FLOOR	10,000 SF	10,000 SF	10,000 SF
38TH FLOOR	10,000 SF	10,000 SF	10,000 SF
39TH FLOOR	10,000 SF	10,000 SF	10,000 SF
40TH FLOOR	10,000 SF	10,000 SF	10,000 SF
41ST FLOOR	10,000 SF	10,000 SF	10,000 SF
42ND FLOOR	10,000 SF	10,000 SF	10,000 SF
43RD FLOOR	10,000 SF	10,000 SF	10,000 SF
44TH FLOOR	10,000 SF	10,000 SF	10,000 SF
45TH FLOOR	10,000 SF	10,000 SF	10,000 SF
46TH FLOOR	10,000 SF	10,000 SF	10,000 SF
47TH FLOOR	10,000 SF	10,000 SF	10,000 SF
48TH FLOOR	10,000 SF	10,000 SF	10,000 SF
49TH FLOOR	10,000 SF	10,000 SF	10,000 SF
50TH FLOOR	10,000 SF	10,000 SF	10,000 SF
51ST FLOOR	10,000 SF	10,000 SF	10,000 SF
52ND FLOOR	10,000 SF	10,000 SF	10,000 SF
53RD FLOOR	10,000 SF	10,000 SF	10,000 SF
54TH FLOOR	10,000 SF	10,000 SF	10,000 SF
55TH FLOOR	10,000 SF	10,000 SF	10,000 SF
56TH FLOOR	10,000 SF	10,000 SF	10,000 SF
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58TH FLOOR	10,000 SF	10,000 SF	10,000 SF
59TH FLOOR	10,000 SF	10,000 SF	10,000 SF
60TH FLOOR	10,000 SF	10,000 SF	10,000 SF
61ST FLOOR	10,000 SF	10,000 SF	10,000 SF
62ND FLOOR	10,000 SF	10,000 SF	10,000 SF

ZONING ANALYSIS		
ITEM	REQUIREMENT / PROVIDED	PROVIDED
Z-101	USE PERMITTED	USE PERMITTED
Z-102	MAXIMUM FLOOR AREA	51,372 SF
Z-103	MAXIMUM FLOOR AREA	49,848 SF
Z-104	MAXIMUM FLOOR AREA	49,848 SF
Z-105	MAXIMUM FLOOR AREA	49,848 SF
Z-106	MAXIMUM FLOOR AREA	49,848 SF
Z-107	MAXIMUM FLOOR AREA	49,848 SF
Z-108	MAXIMUM FLOOR AREA	49,848 SF
Z-109	MAXIMUM FLOOR AREA	49,848 SF
Z-110	MAXIMUM FLOOR AREA	49,848 SF
Z-111	MAXIMUM FLOOR AREA	49,848 SF
Z-112	MAXIMUM FLOOR AREA	49,848 SF
Z-113	MAXIMUM FLOOR AREA	49,848 SF
Z-114	MAXIMUM FLOOR AREA	49,848 SF
Z-115	MAXIMUM FLOOR AREA	49,848 SF
Z-116	MAXIMUM FLOOR AREA	49,848 SF
Z-117	MAXIMUM FLOOR AREA	49,848 SF
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Z-195	MAXIMUM FLOOR AREA	49,848 SF
Z-196	MAXIMUM FLOOR AREA	49,848 SF
Z-197	MAXIMUM FLOOR AREA	49,848 SF
Z-198	MAXIMUM FLOOR AREA	49,848 SF
Z-199	MAXIMUM FLOOR AREA	49,848 SF
Z-200	MAXIMUM FLOOR AREA	49,848 SF



NO.	DATE	SCALE OR REVISION



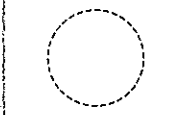
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 BROOKLYN N.Y. 11205

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 PLOT PLAN
 ZONING ANALYSIS

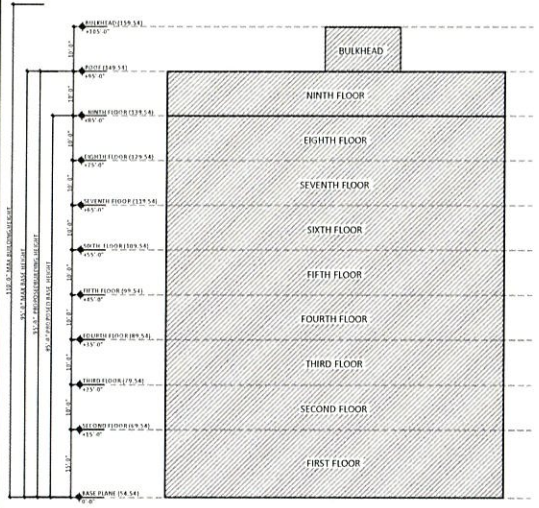
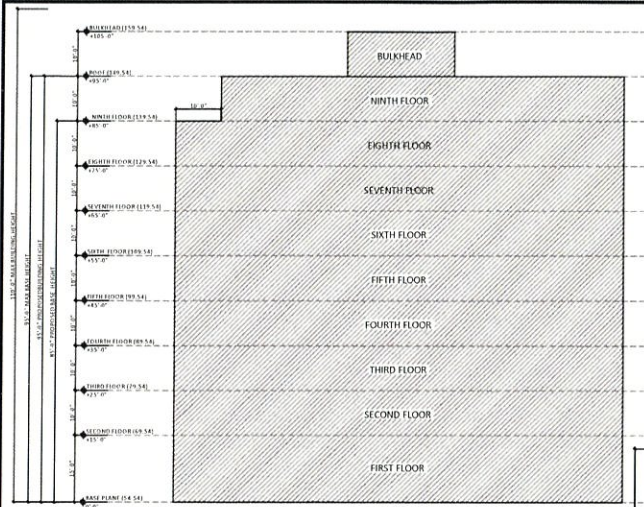
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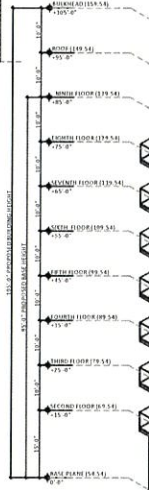
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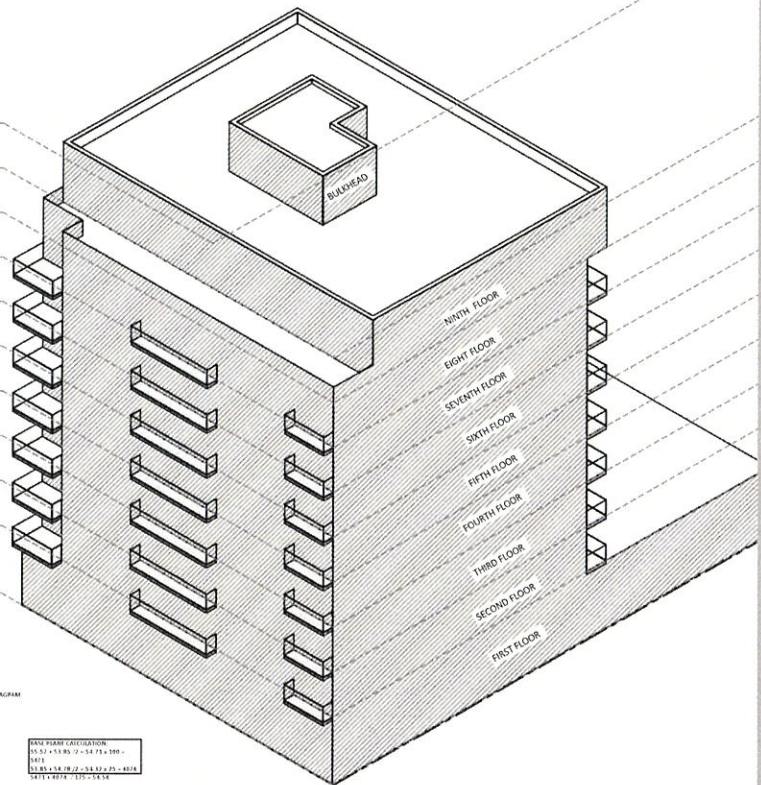


BUILDING HEIGHT AND SETBACK DIAGRAM

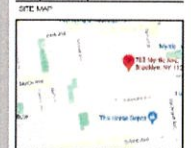


BULKHEAD BUILDING DIAGRAM

PAU START CALCULATION
 11.51 + 5.89 (2 - 34.7) + 100 = 161.1
 11.85 + 5.89 (2 - 34.7) + 75 = 161.1
 11.1 + 100 = 111.1



NO.	DATE	DESCRIPTION



708 MYRTLE AVE
 BROOKLYN N.Y. 11205

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 BUILDING HEIGHT AND SETBACK DIAGRAM

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 DRAWING BY: [Signature]
 SEAL AND SIGNATURE

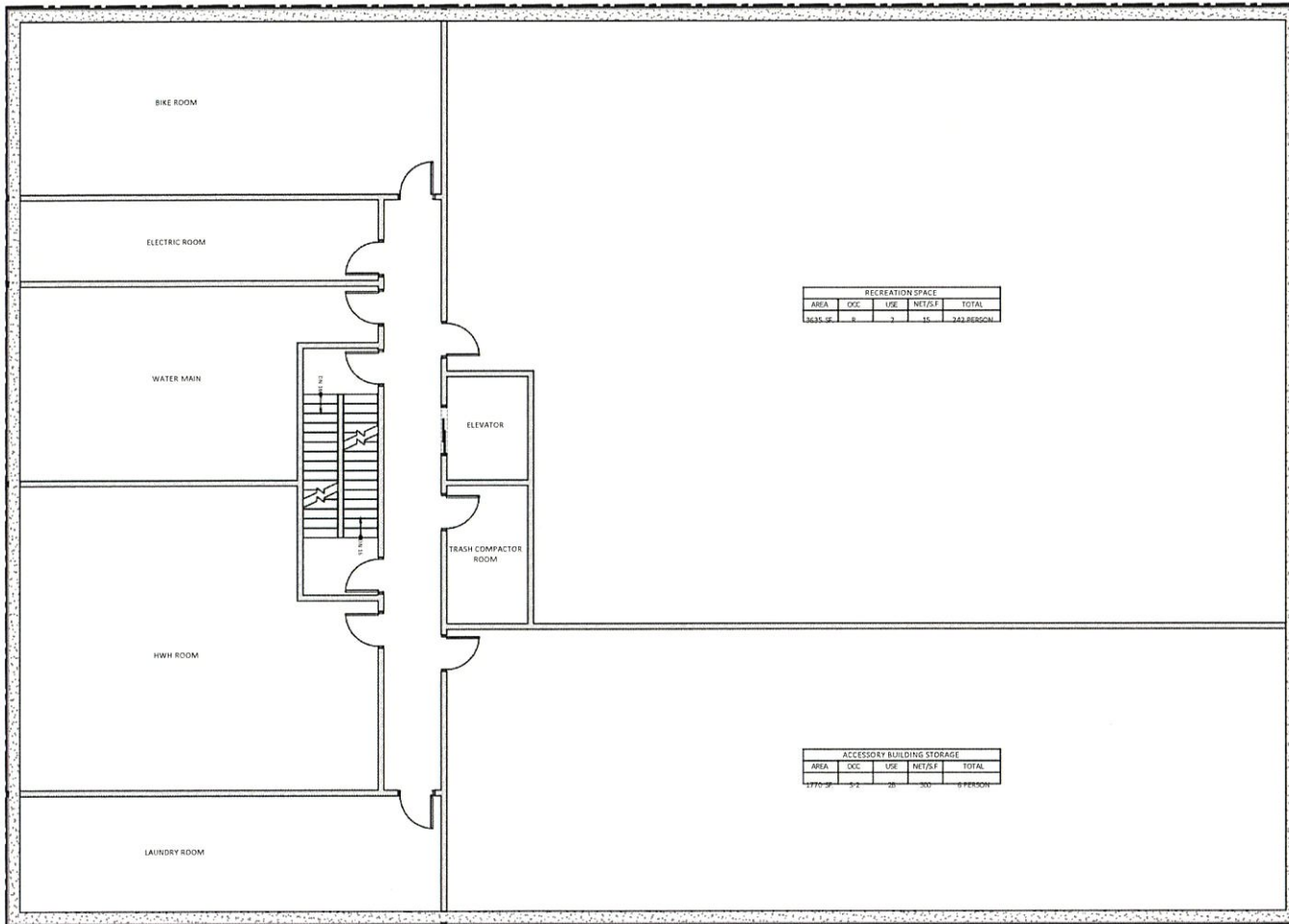
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 Z-002 00

DATE: 10/20/24
 DRAWING BY: [Signature]
 SEAL AND SIGNATURE

CHARTER NO.
 Z-002 00

DATE: 10/20/24
 DRAWING BY: [Signature]
 SEAL AND SIGNATURE

CHARTER NO.
 Z-002 00
 DATE: 10/20/24
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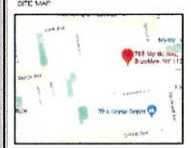
RECREATION SPACE				
AREA	DOC	USE	NET/GF	TOTAL
1636 SF	8	1	16	343 PERSON

ACCESSORY BUILDING STORAGE				
AREA	DOC	USE	NET/GF	TOTAL
1770 SF	5/2	20	20	8 PERSON

1 CELLAR PLAN
Scale: 1/4" = 1'-0"



NO.	DATE	ISSUE OR REVISION



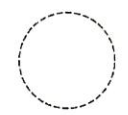
LOCATION
708 MYRTLE AVE.
BROOKLYN N.Y. 11205

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CELLAR FLOOR PLAN

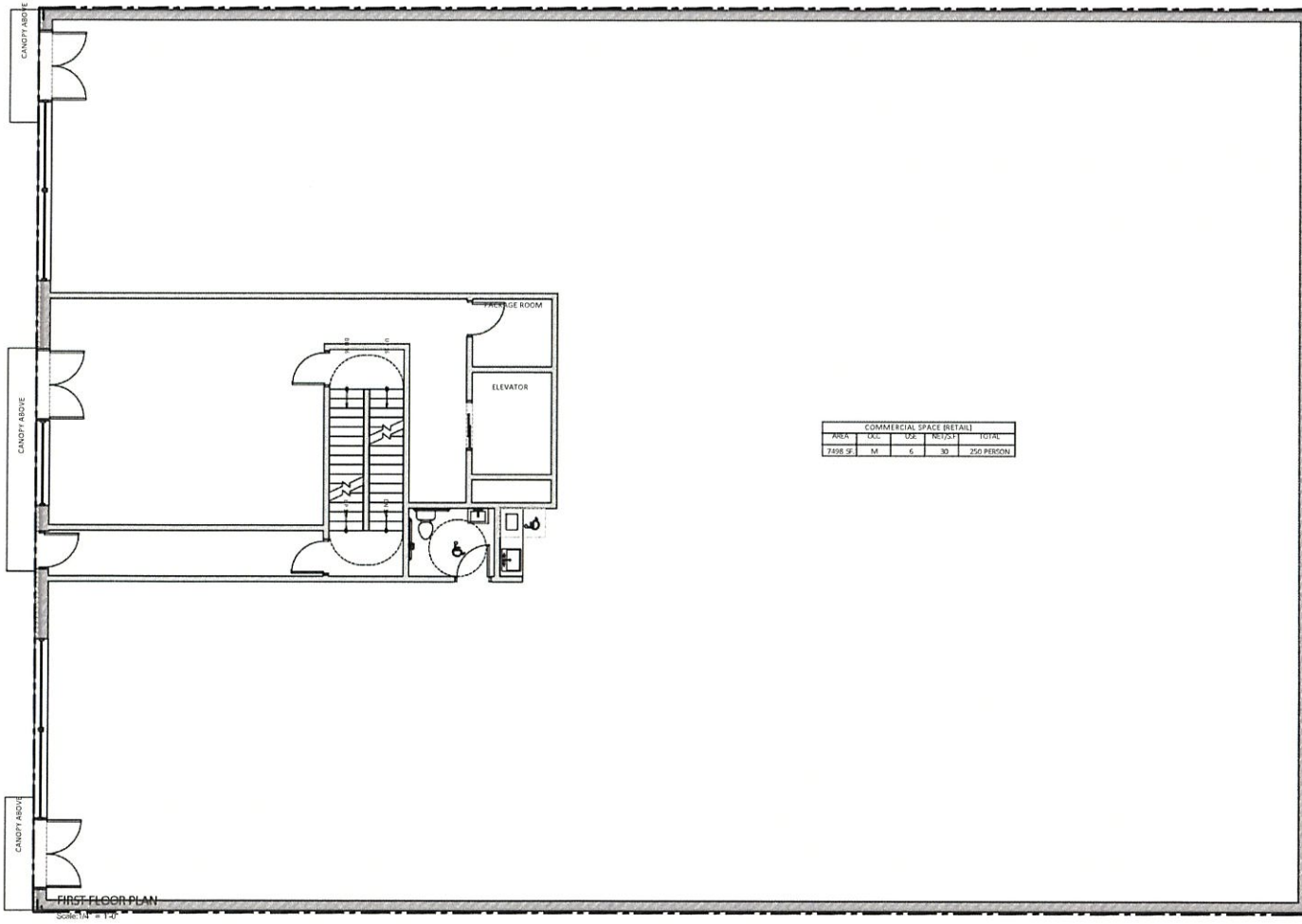
JAY ARCHITECTURE

DOB DCAM

DATE: 10/20/22
DRAWING BY: CHARLOTTE
SCALE AND SIGNATURE



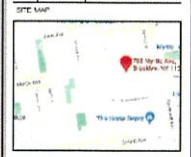
CHARPLOT NO.
A-100.00
SHEET NO.
03 OF 09



COMMERCIAL SPACE (RETAIL)				
AREA	SEC.	USE	NEEDS	NOTES
708 SF	M	C	30	250 PERSON



NO.	DATE	REVISION



LOCATION
708 MYRTLE AVE
BROOKLYN N.Y. 11205

DRAWING TITLE
FIRST FLOOR PLAN

PREPARED BY

DATE

SCALE

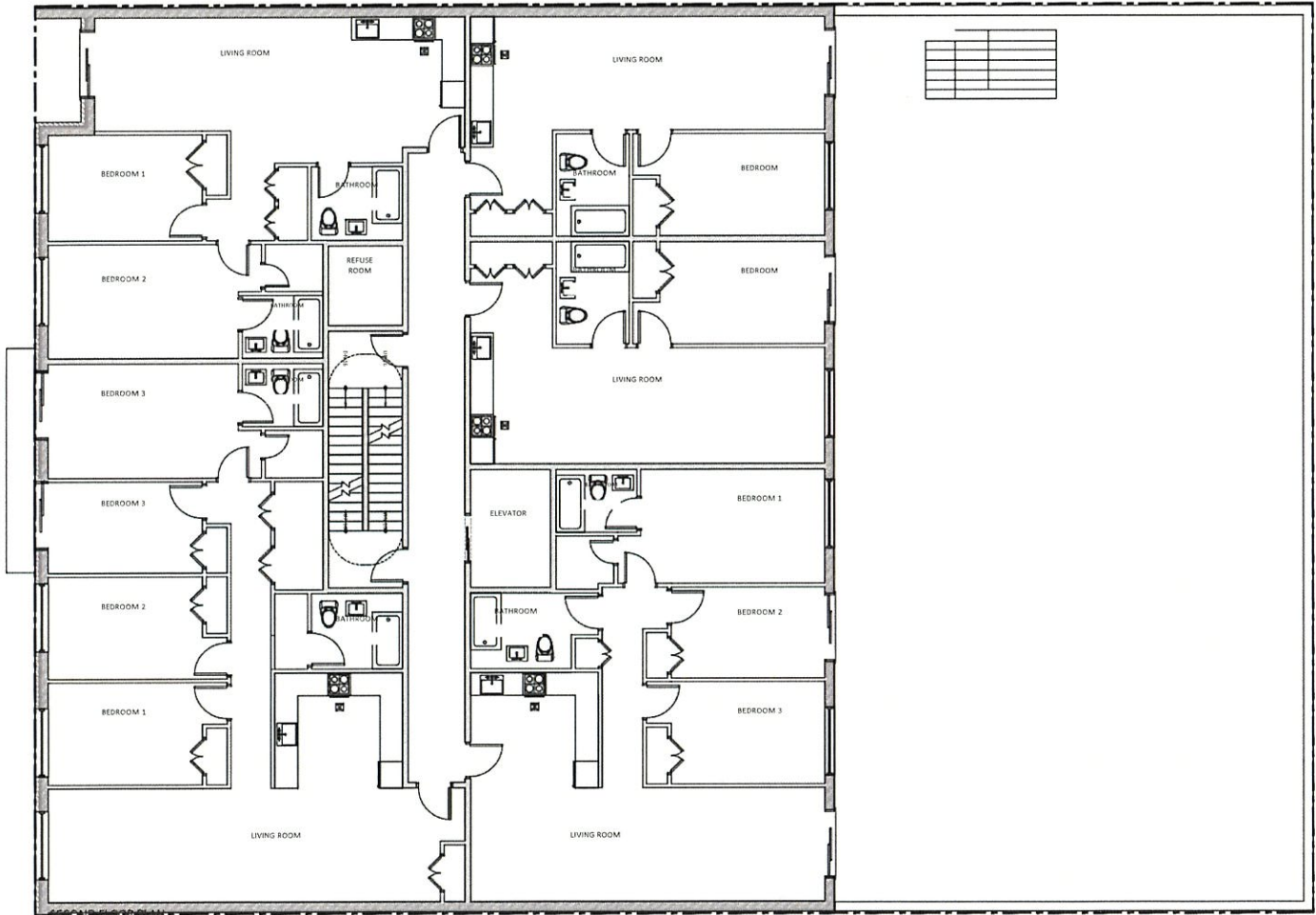
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SCALE AND DIMENSIONS



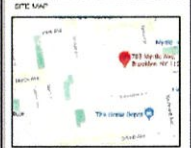
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A-101.00
 SHEET NO.
 04



1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



NO.	DATE	ISSUE OR REVISION



LOCATION
708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE
SECOND FLOOR PLAN

PROJECT NUMBER

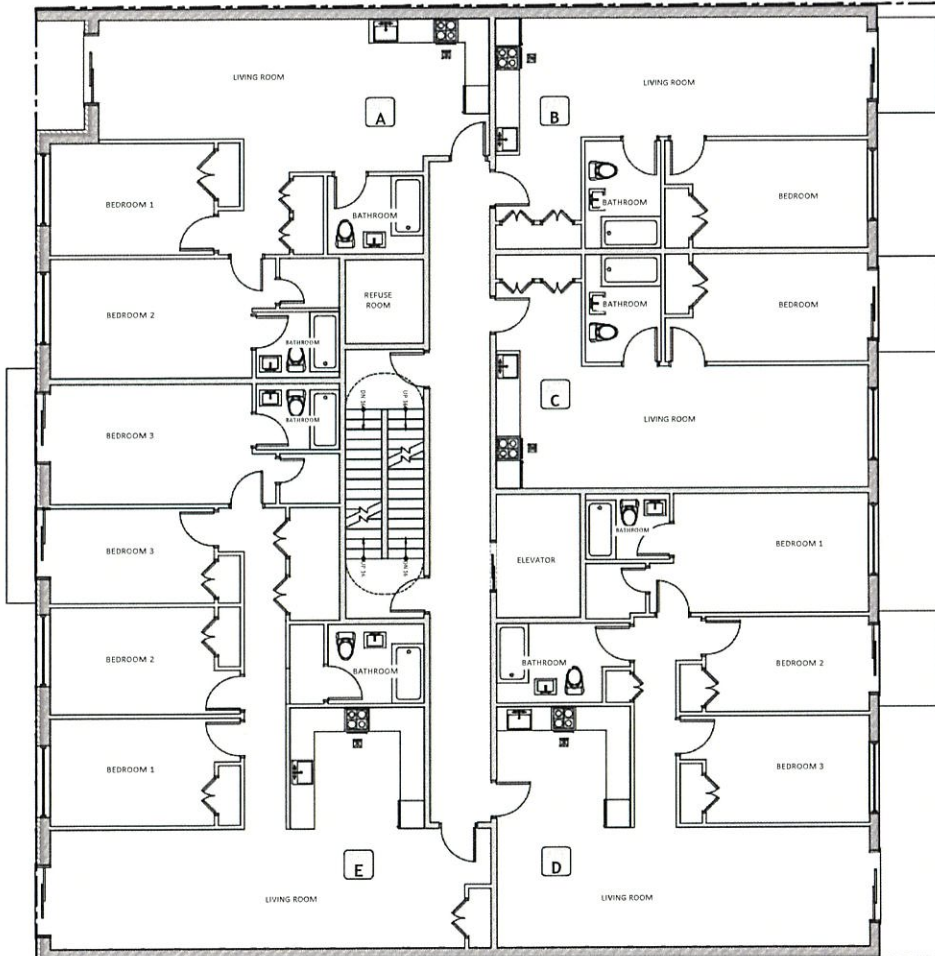
DOB SCAN

DATE: PROJECT:
DRAWING BY: DRAWING NO.:

SEAL AND SIGNATURE

DRAWING NO.
A-102.00

SHEET NO. 05
OF 11



FLOOR	ROOM COUNT
TOTAL	11 ROOMS
FLOOR A	3 BEDROOMS
FLOOR B	3 BEDROOMS
FLOOR C	3 BEDROOMS
FLOOR D	3 BEDROOMS
FLOOR E	3 BEDROOMS
TOTAL	15 ROOMS

1 THIRD - EIGHTH FLOOR PLAN
Scale: 1/4" = 1'-0"



DATE	SCALE	SCALE ON REVISION



LOCATION
708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DATE: 11-11-11
DRAWING BY: CHEN HUI
THIRD - EIGHTH FLOOR PLAN

PROJECT NO.

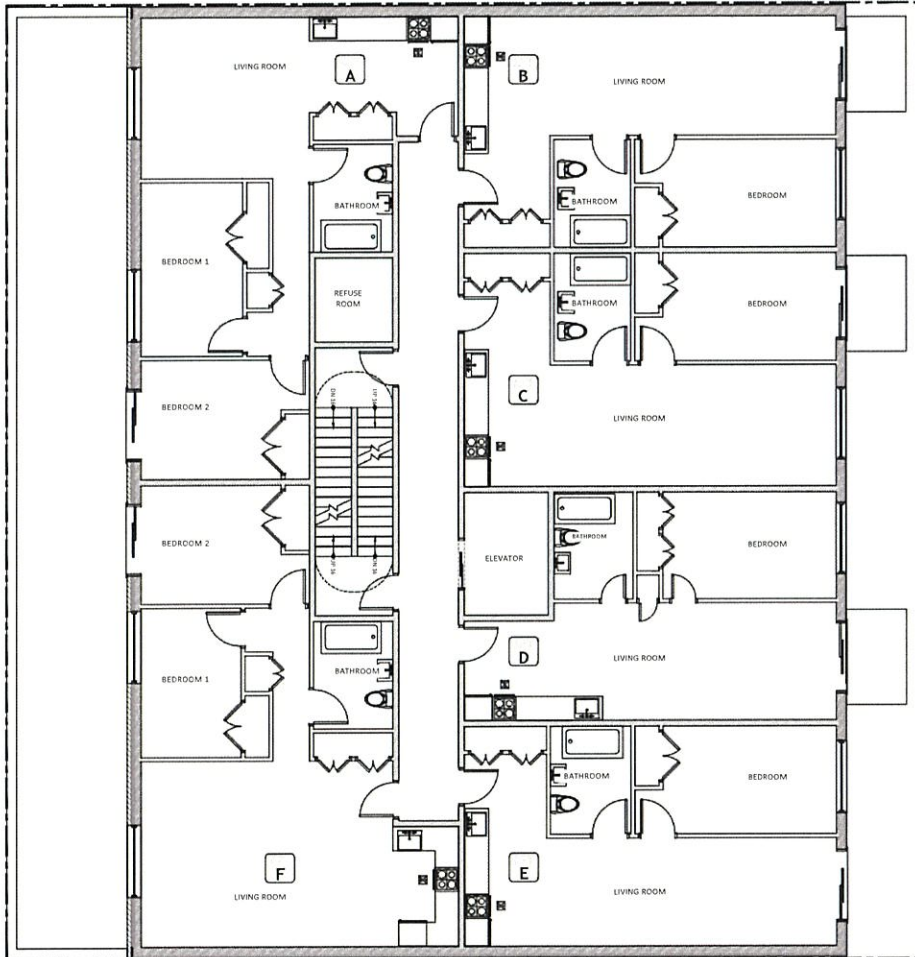
DOB SCAN

DATE: 11/11/11
DRAWING BY: CHEN HUI
SCALE AND SIGNATURE



DRAWING NO.
A-103.00

SHEET NO.
05 OF 8



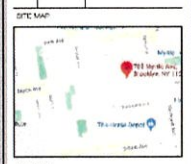
UNIT	NO.	SCHEDULED
A	101	2 BEDROOM
B	102	1 BEDROOM
C	103	1 BEDROOM
D	104	1 BEDROOM
E	105	1 BEDROOM
F	106	1 BEDROOM
TOTAL	106	7 BEDROOM

1 NINTH FLOOR PLAN
Scale: 1/4" = 1'-0"



JAY ARCHITECT
& ENGINEERS

NO.	DATE	ISSUE OR REVISION



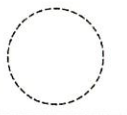
LOCATION
708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING NO.
NINTH FLOOR PLAN

DATE APPROVAL

DOB SCAN

DATE: _____ REVISION: _____
DRAWING BY: _____ CHECKED BY: _____
SCALE AND SIGNATURE



DRAWING NO.
A-104 00

SHEET NO.
00 OF 00

PROPOSED UNIT COUNT

1 Bedrooms	18
2 Bedrooms	9
3 Bedrooms	7
4 Bedrooms	7
Total	41 Units