

# Land Use Subcommittee on Zoning & Franchises

Date	<i>7/22/2008</i>
Start Time	
Finish Time	

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Dear Colleague,

I am pleased to support the amendment to sections of the Zoning Resolution that regulate height and setback, density and Floor Area Ratio (FAR). For those sections of the Zoning Resolution, 1st, 2nd, 3rd and 4th Places, and 2nd Street, Carroll Street and President Street between Smith Street and Hoyt Street in Brooklyn would be considered 'narrow streets.' The mapped width of the streets on the City Map would be unchanged.

For buildings developed pursuant to Quality Housing, the proposed amendments would limit new development to an FAR of 2.2 and a maximum building height of 55 feet.

For buildings developed pursuant to R6 height factor regulations, the text change would increase the depth of the initial setback distance and produce a more shallow sky exposure plane ratio.

City Planning does not anticipate the use of height factor zoning on any of the lots impacted. All of the lots are too small to utilize this type of zoning and larger lots (340 Court St. 360 Smith St.) have opted to build under the Quality Housing program.

Limiting the permitted heights and densities of future developments will help to match future developments to the existing low-scale context of the neighborhood. If you have any questions or concerns I can be reached at 718-854-9791.

Sincerely,

*Bill de Blasio*

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