



31-17 12th Street Rezoning

C 230022 ZMQ (L.U. 138)

C 230023 ZRQ (L.U. 139)

August 27, 2024

New York City Council

Subcommittee on Zoning and Franchises

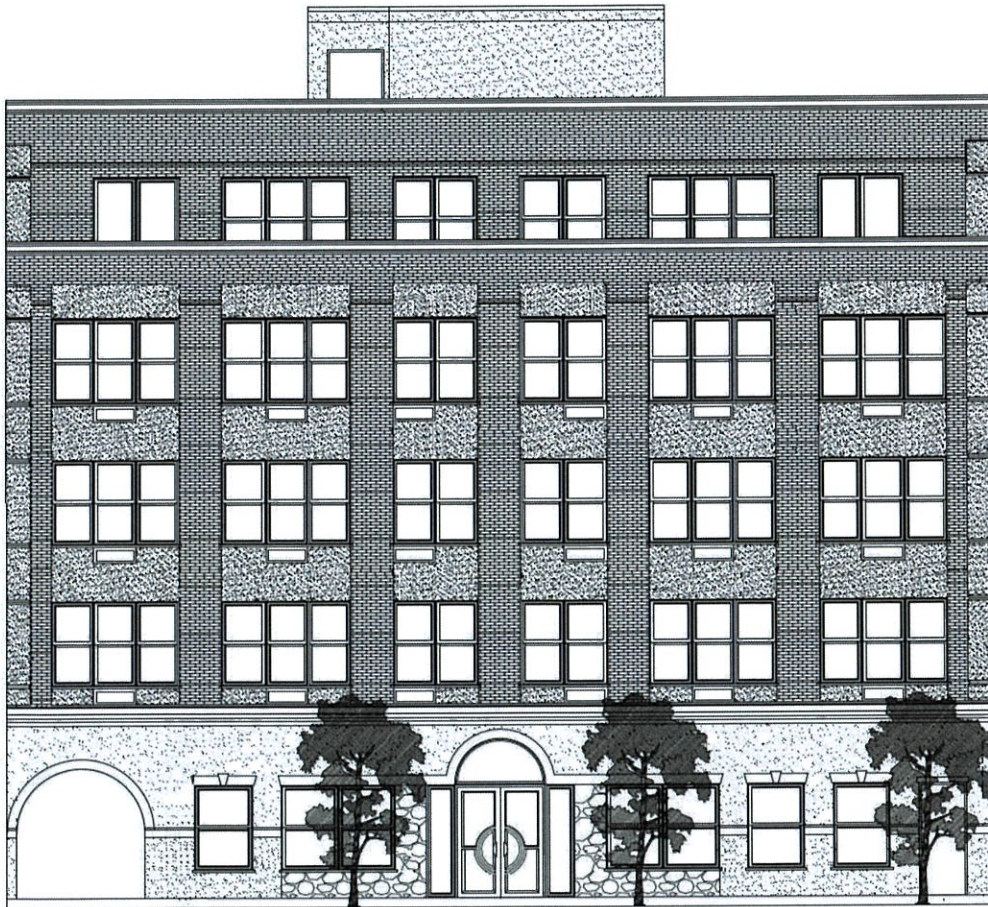
If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings



31-17 12th Street Rezoning

C 230022 ZMQ

Zoning map amendment to change
portion of block from R5B to R6B



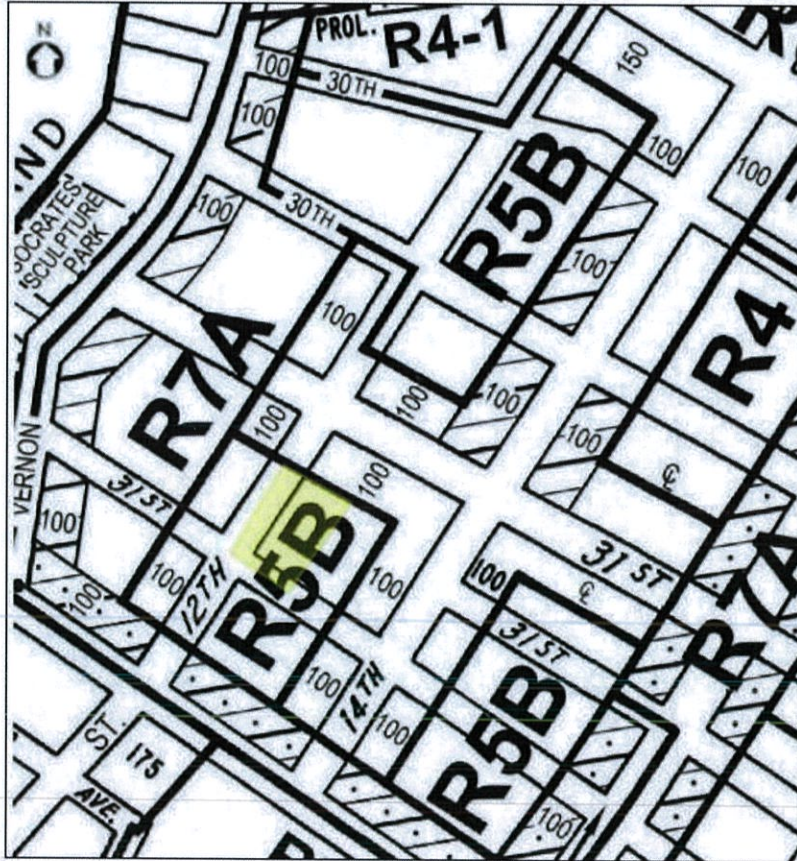
31-17 12th Street Rezoning

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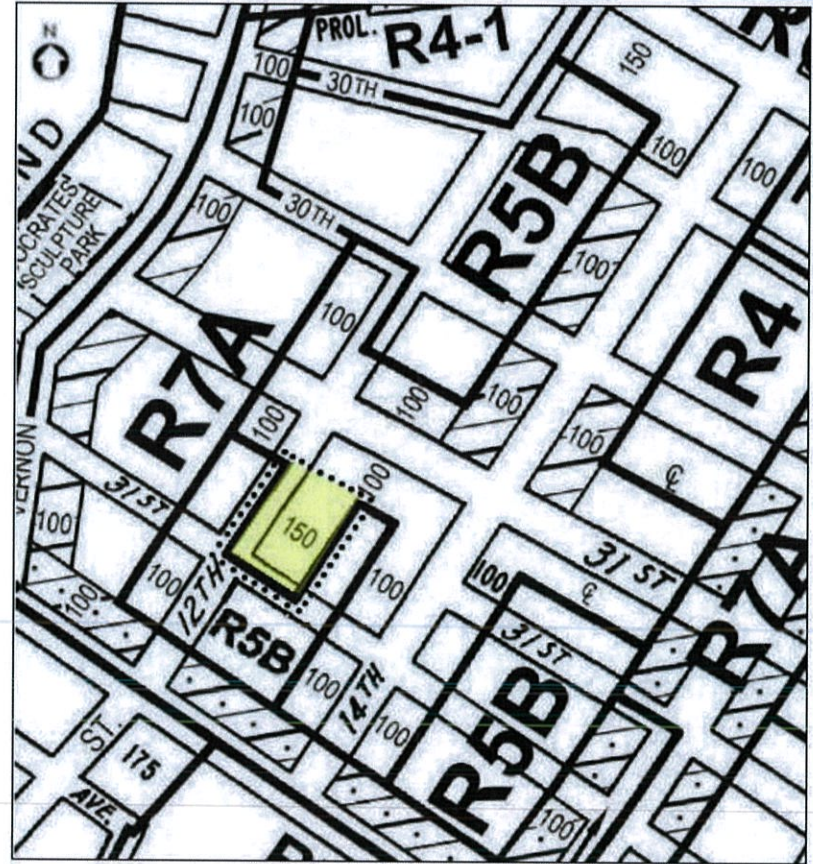
Zoning map amendment to change
portion of block from R5B to R6B

C 230023 ZRQ

Zoning text amendment to designate
rezoning area as Mandatory
Inclusionary Area

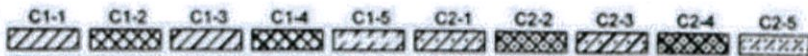


Existing Zoning Map



Proposed Zoning Map - Rezoning Area outlined in dotted lines

Changing a R5B zoning district to a R6B zoning district



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



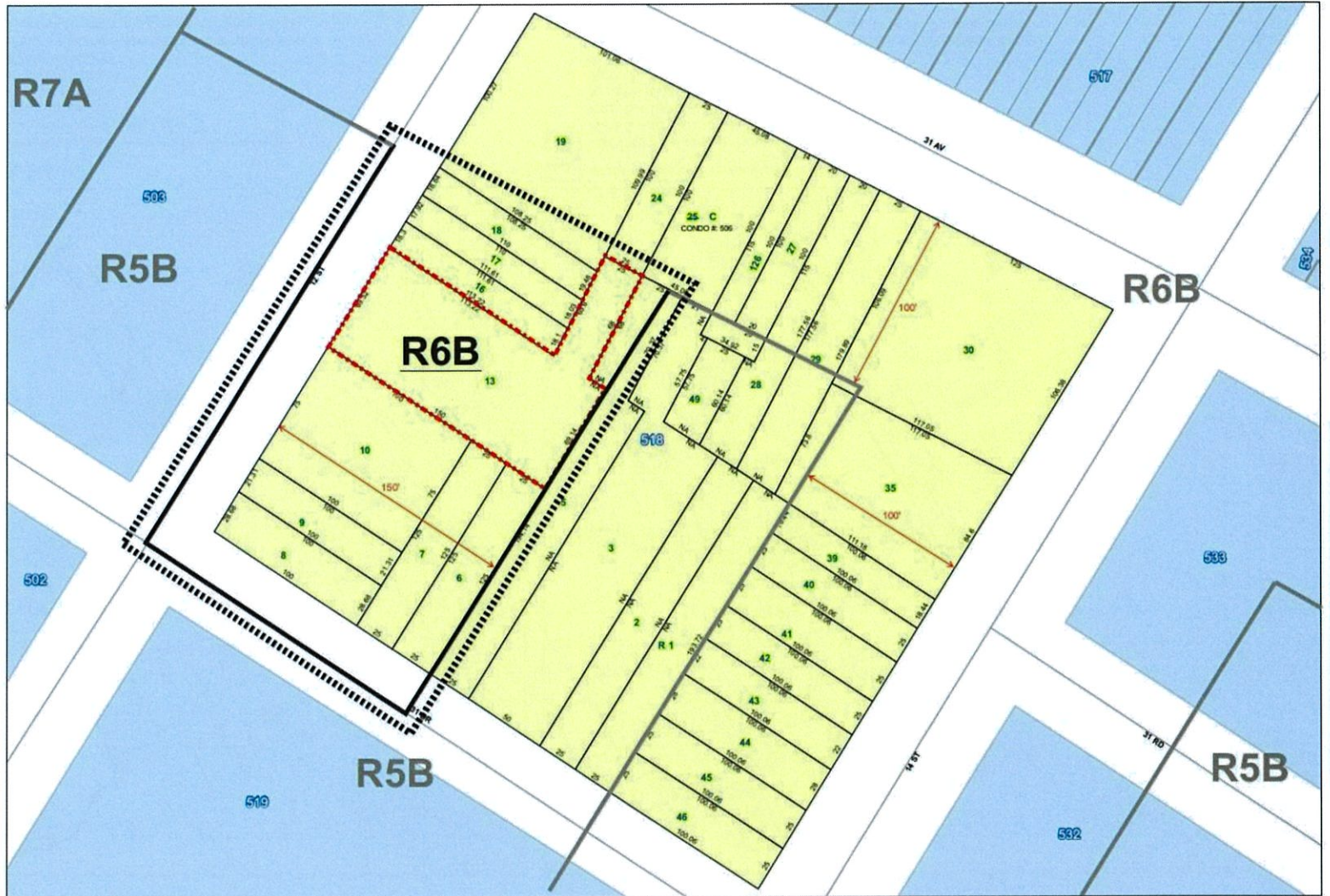
NYC Digital Tax Map

Effective Date : 12-07-2008 11:17:49
End Date : Current
Queens Block: 518



Legend

- Streets
- Miscellaneous Text
- † Possession Hooks
- Boundary Lines
- † Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Existing Zoning District Boundary
- Proposed Zoning District Boundary
- Development Site
- Area Proposed to be Razoned
- R5B** Existing Zoning District
- R6B** Proposed Zoning District
- ▨ C1-3 Commercial Overlay

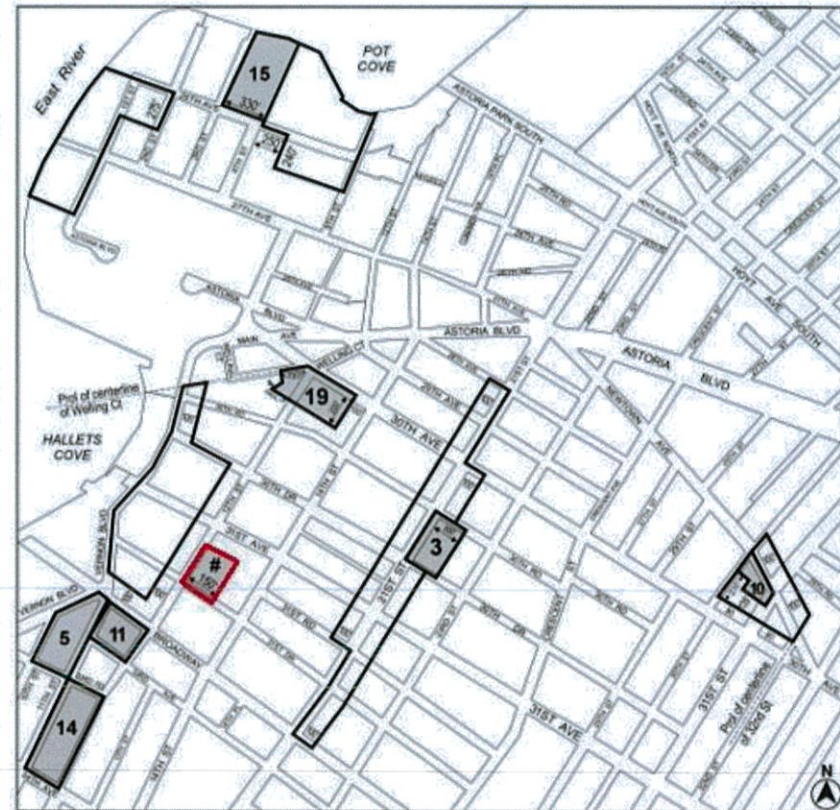


[EXISTING MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
- Area 3 – 10/31/18 MIH Program Option 1 and Option 2
- Area 5 – 10/17/19 MIH Program Option 1
- Area 10 – 6/17/21 MIH Program Option 1
- Area 11 – 10/21/21 MIH Program Option 1
- Area 14 – 7/14/22 MIH Program Option 1
- Area 15 – 9/29/22 MIH Program Option 1 and Deep Affordability Option
- Area 19 – 4/11/24 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



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- Area 19 – 4/11/24 MIH Program Option 1 and Deep Affordability Option
- Area # – [date of adoption] MIH Program Option 1

31-17 12th Street Rezoning Area Map



Project

- Project Area
- Rezoning Area
- Development Site
- 600 Foot Radius

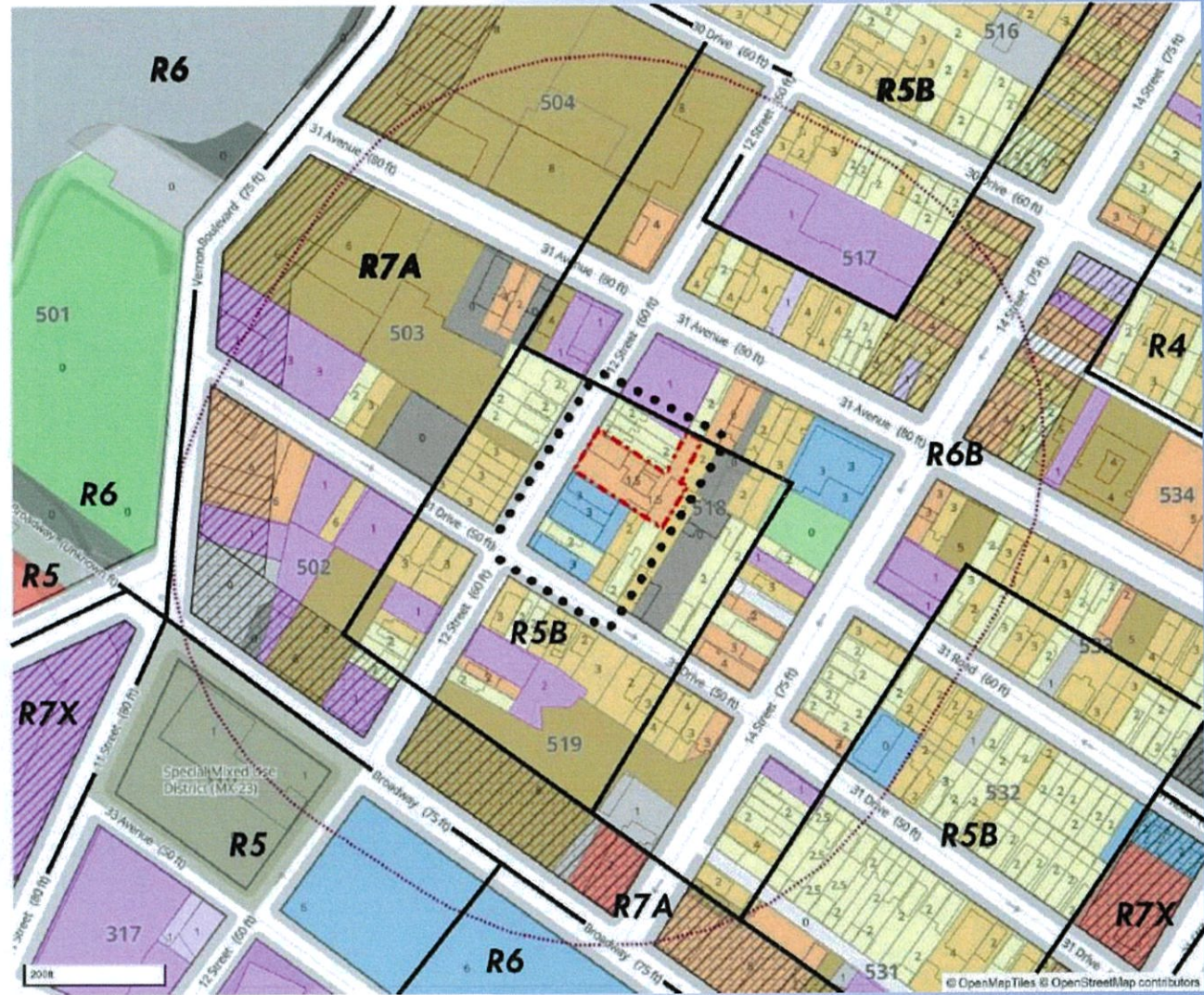
Zoning

- | | |
|--------------------------|----------------------------------|
| Zoning District | 1-2 Family Residential |
| C1-1 | Multifamily Walkup |
| C1-2 | Multifamily Elevator |
| C1-3 | Mixed Commercial/Residential |
| C1-4 | Commercial & Office |
| C1-5 | Industrial & Mfg |
| C2-1 | Transportation & Utility |
| C2-2 | Public Facilities & Institutions |
| C2-3 | Open Space & Outdoor Recreation |
| C2-4 | Parking |
| C2-5 | Vacant/No Data |
| Special Purpose District | Other |

Transportation

- Subway Stop
- Subway Entrance

Map Created: Jan 19, 2022, 11:07am
 Data Sources: [linteris-api](#), [planninglabs](#), [mcr/vt/sources](#), [pulo](#), [Mapbox](#), [LIDAR](#)™ 21x2, [Dylos](#) of the [Big Apple](#) (June 2021), [zoning-districts](#) (May 2021), [digital-citymap](#) (May 2021), [planmetrics](#) (26 February 2019), [transportation](#) (21 November 2017), [sipping-zoning](#) (May 2021)



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Existing Site Conditions

- Irregular 12,068 sq. ft. Lot
- 5 Buildings
 - 1 Residential
 - 4 Commercial
- 5,826 sq. ft.
- 0.48 FAR

	Existing Zoning (R5B)		Proposed Zoning (R6B, MIH)	
	ZR Section #	Permitted/Required	ZR Section #	Permitted/Required
USE				
Use Groups	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
FLOOR AREA RATIO				
Residential	23-142	1.35	23-154*	2.2
Affordable Independent Residences for Seniors	23-144	1.95	23-155	2.2
Community Facility	24-111	2.0	24-11	2.0
Commercial	NA	NA	NA	NA
Manufacturing	NA	NA	NA	NA
YARDS				
Minimum Front Yard	23-45	5 ft	NA	NA
Minimum Side Yard	23-461	8 ft (Detached), 4 ft (Semi-det.)	23-462	None or 8 feet
Minimum Rear Yard	23-47	30 ft	23-47	30 ft
HEIGHT AND SETBACK				
Minimum Base Height	23-631(e)	NA	23-662	30 ft
Maximum Base Height	23-631(e)	30 ft	23-662	45 ft**
Maximum Building Height	23-631(e)	33 ft	23-662	55 ft/5-Stories**
Maximum Height of Front Wall	23-631(e)	30 ft	23-662	45 ft**
Sky Exposure Plane	NA	NA	NA	NA
Setbacks from Narrow Streets	NA	NA	23-662(c)	15 ft
Setbacks from Wide Streets	NA	NA	23-662(c)	10 ft
LOT COVERAGE & OPEN SPACE				
Minimum Open Space Ratio	23-142	45%	NA	NA
Interior/Through Lot	23-142	55%	23-153	60%
Corner Lot	23-142	55%	23-153	100%
DENSITY				
Density Factor	23-22	900	23-22	680

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Proposed Development

5 Stories

- 4-Story Base
- 43 ft. Base Height
- 5th Floor Setback 15 ft.
- 53 ft. Building Height



Proposed Development

Residential Building

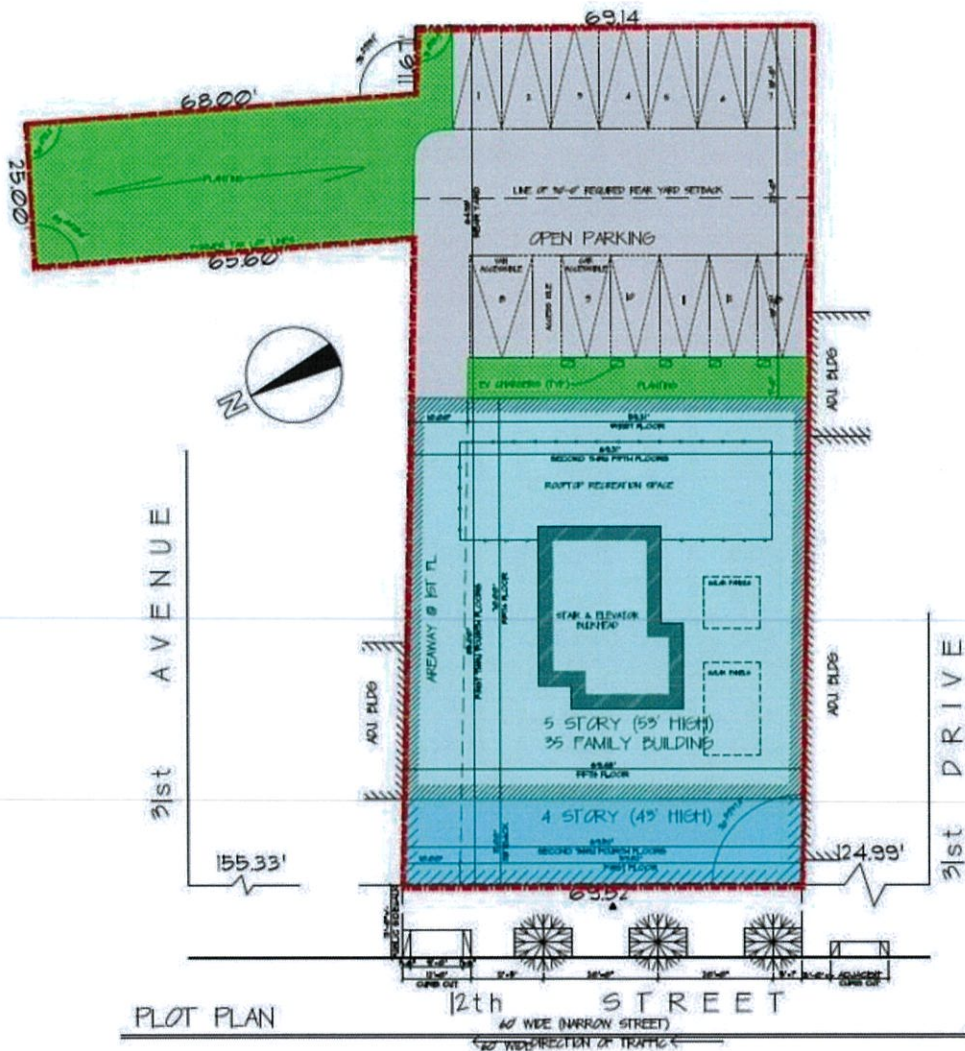
- 26,515 sq. ft.
- 2.2 FAR
- 35 Dwelling Units



Proposed Development

MIH Option 1

- 25% Affordable
 - 6,629 sq. ft.
 - 9 Dwelling Units
- 3 Income Bands
- Average 60% AMI
- 10% at 40% AMI



Proposed Development

- Lot Coverage:
 - 42% (5,070 sq. ft.)
- Open Space:
 - 58% (6,998 sq. ft.)
 - 2,000 sq. ft. Green/Landscaped
 - 15 Parking Spaces



31-17 12th Street Rezoning

Questions/Discussion

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

L0013879

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: FRANK CHANEY

Address: [REDACTED] NYC

I represent: APPLICANT

Address: _____

▶ Please complete this card and return to the Sergeant-at-Arms ◀