



1946 East 7th Street

Proposed Rezoning from R5 (OP) to R6A (OP) and R7A (OP)

C 240252 ZMK N 240253 ZRK

Subcommittee on Zoning and Franchises: Wednesday, August 20th at 11:00am

Project Overview

Existing Conditions

• Development Site: Block 6682, Lots 41 & 43

• Total Lot Area: 9.200 sf

• Existing Uses: Vacant Residential, Educational Institution

• Existing Zoning: R5 (OP)

Maximum Permitted FAR: 1.5 or 2.0

• Neighborhood: Gravesend

• Community District: BK 15

• City Council District: 44

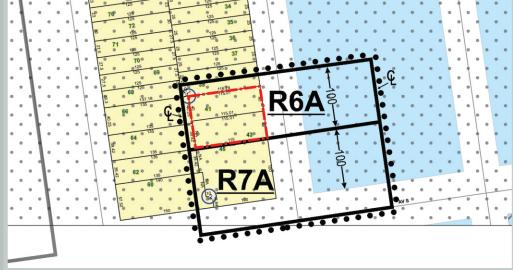
Proposed Actions

- Rezoning from R5 (OP) to R6A (OP) which would encompass Block 6682, Lots 39 (p/o), 41 & 43, and Block 6683, Lots 57 & 61 (p/o). This change will facilitate the proposed development.
- Rezoning from R5 (OP) to R7A (OP) which would encompass Block 6682, Lots 45 & 60 (p/o), and Block 6683, Lots 49 (p/o), 51 & 52. This change will resolve the floor area non-compliance of the existing developments in this rezoning area.
- Zoning text amendment to amend Apprendix A of Article XI, Chapter 3 to remove the Rezoning Area from the Special Ocean Parkway Subdistrict.
- Zoning text amendment to Appendix F to make a Mandatory **Inclusionary Housing Area** coterminous with the Project Area.

Proposed Development

- 6-Story, 68.5' Residential and Community Facility development
 - Ground floor community facility uses include a recreational space, library, and other programmable areas to aid residents.
 - Residential use will be fully affordable housing for seniors.
 - Project will get a subsidized construction loan through HUD contingent on the development being fully affordable for seniors.
- 31,718 sf of zoning floor area (3.45 FAR)
 - 2,292 sf of community facility space (not counted for zoning floor area as 100% of the community facility is located in the cellar
 - 29,426 sf of residential zoning floor area
- 47 dwelling units, all of which will be one-bedrooms and permanently affordable for seniors at 50% AMI
- 2,400 sf of outdoor "recreation room" space in the rear yard, as well as **5,110 sf of outdoor space** on a 7th floor terrace
- Proposed Rear Yard: **35'-1"** Existing Rear Yard: **19'**



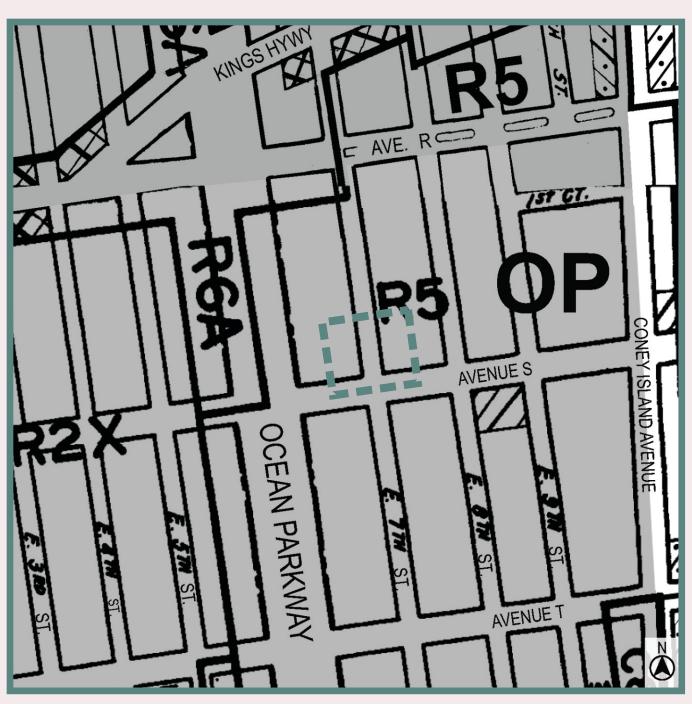




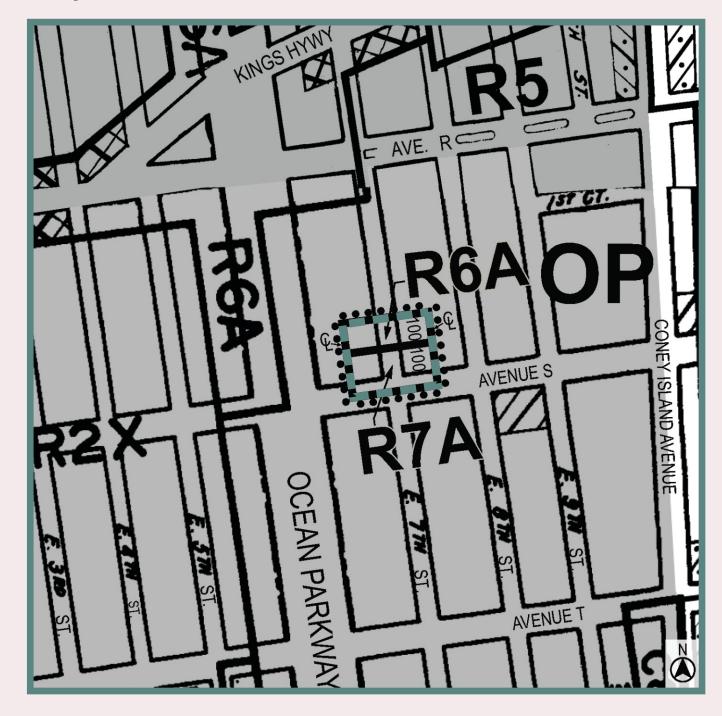
Proposed Rezoning

Rezoning from R5 (OP) to R6A (OP) and R7A (OP)

Existing



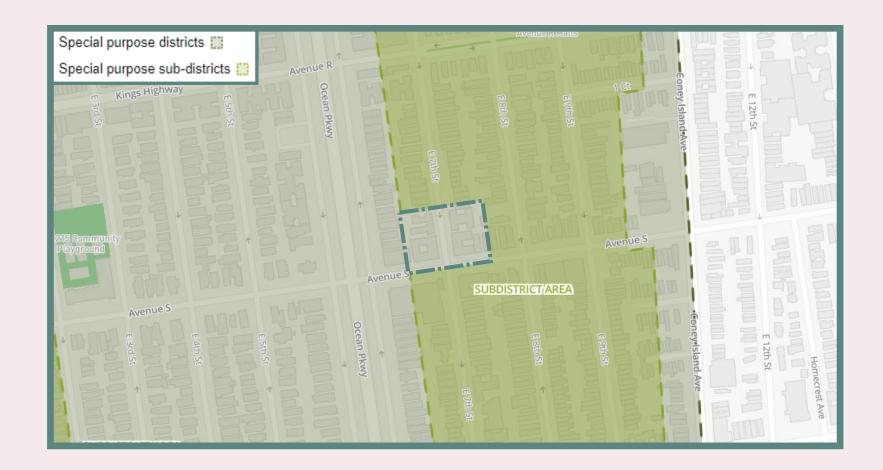
Proposed



Proposed Zoning Text Amendment

Removal of the Special Ocean Parkway Subdistrict

- Proposed zoning text amendment to amend Appendix A of Article XI, Chapter 3 to remove the Rezoning Area from the Special Ocean Parkway Subdistrict.
- The Special Ocean Parkway Subdistrict does not allow for buildings to have an excess of 1.5 FAR.
- The existing buildings in the Rezoning Area that predated the Special Ocean Parkway Subdistrict are **already overbuilt beyond 1.5 FAR.** Current buildings in the Rezoning Area range from 0.82-3.23 FAR with an average of 2.13.
- Removing the Special Ocean Parkway Subdistrict would **eliminate the non-compliance** of the existing buildings.



Proposal Comparison

Original Proposal



• Floor Area (FAR): 33,056 sf (3.59 FAR)

• Height: 8-Stories / 85'

• Total Number of Units: 36

• Number of Income Restricted Units: 36

• Proposed Rear Yard: 54'-9"

Previous Proposal



• Floor Area (FAR): 35,787 sf (3.89 FAR)

• **Height:** 7-Stories / 73'-6"

• Total Number of Units: 53

• Number of Income Restricted Units: 53

• Proposed Rear Yard: 35'-1"

Current Proposal



• Floor Area (FAR): 31,718 sf (3.45 FAR)

• **Height**: 6-Stories / 68'-6"

• Total Number of Units: 47

• Number of Income Restricted Units: 47

• Proposed Rear Yard: 35'-1"

Proposal History

Original Proposal (2020-2024)

- Introduced in 2020 pursuant to the AIRS program (a separate use than residential use) and HPD's PFASH term sheet.
- When PFASH was rescinded in 2021, the project shifted to standard residential use with senior affordability, triggering major parking requirements.
 - A Transit Zone text amendment was added to waive parking on the small site.
- The development was ultimately slated to rise 8 stories and 85 feet with a 55-foot rear yard, containing 36 units and built to a 3.6 FAR.

Amended Proposal (Summer 2024 – Reduced Height in Response to CB Feedback)

- In response to Community Board concerns over height, the plan was revised from 8 to 6 stories.
- The new proposal would have resulted in a 6-story, 62-foot building with 47 units and 3.5 FAR.

Amended Proposal (Winter 2024 – City of Yes)

- City of Yes removed the need for a Transit Zone amendment, eased transition rules, and raised the max FAR from 3.6 to 3.9.
- The amended proposal was slated to result in a 7-story, 73-foot building with 53 units and a 30-foot rear yard.

Amended Proposal (Spring 2025)

- Following Community Board concerns about the 30-foot rear yard, it was lengthened to 35 feet.
- The new, enlarged yard was infeasible without sacrificing floor area or increasing height.
- This proposal was certified for public review.

Amended Proposal (Summer 2025)

• Following more CB height concerns, the proposal was reduced back to 6-stories (and 68 feet) and the bulkhead was shortened by 3 feet, with the proposed building containing 31,718 square feet of floor area (3.45 FAR)

Rezoning Area



Applicant's Campus

Existing Campus Properties:

- Block 6682, Lot 45
 Ahi Ezer Housing Development
- Block 6682, Lot 60
 Ahi Ezer Congregation
- Block 6683, Lot 52
 Ahi Ezer Housing Development
- Block 7088, Lot 1
 Sephardic Community Center

Proposed Additions to Campus:

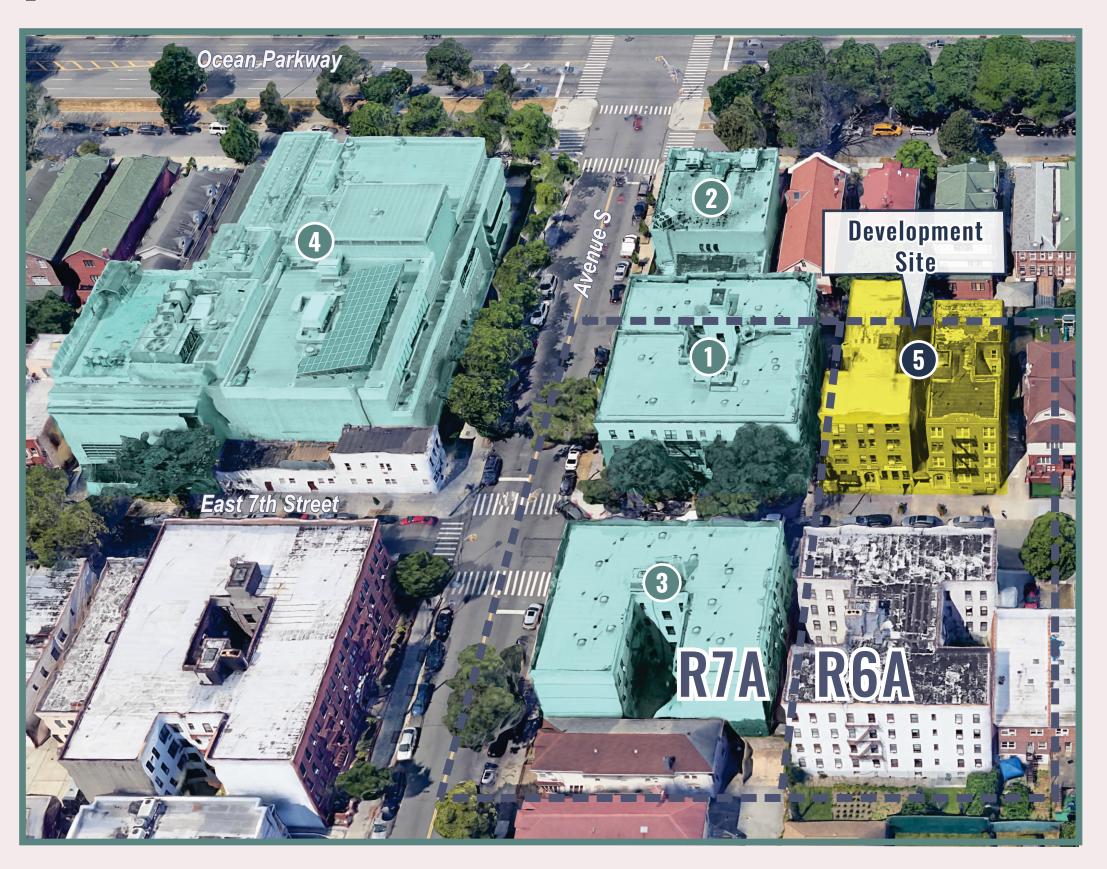
Block 6682, Lots 41 & 43

Affordable senior housing, house of worship, library and other programmable areas to aid residents

A Connected Community:

The campus provides housing, worship, social services, and recreation in one place.

- Buildings 1 & 3 offer long-term housing for residents.
 - **Building 2** serves as the worship space and community gathering point.
 - Building 4 hosts youth programs, social events, and activities.
 - **Building 5** will add affordable senior housing and shared community spaces.



Affordability and Rents

47 Units at .	30-50% AMI
Income Limits for One-Bedrooms	Rents for One-Bedroom AMI Units
1 Person Household = \$34,020 - \$56,700/year	30% AMI = \$911/month
2 Person Household = \$38,880 - \$64,800/year	40% AMI = \$1,215/month
3 Person Household = \$43,740 - \$72,900/year	50% AMI = \$1,518/month

- Since this is a high-demand area, applicants will be placed in a lottery system or a waiting list which would likely be managed by HPD through HousingConnect as the local lead agency on federal programs.
- It is illegal to have religious preference; the affordable units will be open to the entire community.

HUD Letter

USE AGREEMENT

FOR "CONSTRUCTED ADDITION OR OTHER FACILITY FOR THE ELDERLY IN OR ADJACENT TO THE PROJECT, INCLUDING ASSISTED LIVING FACILITIES"

This Agreement entered into this 30 day of March, 2016 by and between Ahi Ezer Housing Development Fund Corporation, with offices at 1960 East 7th Street, Brooklyn, New York (herein called "Owner") and the Secretary of Housing and Urban Development, acting by and through the Assistant Secretary for Housing-Federal Housing Commissioner (herein called "HUD"), housing an allows at New york City Regional office Jacob K. Javits Federal Boilding, 26 federal Plaza, Room 3200 Witnesseth:

WHEREAS, the United States Department of Housing and Urban Development is directed, pursuant to Section 811 of the American Homeownership and Economic Opportunity Act of 2000 (AHEO Act), as amended by Public Law 111 - 372, to permit the Owner of a Section 202 Direct Loan to prepay Section 202 direct loans; and

WHEREAS, in consideration of the promise to permit the prepayment of the Section 202 Direct Loan, Owner agrees to implement this Use Agreement for the "Construction of an addition or other facility in or adjacent to the project, including assisted living facilities", as authorized by the AHEO Act, as amended by Public Law 111 - 372.

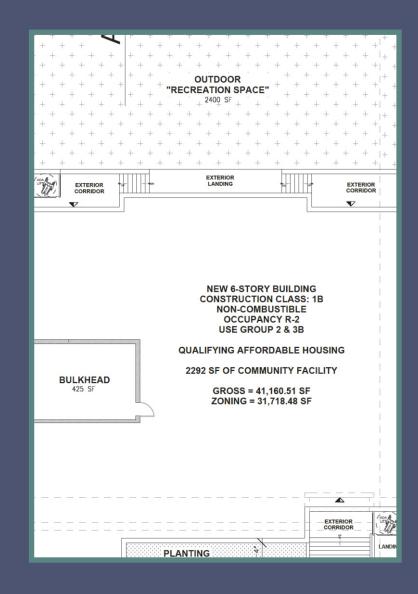
WHEREAS, in consideration of proceeds, released in accordance with the Segregated Escrow Account (herein called "Segregated Escrow") dated October 13, 2015 between Owner, and HUD, being used for the purchase and development of property currently owned by, Ahi Ezer Congregation (herein called "Sponsor"), as described on Exhibit A, Sponsor agrees to implement this Use Agreement for the "Construction of an addition or other facility in or adjacent to the project, including assisted living facilities", as authorized by the AHEO Act, as amended by Public Law 111 - 372.

Proposed Development

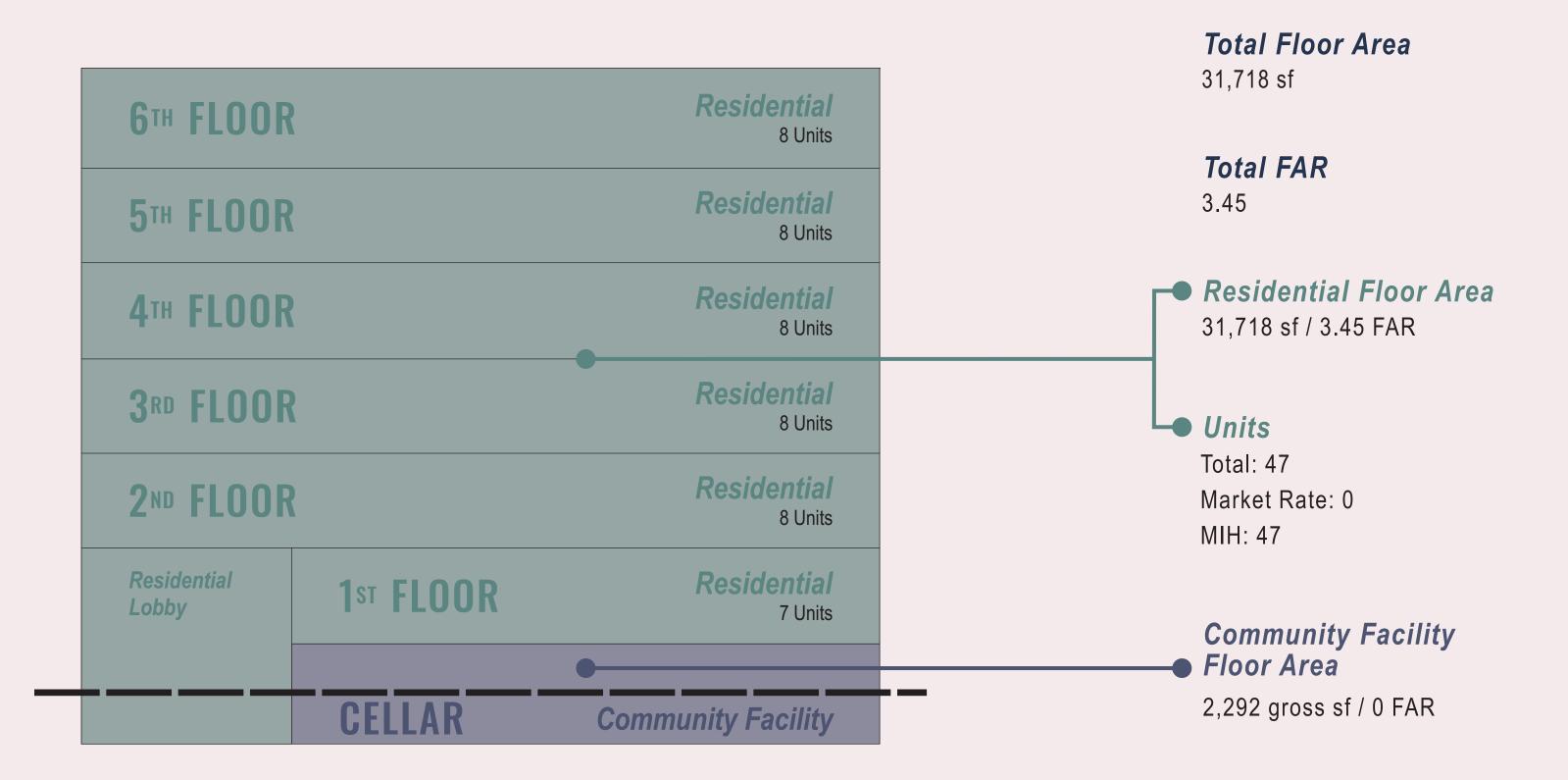
6-Story Mixed-Use, Residential & Community Facility Building

- **Proposed Uses:** Residential (100% affordable senior housing) & Community Facility (house of worship, library)
- Proposed FAR: 3.45
- Proposed Total Zoning Floor Area: 31,718 sf
 - Proposed Residential Zoning Floor Area: 31,718 sf
 - Proposed Community Facility Zoning Floor Area: 0 sf (2,292 sf of gross floor area not counted in the zoning floor area as 100% of the community facility is located within a cellar).
- Proposed Building Height: 68.5' / 6-stories
- Proposed Total Dwelling Units (all Income-Restricted): 47 (all one-bedrooms)
- Proposed Residential Parking Spaces: None (Outer Transit Zone)
- Proposed Rear Yard: 35'-1" (Required minimum of 30')





Floor Area Breakdown



The Proposed Development is Aligned in Height with Many Buildings in the Area

- Surrounding tall buildings display a development pattern where larger buildings surround the intersections with east-west Avenues.
- The Proposed Development is completely in keeping with the character of the neighborhood by continuing this pattern.
- There are 15 buildings in the surrounding area that are 60 feet or taller, demonstrating that the proposed height is well within the existing range.



East 7th Street and Avenue S

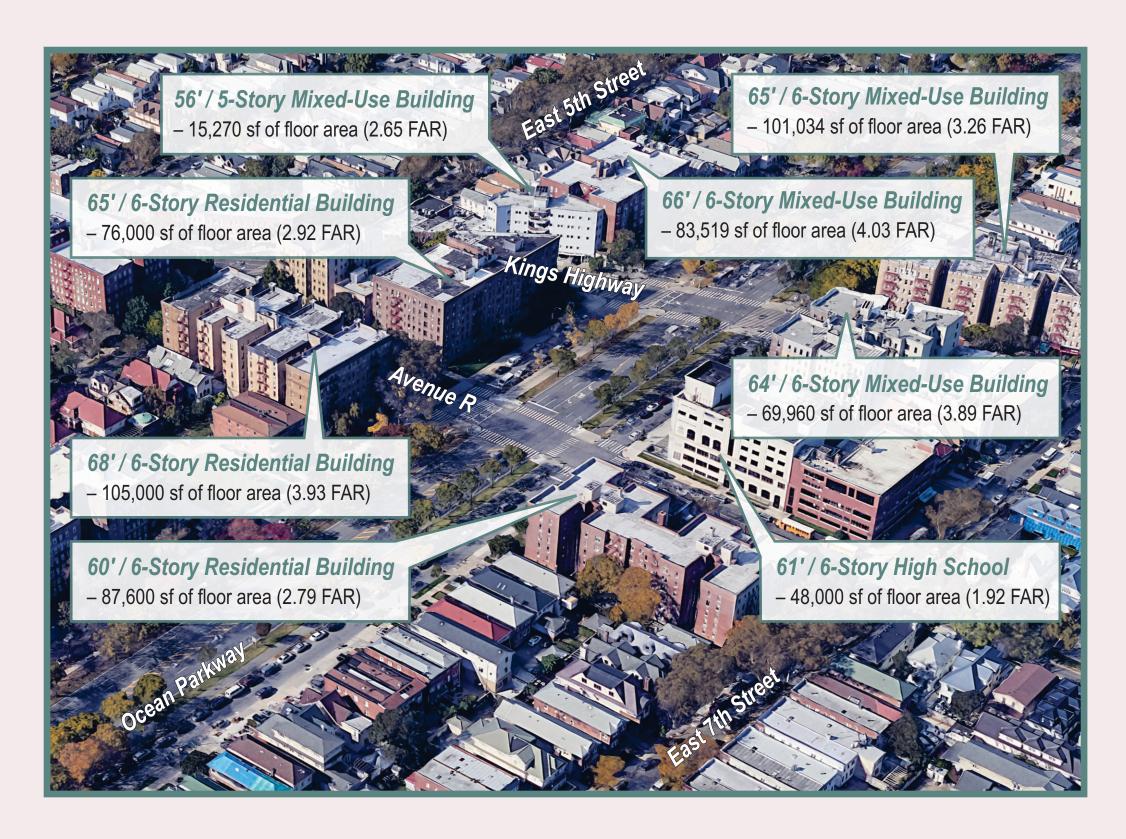
Rendering in Context of Surrounding Large Buildings



- All four corners at the intersection of East 7th Street and Avenue S are occupied by large bulky buildings that are taller than the surrounding homes. This includes the buildings directly south of, across the street from, and catty corner to the Site.
- The Proposed Development is only slightly larger than neighboring buildings, and covers much less of its lot (provides more open space).

Continued Pattern of Tall Buildings at Nearby Intersection

Ocean Parkway, Kings Highway and Avenue R



- The pattern of large buildings clustered around intersections repeats one block north of the Site where Avenue R and Kings Highway cross Ocean Parkway.
- The bulky apartment houses occupy several intersections, and notably, these buildings are even taller, and ever larger, than the Proposed Development.

Balancing Height with Improved Open Space

Rear Yard Comparison - Existing vs. Proposed

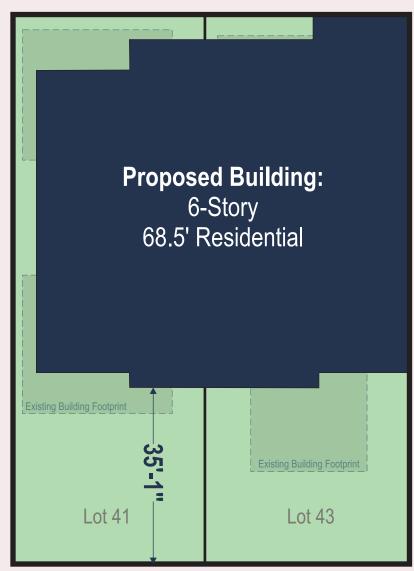
Existing Building:
4-Story
44' Residential

Existing Building:
4-Story
45' Residential

Lot 43 😊

Rear Yard - Existing

East 7th Street



Rear Yard - Proposed

Optimized Rear Yard Design:

 The proposed building provides a deeper rear yard than the existing condition, improving open space for residents.

Balancing Height & Open Space:

 While the proposed building is taller, it maintains a larger setback and its massing is concentrated towards East 7th Street, enhancing light and air access.

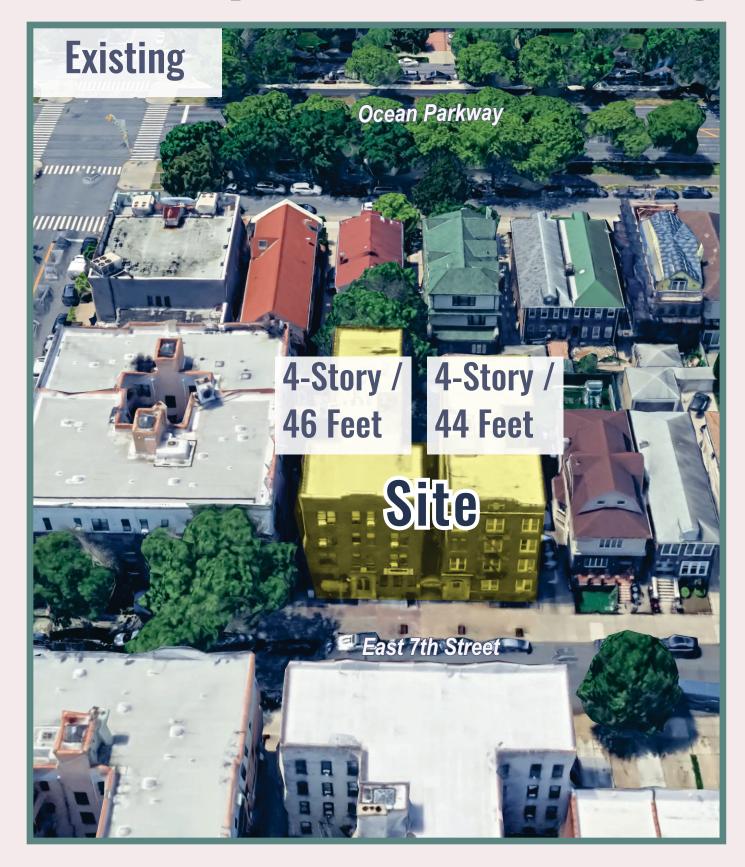
Stronger Community Integration:

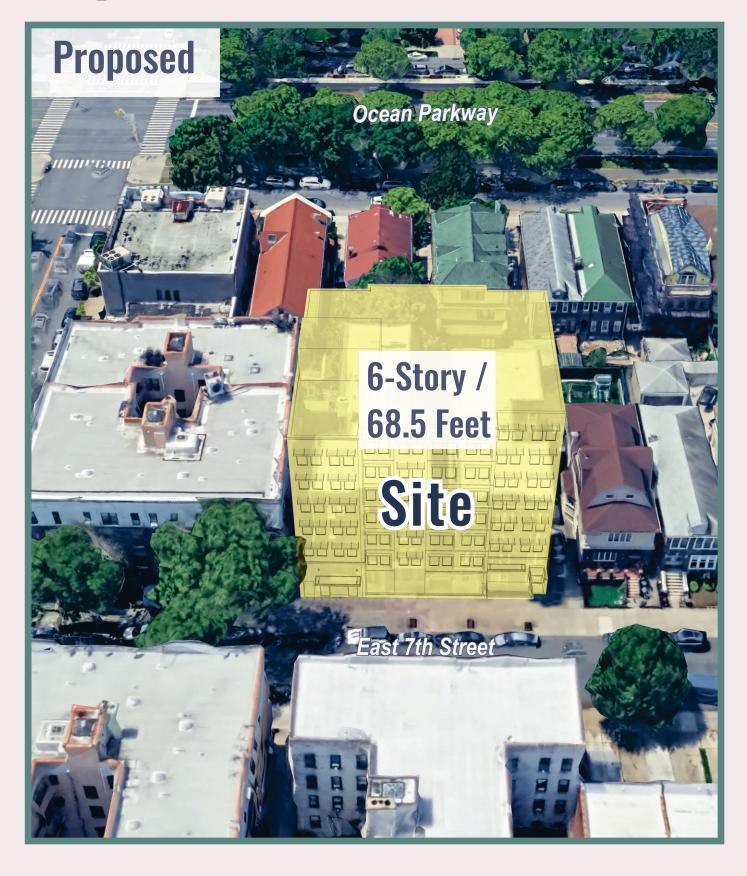
 The expanded rear yard will support better outdoor use and connectivity for residents.

1946 East 7th Street

Lot 41

Development Site Height Comparison





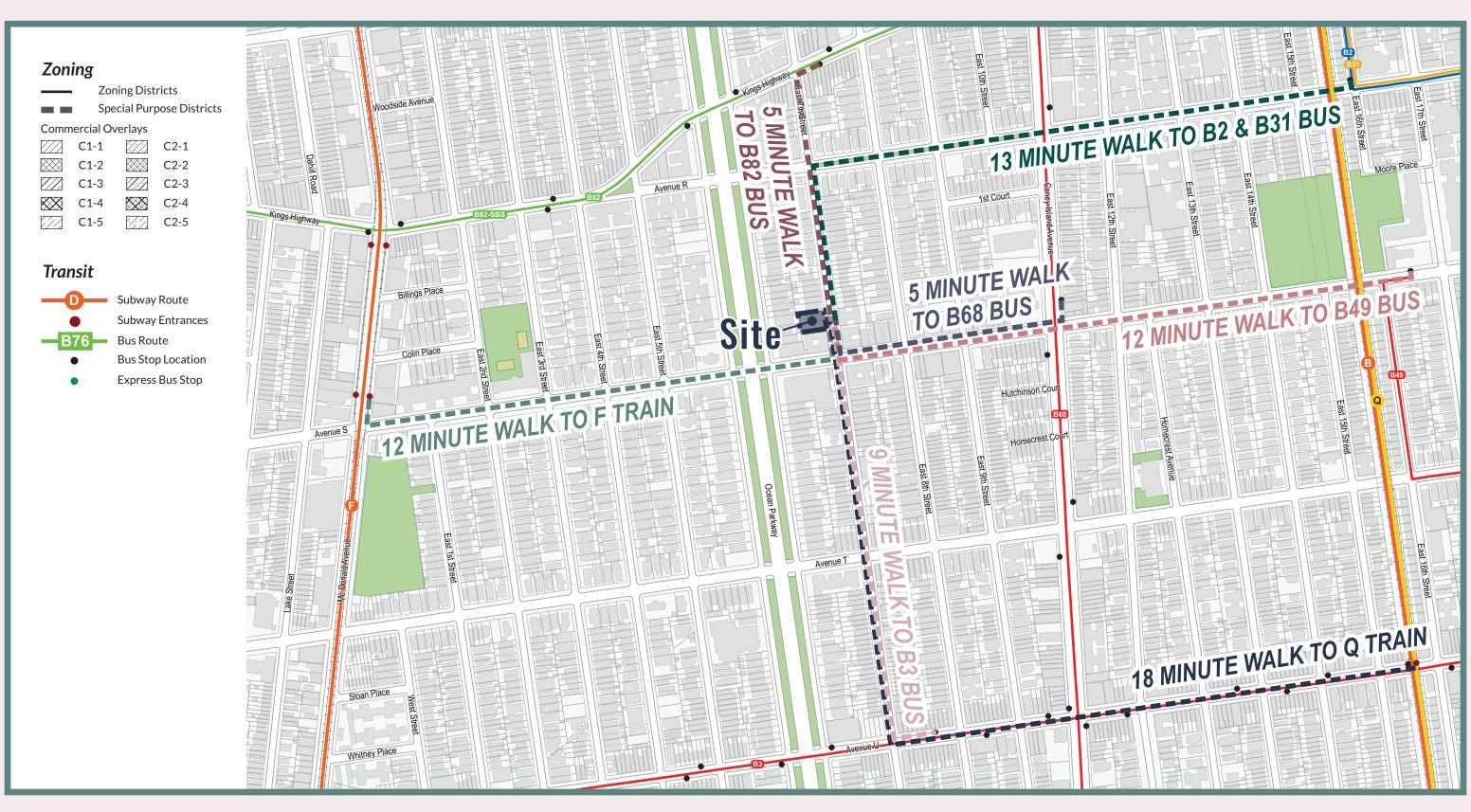
Bringing Light & Air to a Block of Constrained Backyards

A Thoughtful Setback to Improve Neighborhood Conditions

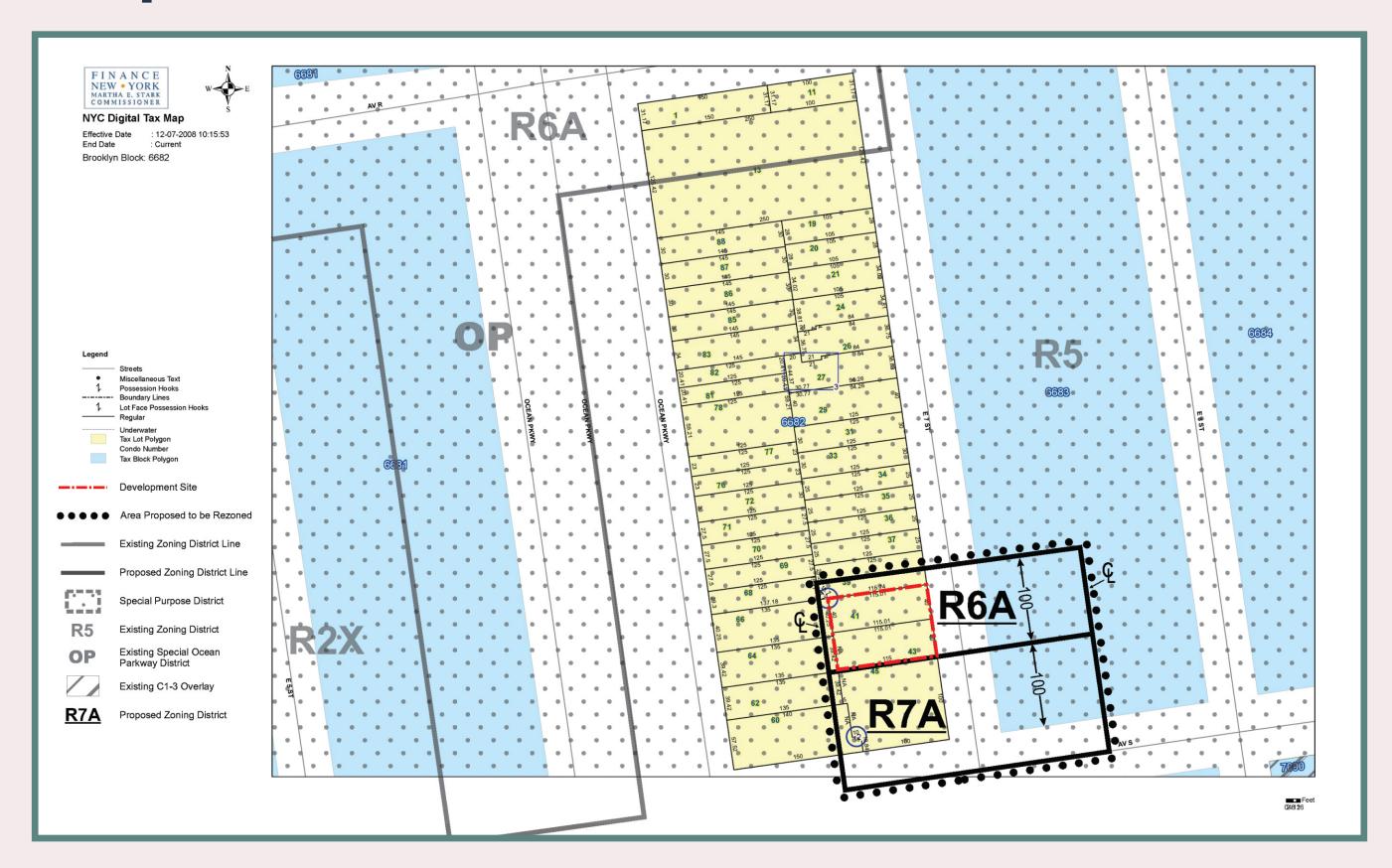
- Many surrounding lots feature non-complying rear yards, limiting access to light, air, and outdoor space.
- The proposed building exceeds the required rear yard depth, setting a new precedent for open space in the block.
- Unlike neighboring properties with shallow or obstructed rear yards, this design provides a clear, continuous open space for residents.
- The increased setback reduces overcrowding and enhances the quality of life for both residents and neighbors.
- By balancing height with an expanded rear yard, the proposal mitigates the typical impacts of higher density while improving urban livability.



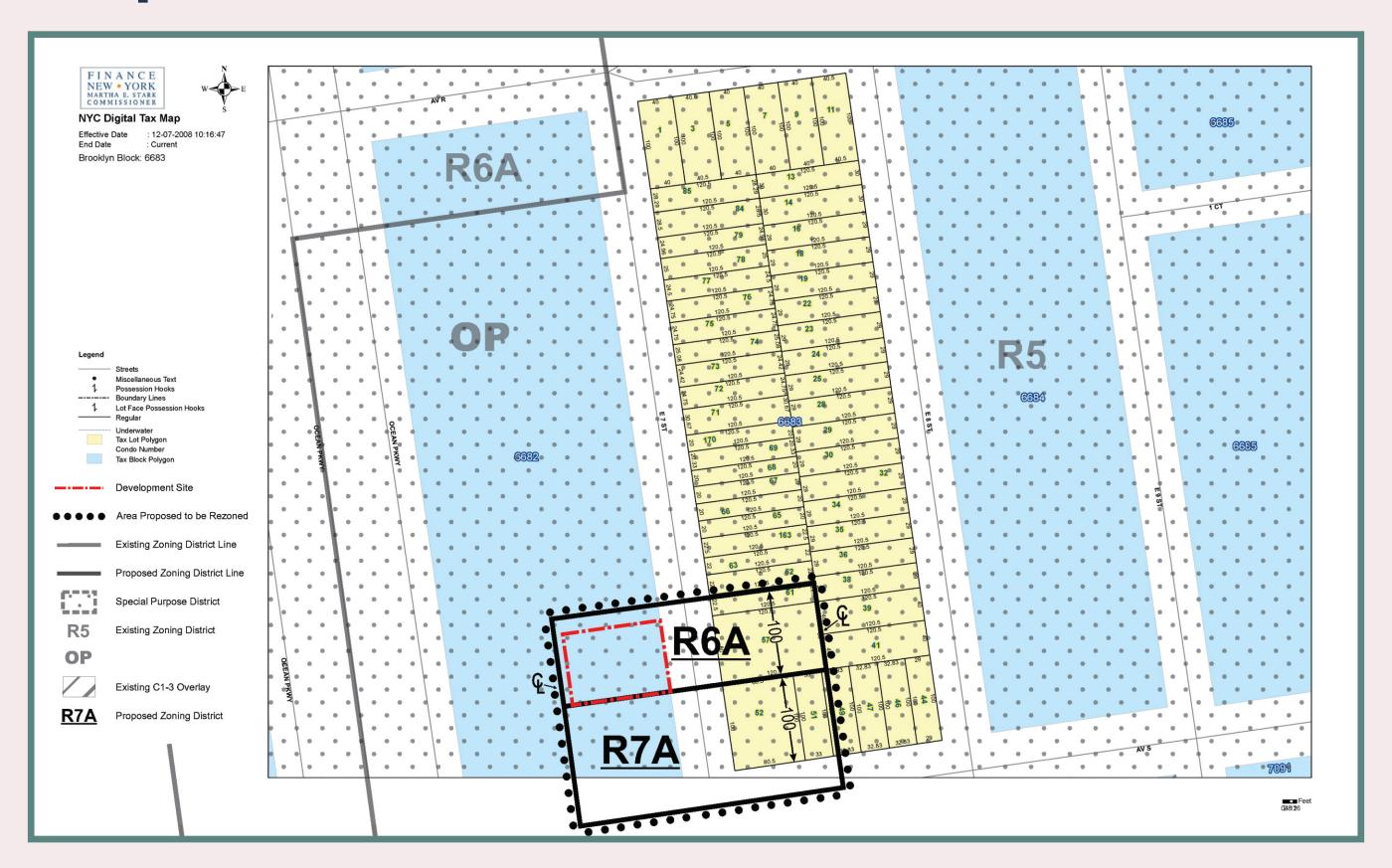
Access To Many Transit Options



Tax Map



Tax Map



Neighborhood Demographics

Key Neighborhood and Demographic Conditions – US Census PUMA Tract 4016

Population

- Total: 156,693
 - 19.5% Asian non-Hispanic
 - 4.2% Black non-Hispanic
 - -8.9% Hispanic
 - 63.2% White non-Hispanic
 - 4.3% non-Hispanic/other race/combination of races
- 36.9% of the total population of PUMA tract 4017 is non-white.

Foreign-Born Population & Limited English Proficiency

- Foreign-born population: 49.3%
- Limited English proficiency: 34%

Housing Unit Increase vs. Population Increase

- Increase in housing units: 2.6%
- Increase in population: 6.1%
- Increase in housing units (all of NYC): 7.9%

Rent

- Median gross rent: \$1,538
- Rent-burdened (30%+ of income spent on rent): 54.3%
- Severely Rent-burdened (50%+ of income spent on rent): 30.2%

Affordability

- Rental units affordable to extremely & very low-income households (0-50% AMI): 28%
- Rental units affordable to low & moderate-income households (51-120% AMI): 70.3%

Transit Access

- Residents with Subway or SBS bus station within ¼ mile: 48.6%

Housing Production Figure 14: Percent Change in Housing Supply and Population, 2010 to 2020 Shows the percent change in the number of housings units and population. Compares the local area to the borough and city. "From 2010 to 2020, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]." 10% 9% 8% 7% 6% 6% 6% 6% 6% 6% 5% Sheepshead Bay, Gerritsen Beach, & Homecrest

Source: NYC Department of City Planning Housing Database 2020 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

■ Housing Units ■ Population



Housing Shortage

PUMA 4016 Is Not Keeping Pace With NYC Development

- This area has **gone up approximately 6.1% in population** from 2010 to 2020 (PUMA 4016 Sheepshead Bay, Gerritsen Beach, Homecrest).
- However, the amount of housing units in the same area only went up by 2.8%, compared to 11% for Brooklyn and 9% for the City.
- This area is **significantly underperforming in housing production** when compared to the borough and all of NYC.
- The area in which the Site is located provides a great opportunity for senior housing. It is near the intersection of two major thoroughfares in the neighborhood, Kings Highway and Ocean Parkway, and is close to various transit options.

The Need For Affordable Housing 123

CD 15 only has 123 proposed MIH units to date. (Right, top). None of these have yet been constructed.

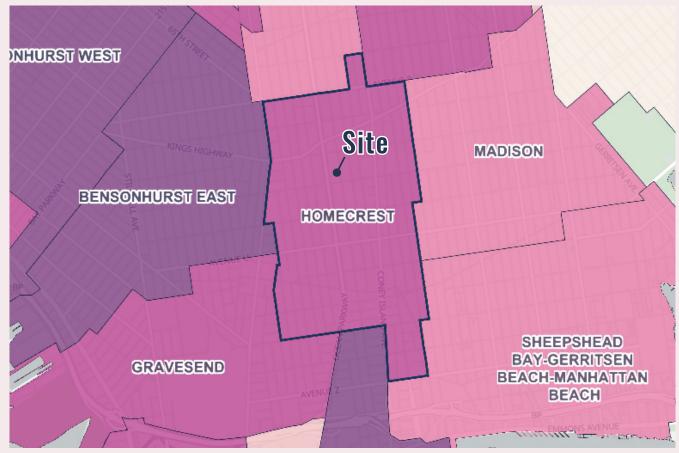
43%

The proposed development would increase the total number of MIH units in CD 15 by 43%.

99.5%

Almost all of the housing in this area is *not* income-restricted. NTA BK25 is identified as having a higher level of displacement risk according to the City's 'Equitable Data' Map (Right, bottom).





The Need for Senior Housing

The amount of residents **65 years and over has increased by 26.8%** between 2008-2021 in CD 15, whereas the total population has only increased by 10.1%.

By increasing the amount of senior housing, the proposed development will be able to better serve the growing senior population's needs.

Additionally, it will allow for the senior residents to be **more immersed in their community** by providing them with a place to live on a campus with much of their community and needs next door. This includes:

- Ahi Ezer Congregation (Orthodox Synagogue)
- The Sephardic Community Center, which includes a senior center
- Existing Ahi Ezer Housing Developments





Images from the Sephardic Community Center's Senior Center

Proposed Plans

NEW CONSTRUCTION 6-STORY, 47 UNIT BUIDLING WITH COMMUNITY FACILITY

1946 & 1950 EAST 7TH STREET BROOKLYN, NY 11223

	DRAWING LIST	SUBMISSION #1 51/24	SUBMISSION #2 1/24	CB SUBMISSION #3 8/27/24	ANNING REV 4	YES REV 24	Y REVISION 5
DRAWING NUMBER	DRAWING TITLE	CB SUB 5/31/2	CB SUB 7/9/24	CB SUB 8/27/2	NYC PLANNING 9/19/24	CITY OF 12/22/	6-STORY 8/12/25
CB-1	COVER PAGE	0					
CB-2	ZONING ANALYSIS — CITY OF YES	0					
CB-3	SITE PLAN AND ZONING DIAGRAMS	0					
CB-4	GROUND AND 1ST FLOOR PLANS	0					
CB-5	2ND - 6TH FLOOR PLANS	0					
CB-6	7TH FLOOR AND ROOF PLANS	0					
CB-7	EXTERIOR ELEVATIONS	0					
CB-8	PEDESTRIAN RENDERINGS		0				
CB-9	BUILDING SECTION			0			
CB-10	BUILDING SECTION			0			Х
CB-11	URBAN CARTOGRAPHICS - SITE PLAN IN RELATION TO ADJACENT PROPERTIES			0		Х	

LEGEND: O NEW ISSUE REVISED ISSUE ISSUED, NOT REVISED REVISED, NOT ISSUED X REMOVED



- FULL GLAZING STOREFRONT CONNECTING COMMUNITY FACILITY SPACE TO STREET FRONTAGE

WIDENED STAIRS SERVING COMMUNITY FACILITY WITH MEANINGFUL TRANSITION INTO NEIGHBORING CONTEXT.

PLANTING BETWEEN DEPRESSED FACADE AND STREET FRONTAGE -

- STONE VENEER AT COMMUNITY FACILITY AREA HELPING TO IDENTIFY CHANGES OF USE

RESIDENTIAL ENTRANCE LOCATED AT GRADE PLANE. —

CONTEXTUAL ELEMENTS OF BUILDING

SCALE: N.T.S.

KONSTRUCT ARCHITECTURE | ENGINEERING

75 Stagg Street, Brooklyn, NY 11206 www.konstructae.com

NEW CONSTRUCTION 6 STORY - 47 UNIT BUILDING WITH COMMUNITY FACILITY Block: 6628 Lot: 41 & 43

DISCLAIMER

The measurements associated to this drawing are provided for informational purposes only. The information shown has to be verified in field therefore all users are cautioned to use at their own discretion. KONstruct Engineering, PLLC cannot be held accountable for any interpretations, liabilities or damages that may occur should any of the provided data be inaccurate, misstated, or in any other way misrepresent its correct status. All users are encouraged to conduct their own verification of the data prior to its use. Reliance or use of the information shown here is solely at user's own risk.

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KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED FOR ANY SUPERVISON OF THE ACTUAL CONSTRUCTION

PROJECT OWNER / CONTACT



AHI EZER CONGREGATION 1960 EAST 7th STREET BROOKLYN, NY 11223

> 6-STORY REV NYC PLANNING REV 9/19/24 CB RESPONSES 8/27/24 CB RENDERINGS 7/9/24 COMMUNITY BOARD 5/31/24

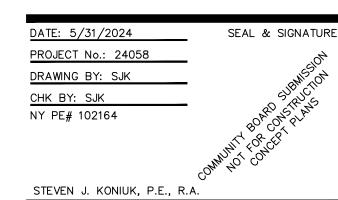


PROJECT ADDRESS

1946 & 1950 E. 7th St Brooklyn, NY 11223

COVER PAGE & RENDERINGS

DOB SIGNATURE AND STAMP



DRAWING NO.

		- ZONIN	NG CALCULATION	I - PRELI	MINARY	-		
Address	1946 & 1950 East 7th Street	Community District	15					
	Brooklyn, NY 11223			-				
Block	6628						UNIT COUNT	
Lot(s)	41 & 43			ELEV (FT)	FLOOR LEVEL	STUDIO	1-BED	TOTAL
LOT NUMBER	WIDTH	DEPTH	AREA					0
41	40	115	4600	77	BLK HD RF			0
43	40	115	4600	65	ROOF			0
SUM	80		9200	54.5	6TH	0	8	8
Zoning Map	28C			45	5TH	0	8	8
Previous Zoning District	R5 / OP			35.5	4TH	0	8	8
Proposed Zoning District	R6A (City of Yes Amendment)	<below analysis="" pr<="" td="" uses=""><td>OPOSED R6A "City of Yes" Text</td><td>26</td><td>3RD</td><td>0</td><td>8</td><td>8</td></below>	OPOSED R6A "City of Yes" Text	26	3RD	0	8	8
Existing Occupancy Group	J-2 (1968 Code Classification			16.5	2ND	0	8	8
Proposed Occupancy Group	R-2 (2014 Code Classification) &	A-3 (Community Hall/center)		7	1ST	0	7	7
Use Group	2/4			-5	GROUND	0	0	0
Construction Classification	1b Non Combustible			L	TOTAL	0	47	47
Street Type	Narrow (60'-0" width)							
			BUILDING MASSIN	G TABLE				
FLOOR	GROSS FLOO	RAREA (SF)		DEDUCTIONS (SF)				ZONING FLOOI
FLOOR	COMMUNITY FACILITY	RESIDENTIAL	CORRIDOR/QGF	OPENING	Refuse Rm	Bldg Storage	Bulkhead / Cellar / MEP	AREA (SF)
								0
								0
ROOF	0	425					-425	0
6TH	0	5824.83	-287.5		-24	-30	-20	5463.33
5TH	0	5824.83	-287.5		-24	-30	-20	5463.33
4TH	0	5824.83	-287.5		-24	-30	-20	5463.33
3RD	0	5824.83	-287.5		-24	-30	-20	5463.33
2ND	0	5824.83	-287.5		-24	-30	-20	5463.33
1ST	0	5824.83	-287.5	-567	-21	-30	-17.5	4901.83
GROUND	2292	3495	-500				-5787	-500
TOTAL	2292	38868.51	-2225	-567	-141	-180	-5904.03	31718.48
	41160).51						
			REQUIRED / ALLOWED BY					

ZONING SECTION	ON	SECTION TITLE	& DESCRIPTION	CURRENT Z.R.	PROPOSED	NOTES / REMARKS	COMPLIANT
Chapter 1 - Genera	al Prov	isions	& DESCRIPTION	001112111 2.111		<u> </u>	
22-10		Definitions					
			Qualifying Affordable Housing	. (c) #buildings# subject to an #affordable housing regulatory agreement#	YES	Development meets requirement	COMPLIANT
		Qualitying comor riodoing [#affordable independent residence for seniors# or #long-term care facilities#	NO	PROJECT IS NOT A QUALIFYING SENIOR HOUSING. IT IS A QUALIFYING AFFORDABLE HOUSING PROJECT	N/A
		Prevailing Street Wall Frontage		within 150 ft of a street wall, minimum 50% of street wall width on same side is within 2 ft of averae distance.	YES	Development meets requirement	COMPLIANT
			Greater Transit Zone	Within either: #special parking areas#, #Inner Transit Zone#, #Outer Transit Zone	YES	Development is within an Outer Transit Zone	COMPLIANT
			Outer Transit Zone	b) (1) & b) (2)	YES	Site is within a quarter-mile of #select mass transit station# and within a half-mile of other # mass transit station#.	COMPLIANT
Chapter 3 - Reside	ntial B	ulk Regulations in Reside	ential Districts				
22-10		USES PERMITTED AS-OF RIGHT					
	22-12		Use Group 2	Use Group 2	Use Group 2	Residence	COMPLIANT
	22-131		Use Group 3	Use Group IIIB	Use Group 3B	Community Facility Without Sleeping Accommodations - community centers and libraries (Other Institutions and Facilities)	COMPLIANT
23-00	23-01	APPLICABILITY	Applicability of the Chapter	Chapter applies for bulk regulations	Chapter used		COMPLIANT
23-10	20-01	LOT AREA AND LOT WIDTH REGULATIONS		<u> </u>			
	23-12	Other Residences (multifamily)	Minimum	Min. Lot Area = 1700 SF	9200	sf	COMPLIANT
		Other residences (matthamity)		Min. Lot Width = 18'-0"	80	ft	COMPLIANT
23-20		FLOOR AREA REGULATIONS				I	COMPLIANT
	23-222	R6A #qualifying affordable housing# or #qualifying senior	Floor Area Ratio	3.9	3.448	FAR RESIDENTIAL ONLY	COMPLIANT
		housing# of #quatifying sellion	SF EQUIVALENT	35880	31718	SF RESIDENTIAL ONLY	
		0	OF EQUIVALENT	00000	01710	31718.48 Residential Area	
						+ 0.00 Community Facility Area	
						31718.48 TOTAL ZONING	
	00.004	FI				3.45 FAR EQUIVALENT	COMPLIANT
	23-231	5% AREA DEDUCTION	or area provisions for amenities Amenities	Ammenity space floor area, up to 5% of floor space allocated to residential area, can be deducted from zoning floor area.		defined to include but not limited to: recreation space, co working areas, librarys, reading rooms, music or practice rooms, package or storage rooms, laundry facilities, or pet-related facilities. All amenity space shall be accessible. Amenity space strictly EXCLUDES floor space for circulation (corridors, stairs, elevators, ramps, etc)	
	23-232	Floor Area Provisions for Corridors				Provisions of (A) and (B) can be applied individually or in combination. Therefore up to 100% maximum deduction permitted	
	(a)	AREA DEDUCTION OF 50%	Corridor Termination	One condition must be met: (1) direct access to balcony/terrace, (2) has daylight through windows with a min 20 sf glazed area with additional requirements, (3) terminates at a DU containing minimum 3-beds	N/A	NOT APPLICABLE TO THIS PROJECT	N/A
	(b)	AREA DEDUCTION OF 50%	Corridor Length	Length of corridor (measured from elevator core to furthest DU) does not exceed 100 ft	575 sf / 2 per floor	both dead-end corridors have less than 100ft length from elevator core	COMPLIANT
	23-233	AREA DEDUCTION, MAXIMUM OF 3 SF PER DU	Refuse Room	141	max	each floor has refuse room. See table for areas	COMPLIANT
	23-234	AREA DEDUCTION, 100 SF FOR EACH 1FT OF ELEVATED 1ST FLOOR. MAXIMUM 500 SF DEDUCTION	Elevated Ground Floor Units	500	500	This building has elevated ground floor units ABOVE 0'-5". Therefore apply the 500 SF maximum zoning deduction	COMPLIANT

23-30		DENIAREA RECITIATIONS				
20-00	YARDS, COURTS AND OTHER OF	- LIVANLA NEGOLATIONS				
23-311		Permitted Obstructions		VEO	This building has elevated ground floor units	COMPLIANT
(k) 23-322		Ramps & Landings & Stairs Minimum Front Yard	None Required	YES 0'-0"	none	COMPLIANT COMPLIANT
23-334	(b)	Minimum Side Yard	0 ft or 5 ft minimum	0'-0" & 20'-0"	20ft provided at transition zone at upper story	COMPLIAN
23-342		Minimum Rear Yard	20 ft for portions of buildings <= 75ft	35'-1"	Ramps & stairs are permitted obstructions in rear yards	COMPLIAN [*]
			30 ft for portions of buildings > 75 ft	N/A	n/a	N/A
23-35	Outer Court Regulations		None Required			COMPLIAN
23-333	BUILDINGS <= 75ft in height,				WIDTH OF CUTED COURT IS COLOR DEPTH OF CUTED COURT IS CO. C.	COM LIAN
	where legally required windows	Court Width < = 20'-0"	Width of outer court shlal be at least equal to depth.	YES	WIDTH OF OUTER COURT IS 20'-0". DEPTH OF OUTER COURT IS 3'-0". 20 > 3. THEREFORE COMPLIANT	COMPLIAN
	face onto an outer court, court		equatio deptili.			
	width shall at a minimum equal	Court Width > 20'-0"	Width of outer court can be any depth	N/A		N/A
.(a)	court depth		,,	N/A		14/70
	BUILDINGS > 75ft in height, where	Court Width < = 30'-0"	Width of outer court shlal be at least	N/A		N/A
	legally required windows face onto an outer court, court width	Oddit Width C 00 0	equal to depth.	N/A		IV/A
	shall at a minimum equal court	0 1147 111 - 001 011				
	depth	Court Width > 30'-0"	Width of outer court can be any depth	N/A		N/A
23-36	LOT COVERAGE					
23-362	Standard Lots	Lot Coverage	80%	63.31%	5824.83 SF	COMPLIAN
23-372		ly Required Windows & Lot Lines	20 ft			
23-40	HEIGHT AND SETBACK REGULAT	Permitted Obstructions				
20 722	(.)		Higher than 1st story, max 2.5 ft	01.011	our control devices limited to a maximum 2! C" projection from building well	
	(a)	Awnings & Sun Control Devices	projection from bldg wall	2'-6" max	sun control devices limited to a maximum 2'-6" projection from building wall	COMPLIAN
23-431	Street Wall Location Requirement					
	(b)	Percent-based rules	Narrow Street			
		1	t walls shall be within 10 ft of the street inimum base height.	75 %	Total building width is 80 ft. 60ft of wall width is within 10 ft of street line. This extends for full minimum base height level. Therefore complies with 70% minimum rule	COMPLIAN
					Total building width is 80 ft. 20ft of wall width is between 10 ft - 15 ft. Therefore	
		30% of street wall widt	th may recess beyond 10 feet	25 %	complies with 30% maximum rule	COMPLIAN
			of 15 ft shall comply with outer-court	n/a	N/A	NI/A
			gulations			N/A
23-432	R6A #qualifying affordable		40 ft	43'-0"	at 5th FL	COMPLIAN
23-432	housing# or #qualifying senior		65 ft	65'-0"	at roof ADDITIONAL LIMITATION & REDUCTION DUE TO TRANSITION AREA	COMPLIAN
	housing#	Maximum Building Height	95 ft 10 ft for #Wide Street#, 15ft for	85'-0"		COMPLIAN COMPLIAN
23-433		Standard Setback Depth	10 ft for #Wide Street#, 15ft for #Narrow Street#	15'-0"	Minimum of 15'-0" however, permitted to reduce	- COMPLIAN
	Modifications to Setbacks					
	(a)	•	tion for every 1ft street wall is located			
		<u>beyond</u>	the street line.			
23-44	Special Provisions for Certain A	reas				
23-443	Special	l Provisions in other geographies	setbacks: 10 ft for #Wide Street#, 15ft			
	(d) Transition Area Dimensions an	nd May Haidht	for #Narrow Street#		Т	COMPLIANT
	(u) Italisition Alea Difficisions an	Adjusted Maximum Building				COMPLIAN
	R5 Adjacent Zoning District -	Height	65 ft	65'-0"		COMPLIAN
	NON-#QUALIFYING RESIDENTIAL	Within 15 ft of district	65 ft	65'-0"		COMPLIAN
	SITES# - #LOT WIDTH# greater	boundary	6510	03-0		COMPLIAN
	than 30 ft	15 ft - 25ft of district boundary	85 ft	85'-0"		COMPLIAN
23-50	DENSITY REGULATIONS					
20 00						
23-52		#qualifying senior housing#	NOT APPLICABLE	INFINATE	NOT APPLICABLE. PROJECT IS NOT MEETING THIS DEFINITION	N/A
23-52		#qualifying senior housing# ALL OTHER	NOT APPLICABLE DU factor = 680	INFINATE 680	NOT APPLICABLE. PROJECT IS NOT MEETING THIS DEFINITION YES. PROJECT HAS A 680 DU FACTOR LIMITATION	
		ALL OTHER MAX POSSIBLE UNITS				
23-52	ADDITIONAL DESIGN ELEMENTS	ALL OTHER MAX POSSIBLE UNITS	DU factor = 680 52.76	680	YES. PROJECT HAS A 680 DU FACTOR LIMITATION	
	ADDITIONAL DESIGN ELEMENTS	ALL OTHER MAX POSSIBLE UNITS	DU factor = 680 52.76 Minimum 1'-0" width	680	YES. PROJECT HAS A 680 DU FACTOR LIMITATION	COMPLIAN
23-60	ADDITIONAL DESIGN ELEMENTS	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage	680 53	YES. PROJECT HAS A 680 DU FACTOR LIMITATION 0.75 ROUNDS UP Not required at entrances and exits, and driveways, or permitted obstructions	COMPLIAN
23-60	ADDITIONAL DESIGN ELEMENTS	ALL OTHER MAX POSSIBLE UNITS	DU factor = 680 52.76 Minimum 1'-0" width	680	YES. PROJECT HAS A 680 DU FACTOR LIMITATION 0.75 ROUNDS UP	COMPLIAN
23-60 23-613	ADDITIONAL DESIGN ELEMENTS	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements eation Space (9 OR MORE UNITS)	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage	680 53	YES. PROJECT HAS A 680 DU FACTOR LIMITATION 0.75 ROUNDS UP Not required at entrances and exits, and driveways, or permitted obstructions	COMPLIAN
23-60	ADDITIONAL DESIGN ELEMENTS	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements eation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55	680 53 2855 RAMP	YES. PROJECT HAS A 680 DU FACTOR LIMITATION 0.75 ROUNDS UP Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF)	COMPLIAN
23-60 23-613	ADDITIONAL DESIGN ELEMENTS Recre	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55	680 53 2855	YES. PROJECT HAS A 680 DU FACTOR LIMITATION 0.75 ROUNDS UP Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD	COMPLIAN COMPLIAN COMPLIAN COMPLIAN
23-60 23-613 23-63	Recre MINIMI	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55	680 53 2855	YES. PROJECT HAS A 680 DU FACTOR LIMITATION 0.75 ROUNDS UP Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable	COMPLIAN COMPLIAN COMPLIAN
23-60 23-613 23-63	ADDITIONAL DESIGN ELEMENTS Recre MINIMU Indoor space shall have windo SPECIAL RULES FOR HEIGHT FA	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both	680 53 2855	YES. PROJECT HAS A 680 DU FACTOR LIMITATION 0.75 ROUNDS UP Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD	COMPLIAN COMPLIAN COMPLIAN COMPLIAN
23-60 23-613 23-63	Recre MINIME Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACILITIES	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Ention Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Distri	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both	680 53 2855	YES. PROJECT HAS A 680 DU FACTOR LIMITATION 0.75 ROUNDS UP Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD	COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat	ADDITIONAL DESIGN ELEMENTS Recre MINIMU Indoor space shall have windo SPECIAL RULES FOR HEIGHT FA	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Ention Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Distri	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both	680 53 2855	YES. PROJECT HAS A 680 DU FACTOR LIMITATION 0.75 ROUNDS UP Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE	COMPLIAN COMPLIAN COMPLIAN COMPLIAN N/A
23-60 23-613 23-63	ADDITIONAL DESIGN ELEMENTS Recre MINIMU Indoor space shall have windo SPECIAL RULES FOR HEIGHT FAIL ions for Community Facil Maximum Floor Area Ratio and P	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Ention Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS itties in Residence Districercent of Lot Coverage	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both	680 53 2855 RAMP 24'-0"	YES. PROJECT HAS A 680 DU FACTOR LIMITATION 0.75 ROUNDS UP Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area	COMPLIAN COMPLIAN COMPLIAN COMPLIAN N/A
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat	ADDITIONAL DESIGN ELEMENTS Recre MINIME Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACTIONS for Community Facil Maximum Floor Area Ratio and P table	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both cts	680 53 2855 RAMP 24'-0"	YES. PROJECT HAS A 680 DU FACTOR LIMITATION 0.75 ROUNDS UP Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply.	COMPLIAN COMPLIAN COMPLIAN COMPLIAN N/A COMPLIAN
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat	ADDITIONAL DESIGN ELEMENTS Recre MINIME Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACTIONS for Community Facil Maximum Floor Area Ratio and P table table	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Shall	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600	680 53 2855 RAMP 24'-0" 0.00 0.00 n/a	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher	COMPLIANT COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat 24-11	ADDITIONAL DESIGN ELEMENTS Recre MINIME Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACT TONS for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both cts 3.0 27600 60%	680 53 2855 RAMP 24'-0" 0.00 0.00 n/a	YES. PROJECT HAS A 680 DU FACTOR LIMITATION 0.75 ROUNDS UP Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply.	COMPLIAN COMPLIAN COMPLIAN N/A COMPLIAN COMPLIAN
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat 24-11	ADDITIONAL DESIGN ELEMENTS Recre MINIME Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACTIONS for Community Facil Maximum Floor Area Ratio and P table table table	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Atties in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall provail	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE	680 53 2855 RAMP 24'-0" 0.00 0.00 n/a	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher	COMPLIAN COMPLIAN COMPLIAN N/A COMPLIAN COMPLIAN COMPLIAN COMPLIAN
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat 24-11 24-163 24-30	ADDITIONAL DESIGN ELEMENTS Recre MINIME Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACT SONS for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Shall	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both cts 3.0 27600 60%	0.00 0.00 0.00 n/a see residential	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern.	COMPLIAN COMPLIAN COMPLIAN N/A COMPLIAN COMPLIAN COMPLIAN COMPLIAN
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat 24-11	ADDITIONAL DESIGN ELEMENTS Recre MINIME Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACT SONS for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Atties in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall provail	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE	680 53 2855 RAMP 24'-0" 0.00 0.00 n/a	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher	COMPLIAN COMPLIAN COMPLIAN COMPLIAN N/A COMPLIAN COMPLIAN COMPLIAN COMPLIAN
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat 24-11 24-163 24-30	ADDITIONAL DESIGN ELEMENTS Recre MINIME Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACT SONS for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE	0.00 0.00 n/a see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern.	COMPLIAN COMPLIAN COMPLIAN COMPLIAN N/A COMPLIAN COMPLIAN COMPLIAN COMPLIAN
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat 24-11 24-163 24-30	ADDITIONAL DESIGN ELEMENTS Recre MINIMU Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACTIONS for Community Facil Maximum Floor Area Ratio and P table table table table vhen RES + COM uses Yard Regulations	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall provail Minimum Front Yard Minimum Side Yard along	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required	2855 RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS see residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within	COMPLIAN
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat 24-11 24-163 24-30	ADDITIONAL DESIGN ELEMENTS Recre MINIMU Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACTIONS for Community Facil Maximum Floor Area Ratio and P table table table table vhen RES + COM uses Yard Regulations	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required	2855 RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary	COMPLIAN
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat 24-11 24-163 24-30	ADDITIONAL DESIGN ELEMENTS Recre MINIMU Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACTIONS for Community Facil Maximum Floor Area Ratio and P table table table table vhen RES + COM uses Yard Regulations	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall provail Minimum Front Yard Minimum Side Yard along	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required	2855 RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of	COMPLIAN
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat 24-11 24-163 24-30 24-34	ADDITIONAL DESIGN ELEMENTS Recre MINIME Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACTIONS for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses Yard Regulations Community Facility	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required 0 ft or 8 ft minimum 8ft minimum	2855 RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary	COMPLIAN COMPLIAN COMPLIAN N/A COMPLIAN COMPLIAN COMPLIAN COMPLIAN COMPLIAN COMPLIAN
23-60 23-613 23-63 23-70 23-70 24-11 24-163 24-30 24-34 24-35	ADDITIONAL DESIGN ELEMENTS Recre MINIMI Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACT Tons for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum	0.00 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard	COMPLIAN
23-60 23-613 23-63 23-70 24-11 24-163 24-30 24-34 24-35	ADDITIONAL DESIGN ELEMENTS Recre MINIMI Indoor space shall have windo SPECIAL RULES FOR HEIGHT FARIONS for Community Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required 0 ft or 8 ft minimum 8ft minimum	2855 RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of	COMPLIAN
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23-60 23-613 23-63 23-70 23-70 24-11 24-163 24-30 24-34 24-35	ADDITIONAL DESIGN ELEMENTS Recre MINIMI Indoor space shall have windo SPECIAL RULES FOR HEIGHT FARIONS for Community Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required 0 ft or 8 ft minimum 8ft minimum 30 ft minimum	0.00 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard	COMPLIAN
23-60 23-613 23-63 23-70 24-11 24-163 24-30 24-34 24-35 24-36 24-50 24-011 24-631	ADDITIONAL DESIGN ELEMENTS Recre MINIMI Indoor space shall have windo SPECIAL RULES FOR HEIGHT FARIONS for Community Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall provail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum n/a #outer court# < 20 ft, then width shall	0.00 0.00 0.00 n/a E ANALYSIS see residential analysis see residential analysis see residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard	COMPLIAN
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23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat 24-11 24-163 24-30 24-34 24-35 24-36 24-631 apter 5 - Accessory O	ADDITIONAL DESIGN ELEMENTS Recre MINIMI Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACT Sions for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Atties in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ding Regulations for #Other# uses (multifamily)	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum n/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance	COMPLIAN
23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat 24-11 24-163 24-30 24-34 24-35 24-36 24-50 24-011 24-631 apter 5 - Accessory O 25-122	ADDITIONAL DESIGN ELEMENTS Recre MINIMI Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACIONS for Community Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix ff-Street Parking and Load Maximum Number of Spaces	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ding Regulations for #Other# uses (multifamily) quirements	Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAG None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum n/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit	Company to the compan	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance	COMPLIAN
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23-60 23-613 23-63 23-70 pter 4 - Bulk Regulat 24-11 24-163 24-36 24-36 24-36 24-31 24-631 pter 5 - Accessory O 25-122 25-21 25-22	ADDITIONAL DESIGN ELEMENTS Recre MINIME Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACT TONS for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix ff-Street Parking and Load Maximum Number of Spaces #Inner Transit Zone# Parking Rec Required Parking in the #Outer T table	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ding Regulations for #Other# uses (multifamily) quirements fransit Zone R6 #qualifying affordable housing# or #qualifying senior housing#	Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments	COMPLIAN COMPLIAN
23-60 23-613 23-63 23-70 24-11 24-163 24-30 24-34 24-35 24-36 24-50 24-011 24-631 24-631 24-631 24-522 25-222	ADDITIONAL DESIGN ELEMENTS Recre MINIME Indoor space shall have windo SPECIAL RULES FOR HEIGHT FACIONS for Community Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix ff-Street Parking and Load Maximum Number of Spaces #Inner Transit Zone# Parking Rec	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS Ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall provail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ding Regulations for #Other# uses (multifamily) quirements Fransit Zone R6 #qualifying affordable housing# or #qualifying senior housing# MENT	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum r/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement No minimum requirement	Cases Ca	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments	COMPLIAN
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23-60 23-613 23-63 23-70 apter 4 - Bulk Regulat 24-11 24-163 24-30 24-36 24-35 24-36 24-31 24-631 apter 5 - Accessory O 25-122 25-22 25-222 25-222	ADDITIONAL DESIGN ELEMENTS Recre MINIM Indoor space shall have windo SPECIAL RULES FOR HEIGHT FAI ions for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix Required Parking and Load Maximum Number of Spaces #Inner Transit Zone# Parking Rec Required Parking in the #Outer T table NON-RESIDENTIAL REQUIRE requirement Waiver of Requirements for Spaces Waive Any: < 10,000:	ALL OTHER MAX POSSIBLE UNITS Front Yard Planting Requirements Pation Space (9 OR MORE UNITS) UM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Distrivercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall brovail Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ding Regulations for #Other# uses (multifamily) quirements for #Other# uses (multifamily)	DU factor = 680 52.76 Minimum 1'-0" width Located at available frontage 951.55 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement No minimum requirement Community Center B3 25 spaces maximum	680 53 53 2855 RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see rovided 0 spaces provided 0 spaces provided UP TO 25 SPACES WAIVED	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply Once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments In effect after date of adopted City of Yes zoning ammendments ALL PARKING SPACES WAIVED	COMPLIAN



75 Stagg Street, Brooklyn, NY 11206 www.konstructae.com

PROJE

NEW CONSTRUCTION
6 STORY - 47 UNIT BUILDING
WITH COMMUNITY FACILITY
Block: 6628
Lot: 41 & 43

DISCLAIMER

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KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED FOR ANY SUPERVISON OF THE ACTUAL CONSTRUCTION

PROJECT OWNER / CONTACT



AHI EZER CONGREGATION 1960 EAST 7th STREET BROOKLYN, NY 11223

6-STORY REV 8/12/25

CITY OF YES REV 12/22/24

NYC PLANNING REV 9/19/24

CB RESPONSES 8/27/24

CB RENDERINGS 7/9/24

COMMUNITY BOARD 5/31/24



Date

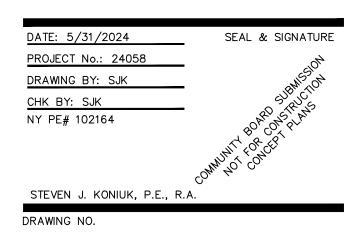
PROJECT ADDRESS

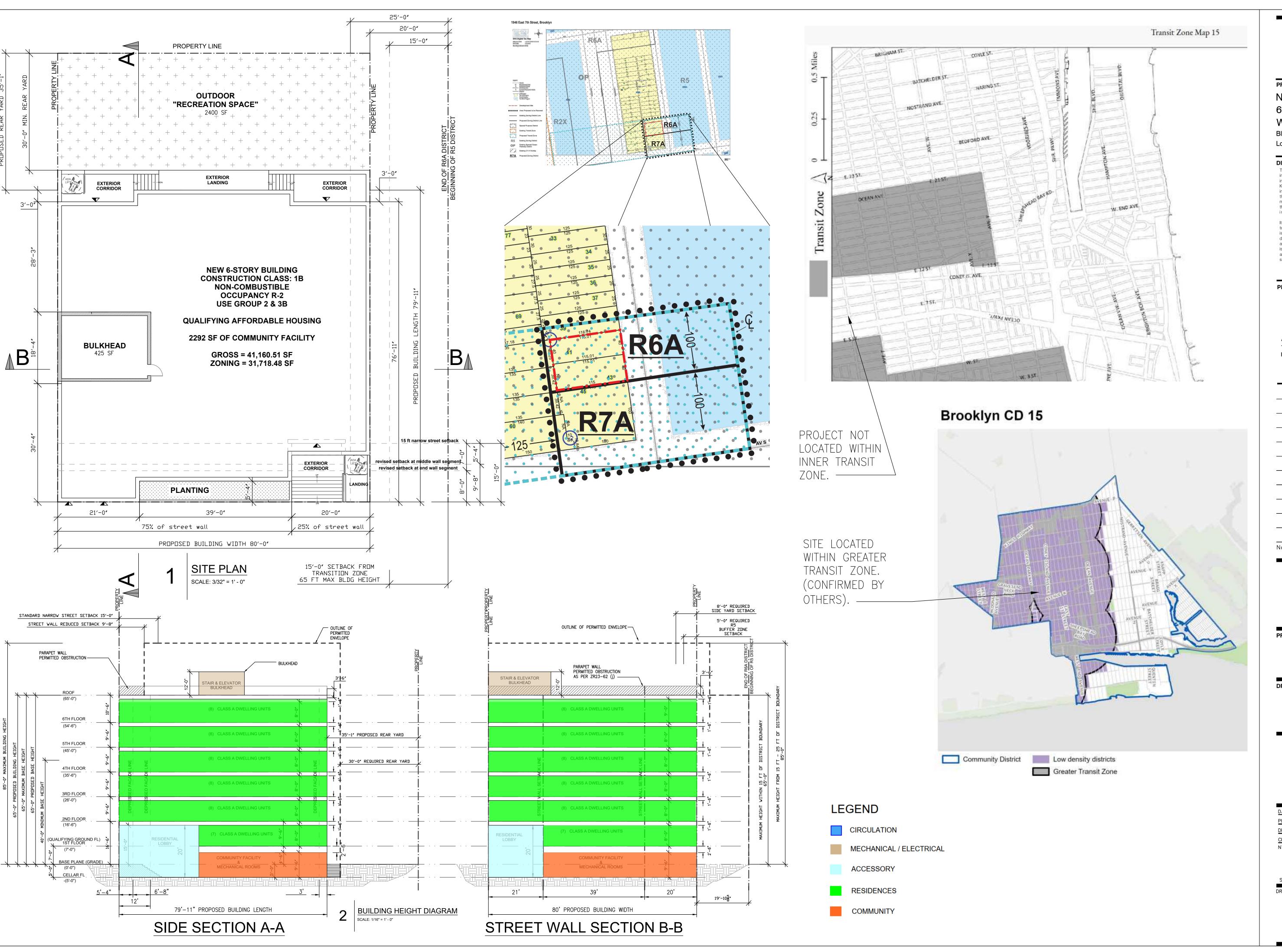
1946 & 1950 E. 7th St Brooklyn, NY 11223

DRAWING TITLE

CITY OF YES ZONING ANALYSIS

DOB SIGNATURE AND STAMP





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ARCHITECTORE | ENGI

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PROJECT

NEW CONSTRUCTION
6 STORY - 47 UNIT BUILDING
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KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED

PROJECT OWNER / CONTACT



FOR ANY SUPERVISON OF THE ACTUAL CONSTRUCTION

AHI EZER CONGREGATION 1960 EAST 7th STREET BROOKLYN, NY 11223

	6-STORY REV	8/12/25
	CITY OF YES REV	12/22/2
	NYC PLANNING REV	9/19/24
	CB RESPONSES	8/27/24
	CB RENDERINGS	7/9/24
	COMMUNITY BOARD	 5/31/24
No.	Revision	Date



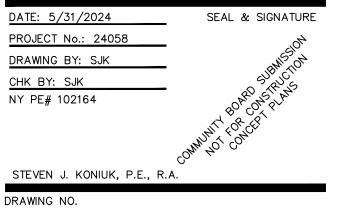
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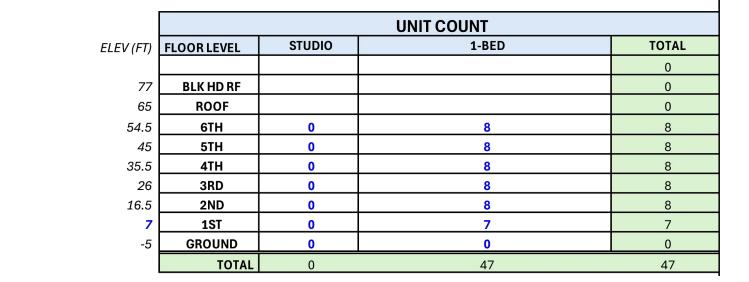
1946 & 1950 E. 7th St Brooklyn, NY 11223

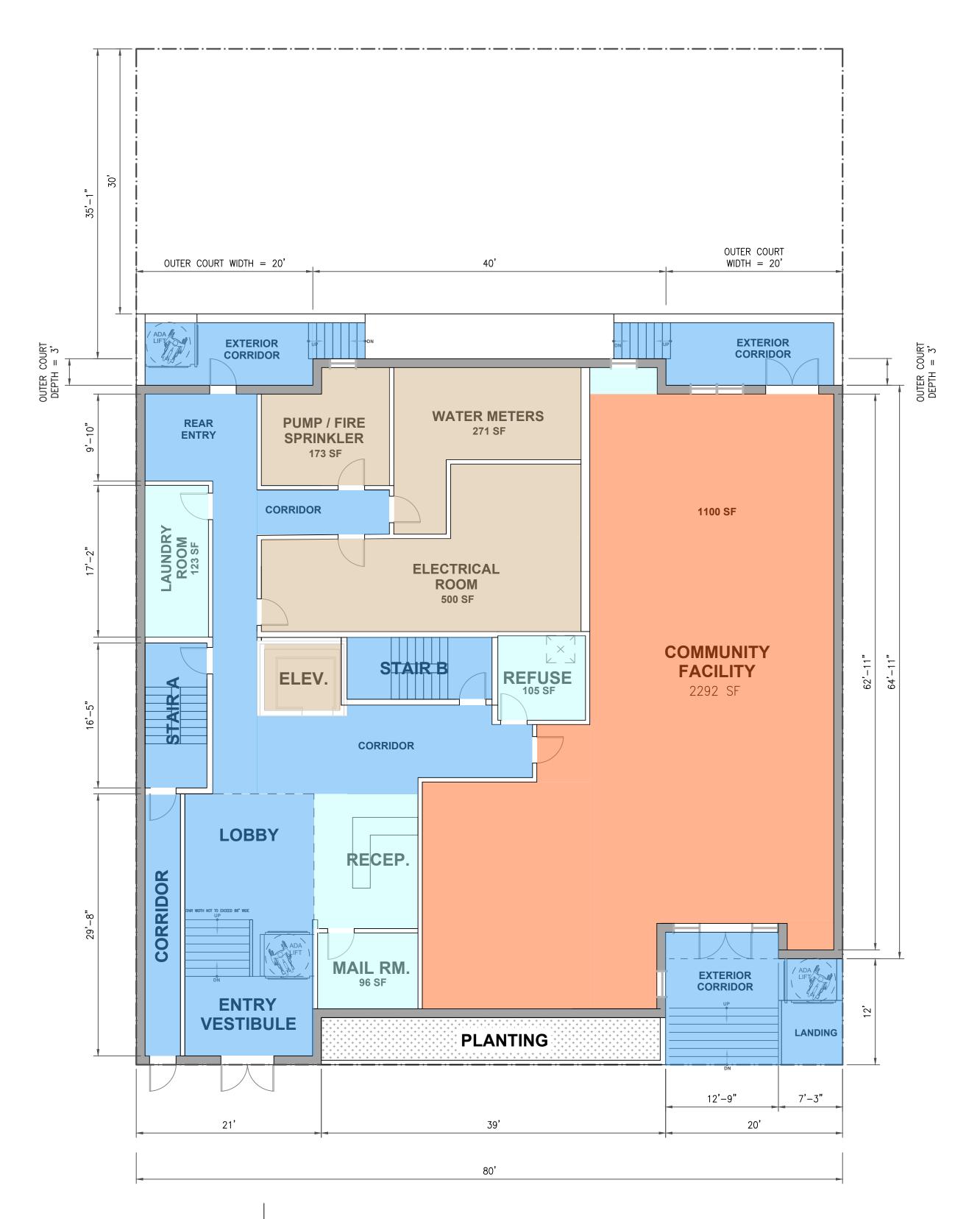
DRAWING TITL

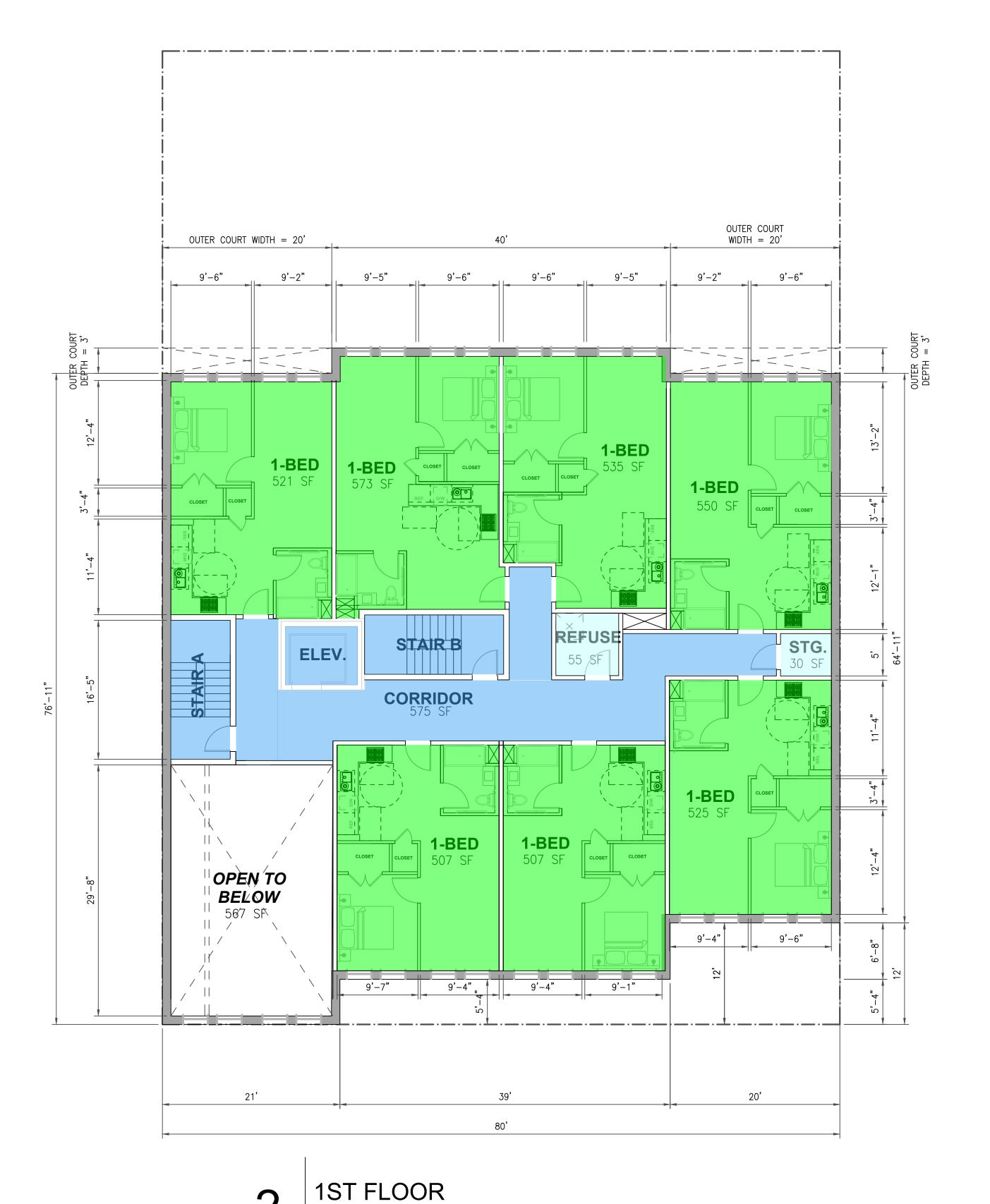
SITE PLAN & ZONING DIAGRAMS

DOB SIGNATURE AND STAMP









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PROJECT

NEW CONSTRUCTION
6 STORY - 47 UNIT BUILDING
WITH COMMUNITY FACILITY
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Lot: 41 & 43

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KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED

FOR ANY SUPERVISON OF THE ACTUAL CONSTRUCTION

PROJECT OWNER / CONTACT



AHI EZER CONGREGATION 1960 EAST 7th STREET BROOKLYN, NY 11223

6-STORY REV 8/12/25

CITY OF YES REV 12/22/24

NYC PLANNING REV 9/19/24

CB RESPONSES 8/27/24

CB RENDERINGS 7/9/24

COMMUNITY BOARD 5/31/24

No. Revision Date



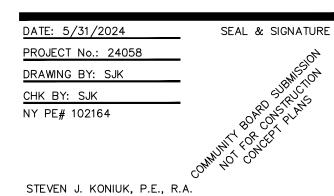
PROJECT ADDRESS

1946 & 1950 E. 7th St Brooklyn, NY 11223

DRAWING TITLE

GROUND AND 1ST FLOOR PLAN

DOB SIGNATURE AND STAMP



DRAWING NO.

CB-4

CELLAR (GROUND) FLOOR

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

LEGEND

CIRCULATION

RESIDENCES

COMMUNITY

ACCESSORY

MECHANICAL / ELECTRICAL

2

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

UNIT COUNT STUDIO ELEV (FT) FLOOR LEVEL 1-BED TOTAL 77 BLK HD RF LEGEND ROOF 6TH CIRCULATION 5TH 4TH 3RD MECHANICAL / ELECTRICAL 2ND 1ST 7 ACCESSORY GROUND 0 TOTAL 47 RESIDENCES

KONSTRUCT ARCHITECTURE | ENGINEERING

75 Stagg Street, Brooklyn, NY 11206 www.konstructae.com

PROJECT

NEW CONSTRUCTION
6 STORY - 47 UNIT BUILDING
WITH COMMUNITY FACILITY
Block: 6628
Lot: 41 & 43

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NYC PLANNING REV 9/19/24

CB RESPONSES 8/27/24

CB RENDERINGS 7/9/24

COMMUNITY BOARD 5/31/24

Io. Revision Date



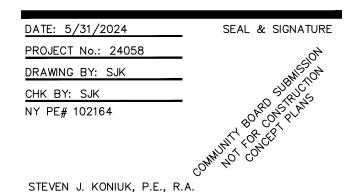
PROJECT ADDRESS

1946 & 1950 E. 7th St Brooklyn, NY 11223

DRAWING TITLE

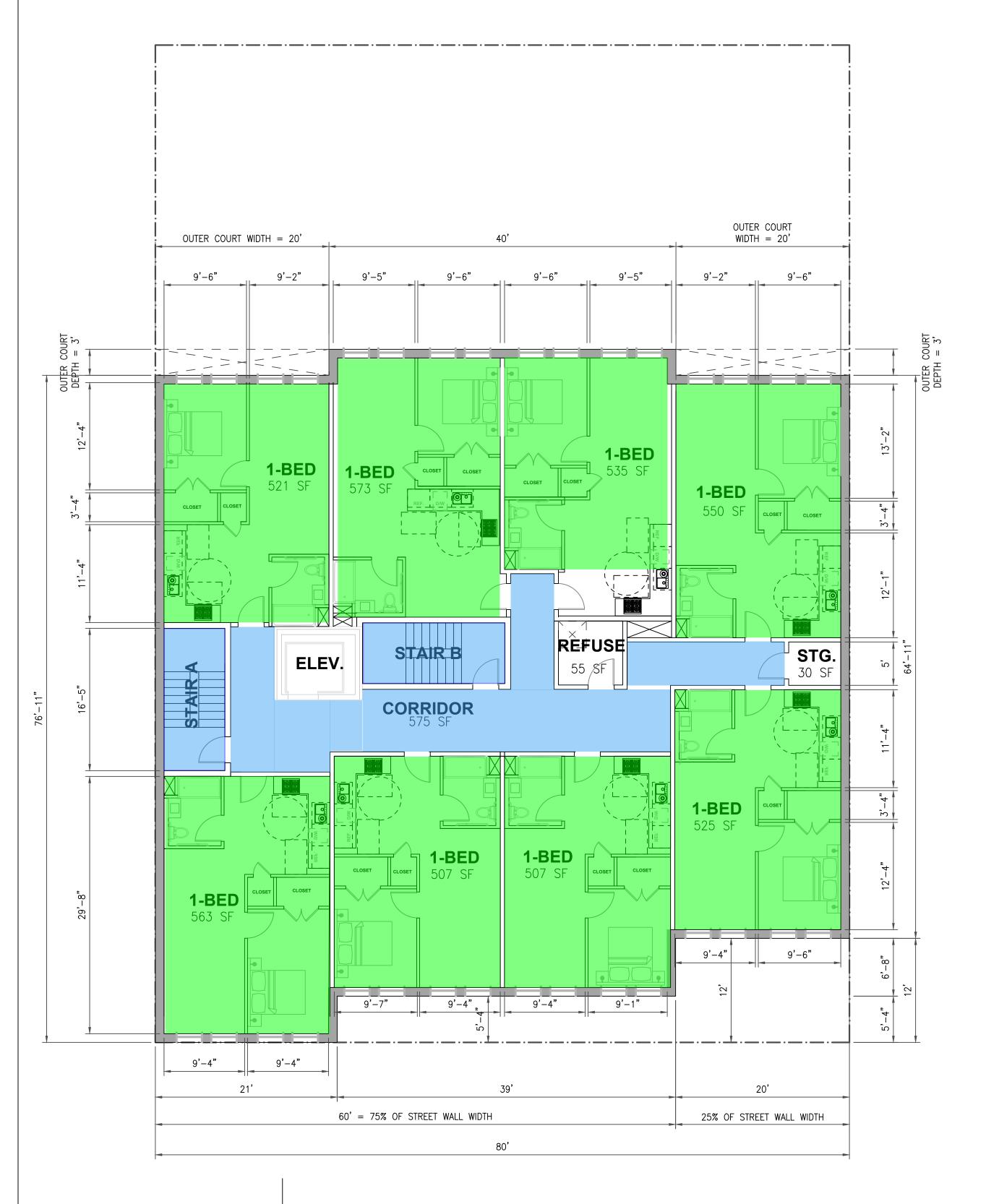
2ND - 6TH FLOOR PLAN

DOB SIGNATURE AND STAMP



DRAWING NO.

CB-5



COMMUNITY

.E	GEND
	CIRCULATION
	MECHANICAL / ELECTRICAL
	ACCESSORY
	RESIDENCES

	UNIT COUNT							
ELEV (FT)	FLOOR LEVEL	STUDIO	1-BED	TOTAL				
				0				
<i>77</i>	BLK HD RF			0				
65	ROOF			0				
54.5	6TH	0	8	8				
45	5TH	0	8	8				
35.5	4TH	0	8	8				
26	3RD	0	8	8				
16.5	2ND	0	8	8				
7	1ST	0	7	7				
-5	GROUND	0	0	0				
	TOTAL	0	47	47				

	UNIT COUNT							
ELEV (FT)	FLOOR LEVEL	STUDIO	1-BED	TOTAL				
				0				
77	BLK HD RF			0				
65	ROOF			0				
54.5	6TH	0	8	8				
45	5TH	0	8	8				
35.5	4TH	0	8	8				
26	3RD	0	8	8				
16.5	2ND	0	8	8				
7	1ST	0	7	7				
-5	GROUND	0	0	0				
	TOTAL	0	47	47				

KONSTRUCT ARCHITECTURE | ENGINEERING

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NEW CONSTRUCTION 6 STORY - 47 UNIT BUILDING WITH COMMUNITY FACILITY Block: 6628 Lot: 41 & 43

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PROJECT OWNER / CONTACT



AHI EZER CONGREGATION 1960 EAST 7th STREET BROOKLYN, NY 11223

6-STORY REV 8/12/25 12/22/24 CITY OF YES REV 9/19/24 NYC PLANNING REV 8/27/24 CB RESPONSES 7/9/24 CB RENDERINGS 5/31/24 COMMUNITY BOARD Date



PROJECT ADDRESS

1946 & 1950 E. 7th St Brooklyn, NY 11223

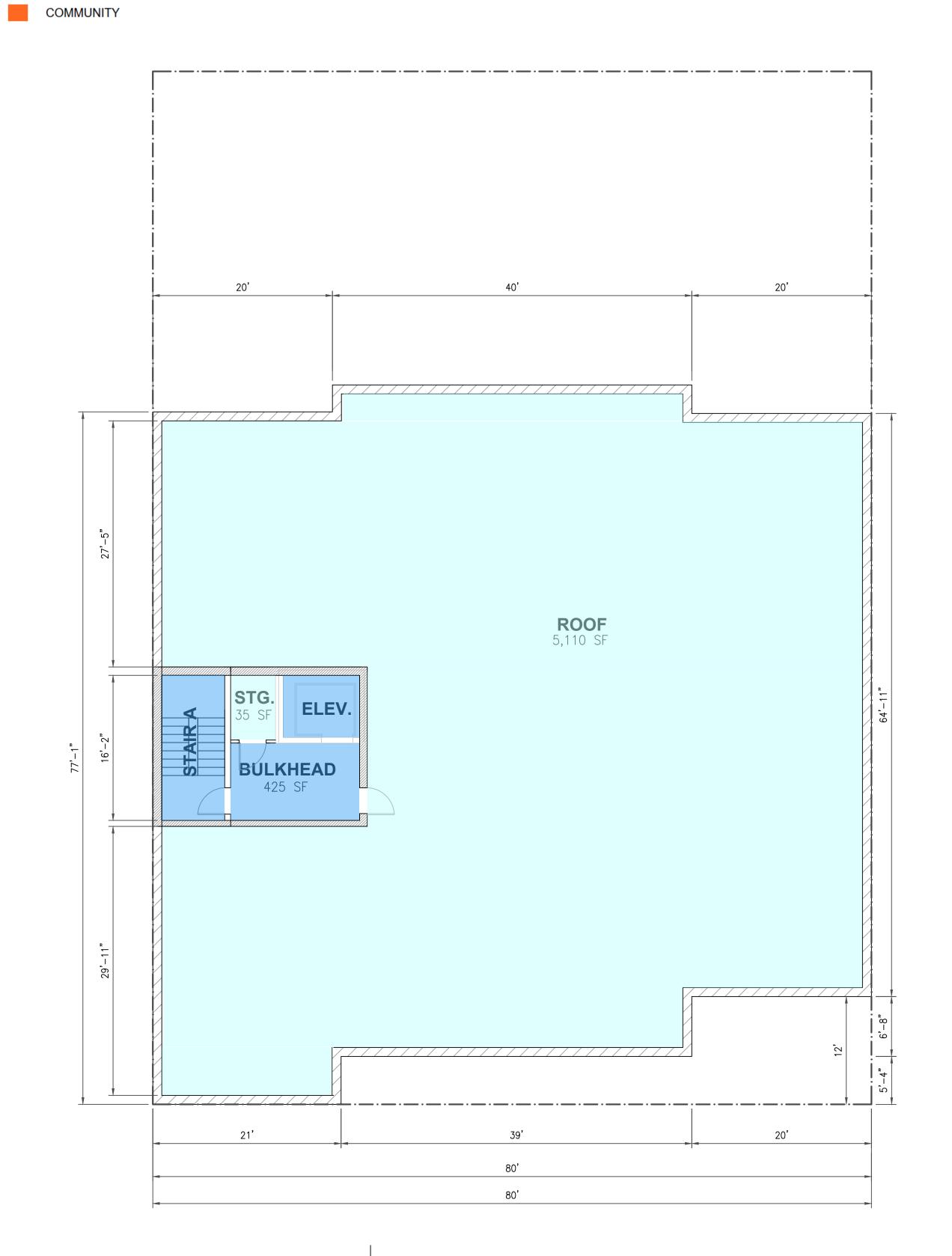
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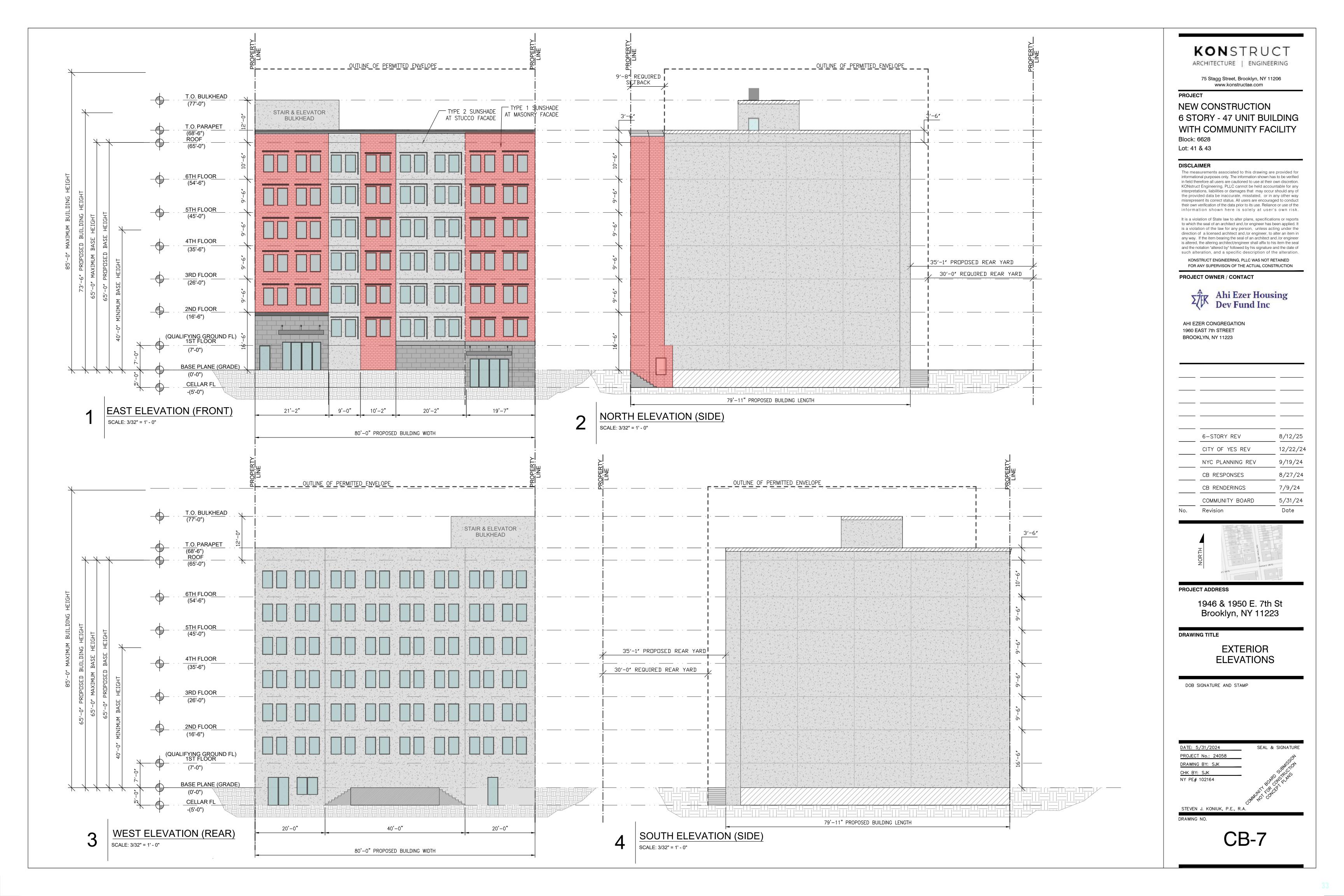
ROOF PLAN

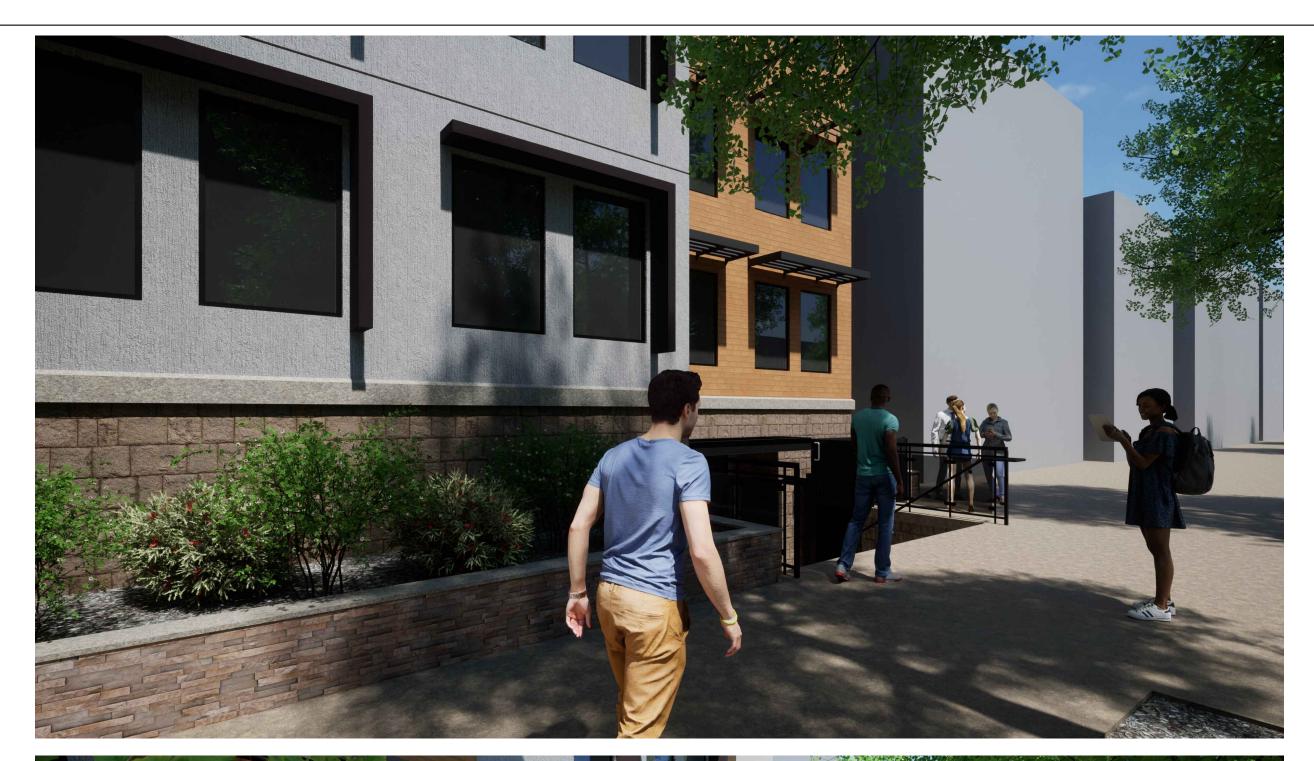
DOB SIGNATURE AND STAMP

DATE: 5/31/2024 SEAL & SIGNATURE PROJECT No.: 24058 DRAWING BY: SJK CHK BY: SJK NY PE# 102164 STEVEN J. KONIUK, P.E., R.A.

DRAWING NO.

















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NEW CONSTRUCTION 6 STORY - 47 UNIT BUILDING WITH COMMUNITY FACILITY Block: 6628 Lot: 41 & 43

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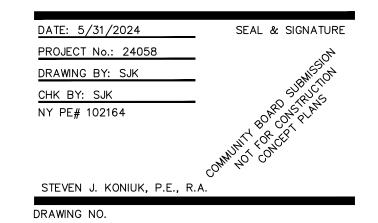


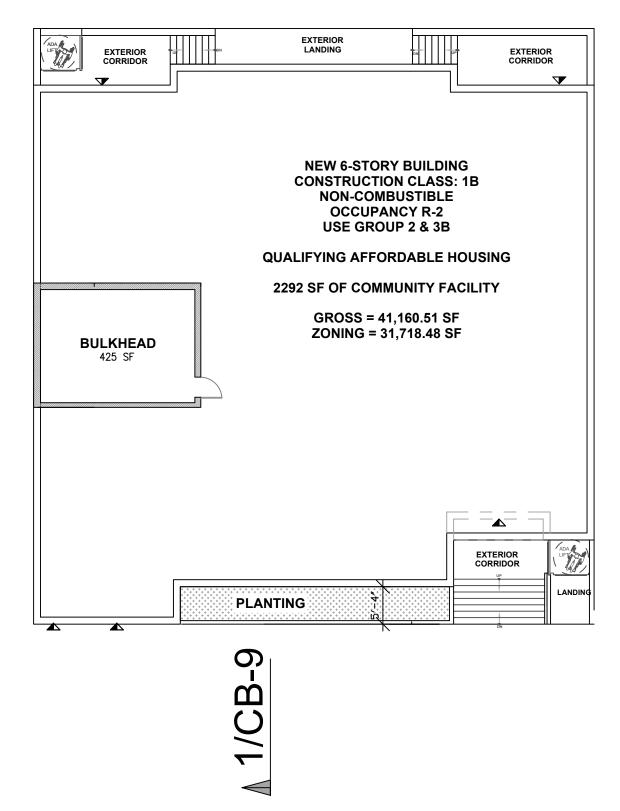
PROJECT ADDRESS

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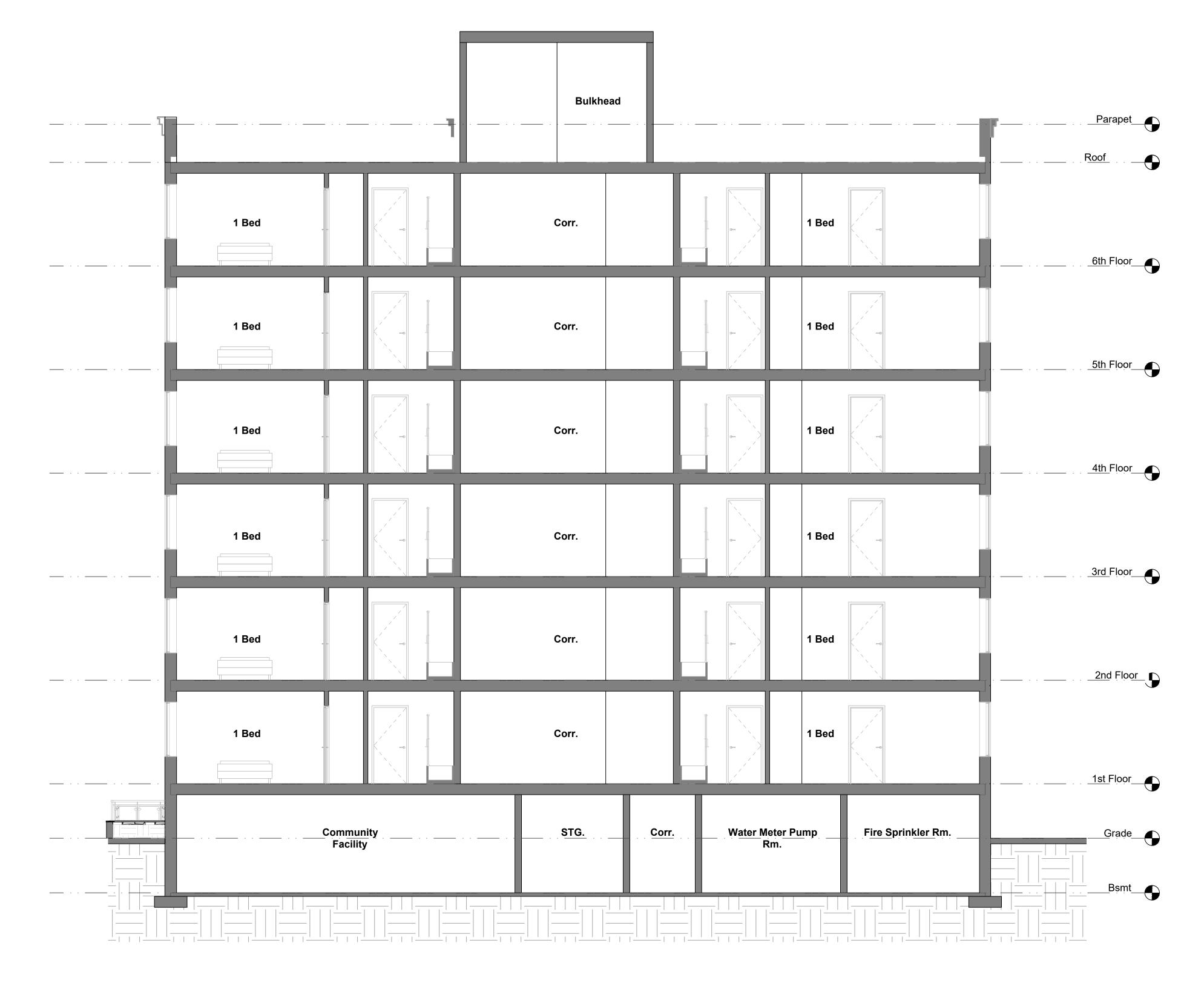
PEDESTRIAN RENDERINGS

DOB SIGNATURE AND STAMP





KEY PLAN



TYPICAL BUILDING SECTION

SCHEMATIC BUILDING SECTION

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PROJECT

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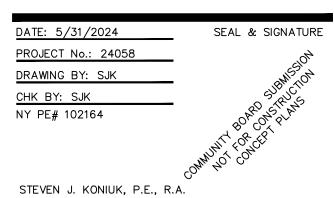
PROJECT ADDRESS

1946 & 1950 E. 7th St Brooklyn, NY 11223

DRAWING TITL

BUILDING SECTIONS

DOB SIGNATURE AND STAMP



DRAWING NO.

Appendix

Area Map · Zoning Sectional Map · Photographs

1946 East 7th Street, Brooklyn Area Map

Block: 6682, Lots: 39 (p/o), 41, 43, 45, 60 (p/o), 62 (p/o), 64 (p/o), 66 (p/o) & 68 (p/o)
Block: 6683, Lots: 49 (p/o), 51, 52, 57 & 61

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

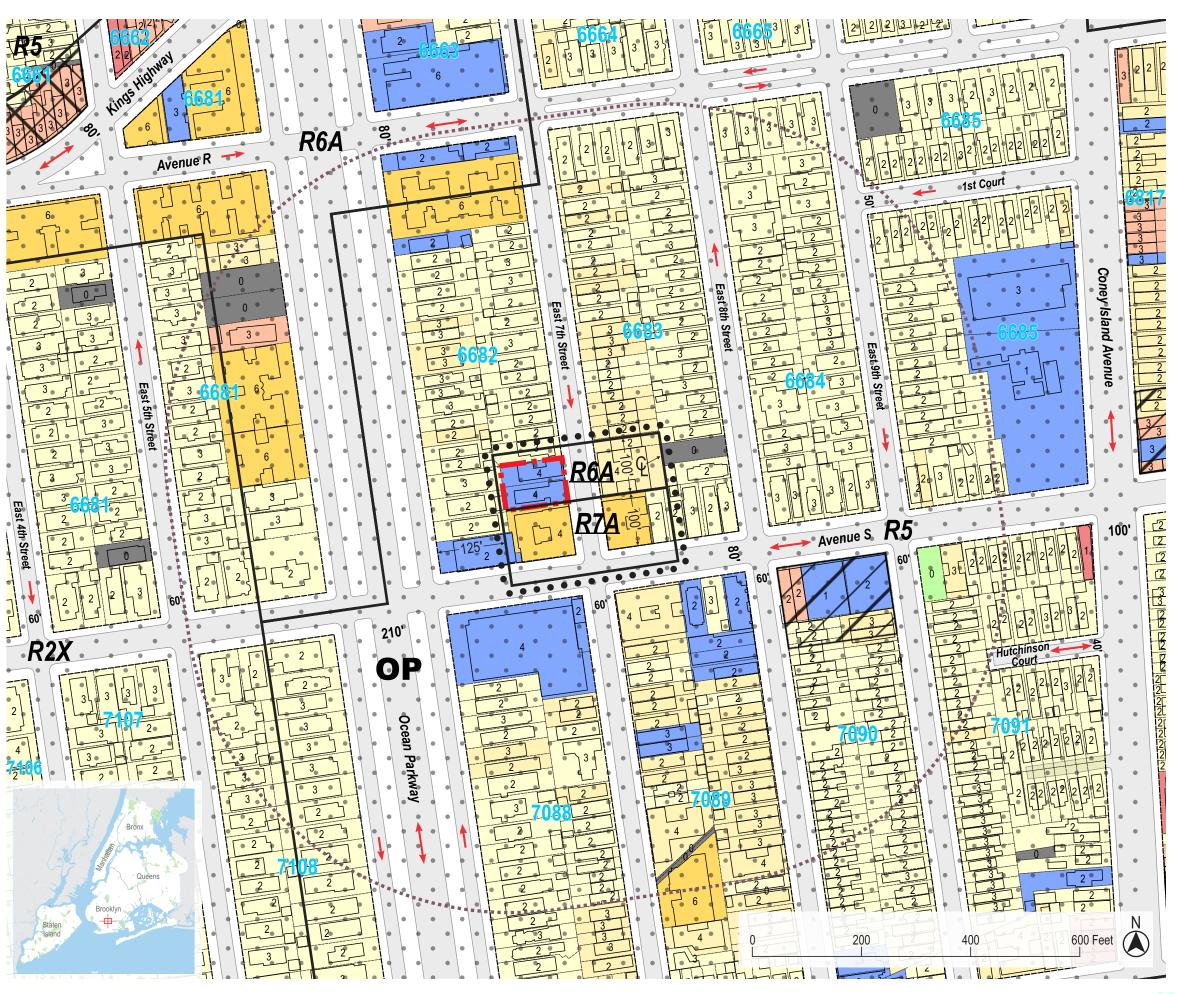
Parking Facilities

Vacant Land

No Data/Other

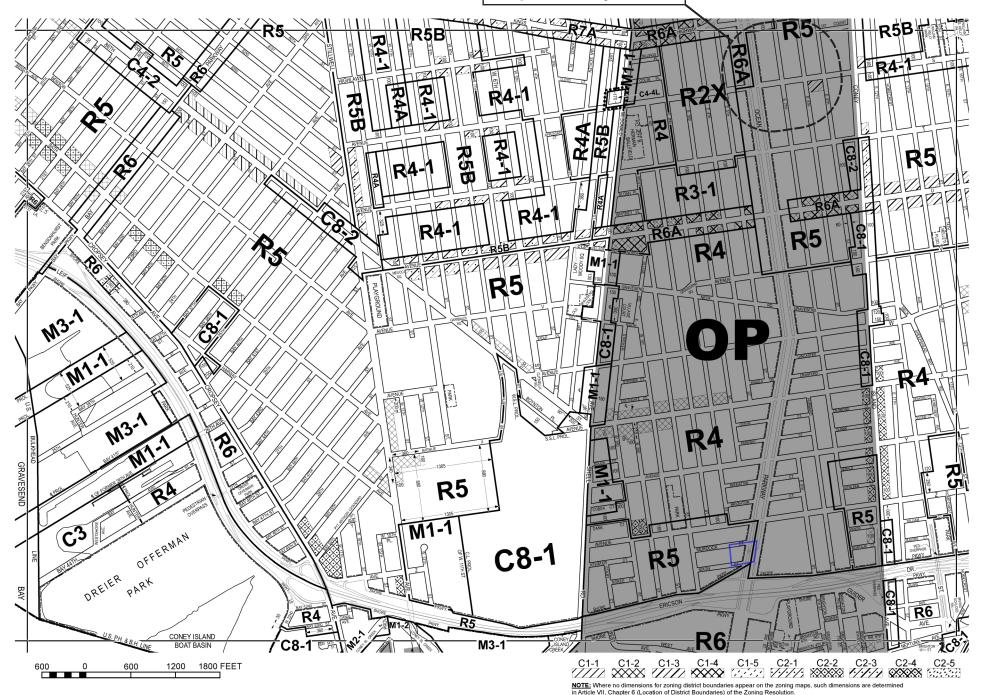
May 2023

Urban Cartographics



1946 East 7th Street, Brooklyn

Proposed Project Area



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

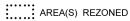
Major Zoning Classifications:

The number(s) and/or letter(s) that follows an 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.



Effective Date(s) of Rezoning:

10-12-2022 C 210174 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	•	W				
	22b	22d	23b				
	28a	28c	29a				
	28b	28d	29b				
- 1	Convrighted by the City of New Yor						

ZONING

 ∞ O

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/planning or contact the Zoning Information Desk at (212) 720-3291.



1. View of the Development Site facing northwest from East 7th Street.



3. View of the Project Area facing west from East 7th Street.



2. View of the Development Site facing west from East 7th Street.



Development Site





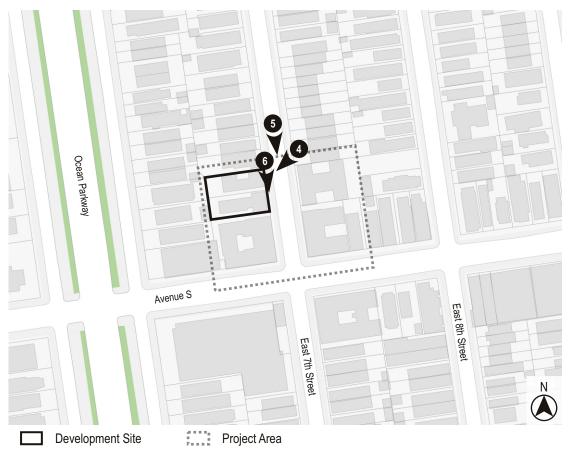
4. View of the Project Area facing southwest from East 7th Street.



6. View of the sidewalk along the west side of East 7th Street facing south (Project Area at right).



5. View of East 7th Street facing south (Project Area at left and right).





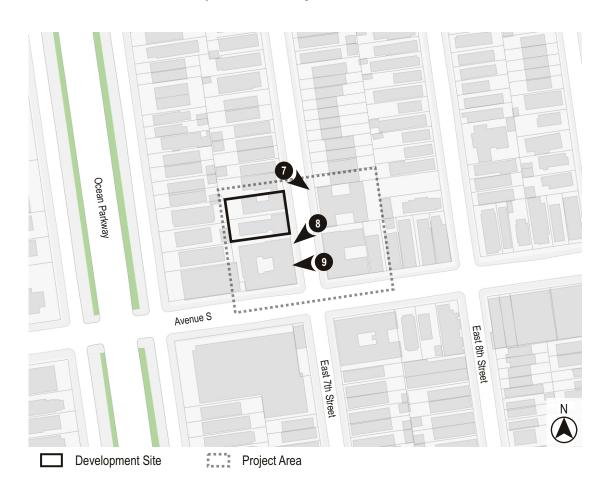
7. View of the Project Area facing southeast from East 7th Street.



9. View of the Project Area facing west from East 7th Street.



8. View of the Project Area facing southwest from East 7th Street.



Urban Cartographics Photographs Taken on October 27, 2023



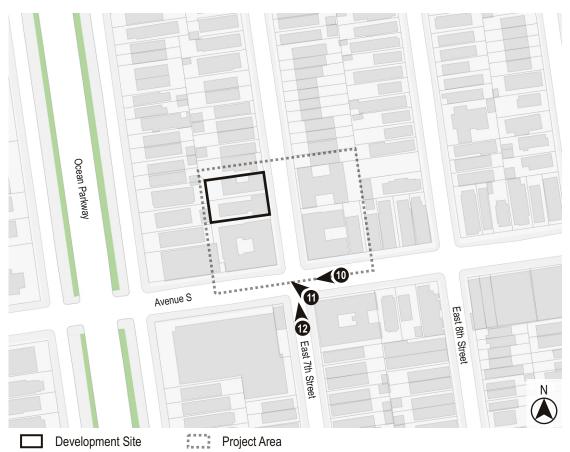
10. View of Avenue S facing west from East 7th Street (Project Area at right).



12. View of East 7th Street facing north from Avenue S (Project Area at left and right).



11. View of the Project Area facing northwest from the intersection of Avenue S and East 7th Street.





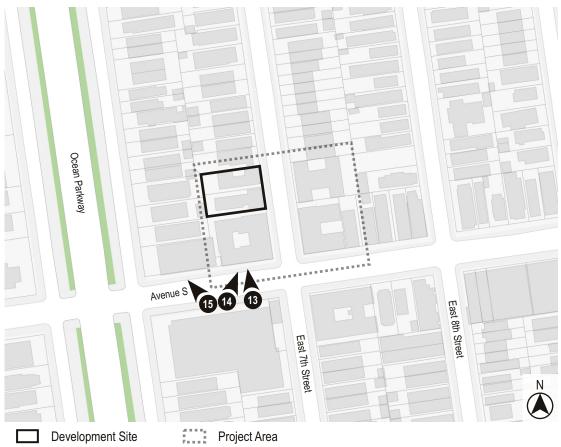
13. View of the Project Area facing north from Avenue S.



15. View of the north side of Avenue S facing northwest.



14. View of the Project Area facing northeast from Avenue S.





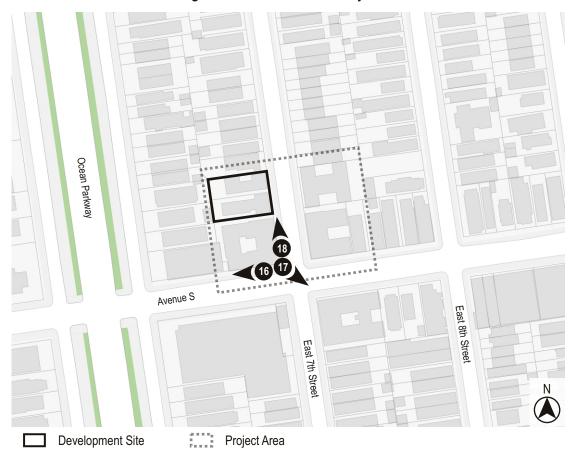
16. View of the sidewalk along the north side of Avenue S facing west from East 7th Street (Project Area at right).



18. View of the sidewalk along the west side of East 7th Street facing north from Avenue S (Project Area at left).



17. View of the intersection of East 7th Street and Avenue S facing southeast from the Project Area.





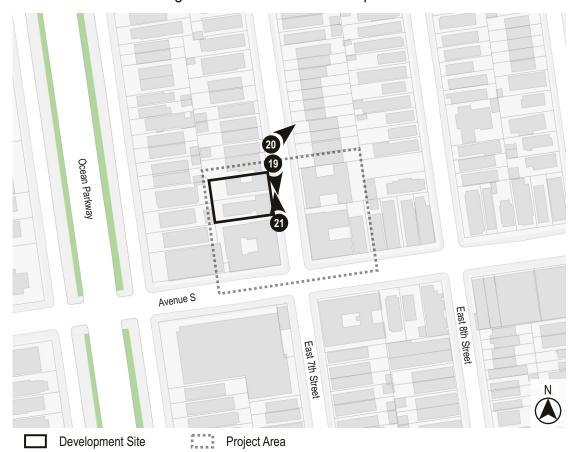
19. View of the sidewalk along the west side of East 7th Street facing south (Development Site at right).



21. View of the sidewalk along the west side of East 7th Street facing north (Development Site at left).

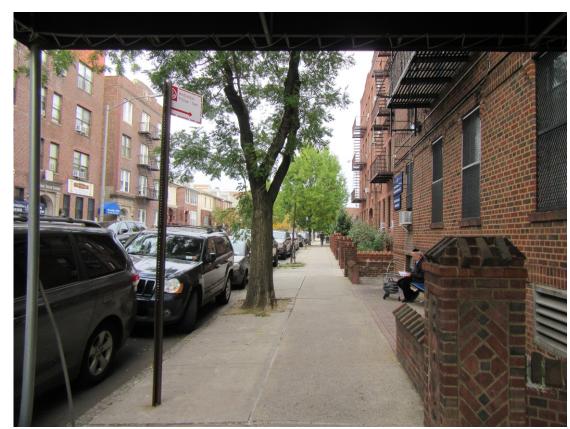


20. View of the east side of East 7th Street facing northeast from the Development Site.





22. View of the Project Area facing southeast from the Development Site.



24. View of the sidewalk along the east side of East 7th Street facing north from Avenue S (Project Area at right).



23. View of the sidewalk along the east side of East 7th Street facing south (Project Area at left).

