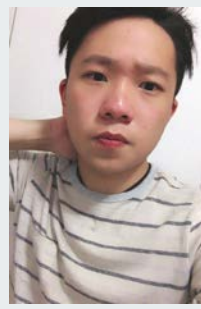




TEAM 6 - ZONING PRESENTATION



Berrin Varol,
Charlie Teles,
Brandon De La Cruz,
Chenhui Yang



219 JAY STREET, BROOKLYN 11201

Owner: 219 JAY STREET LLC

Block: 118 **Lot:** 1

Property Characteristics:

Lot Area: 4,904 sq ft (48.75' x 100')

of Buildings: 1 **Year built:** 1930

Building frontage: 49' (Building frontage along the street measured in feet.)

of floors: 3 **Building Area:** 8,671 sq ft

Total Units: 1 **Residential Units:** 0

Primary zoning: C6-2 Commercial Overlay:
None

Floor Area Ratio: 1.77

Max. Allowable Residential FAR: 6.02

Max. Allowable Commercial FAR: 6

Max. Allowable Facility FAR: 6.5

Owner: 40 FLATBUSH REALTY AS

Block: 118 **Lot:** 6

Property Characteristics:

Lot Area: 35,952 sq ft (385.92' x 109')

of Buildings: 2 **Year built:** 1915

Building frontage: 99.83' (Building frontage along the street measured in feet.)

of floors: 12 **Building Area:** 309,952 sq ft

Total Units: 31 **Residential Units:** 0

Primary zoning: C6-2 Commercial Overlay:
None

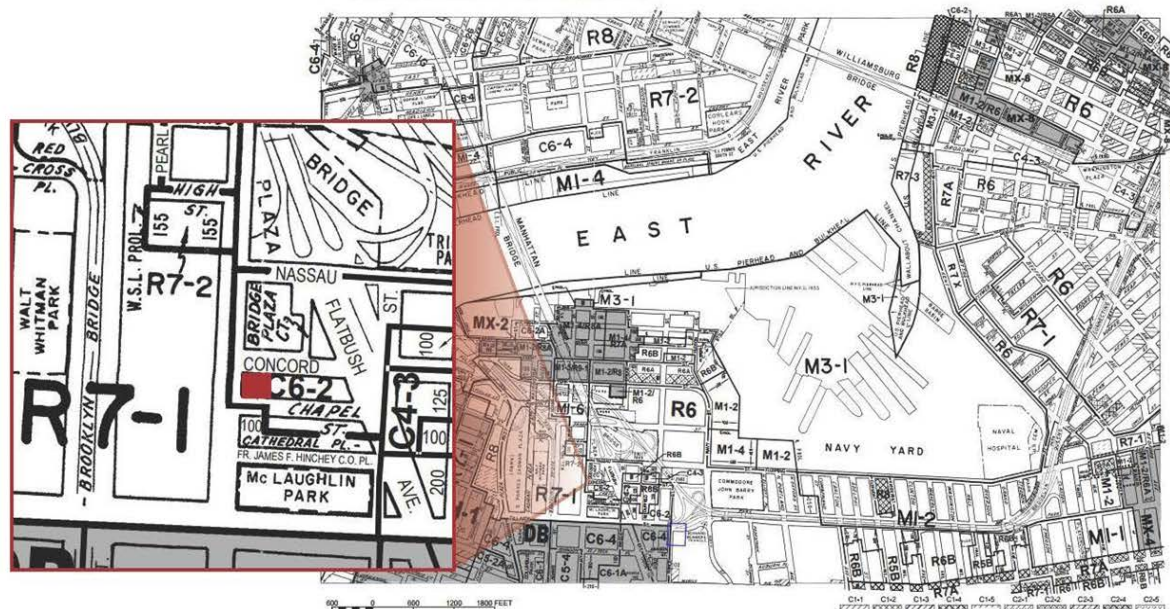
Floor Area Ratio: 8.62

Max. Allowable Residential FAR: 6.02

Max. Allowable Commercial FAR: 6

Max. Allowable Facility FAR: 6.5

Click blue outline on map to view diagram of proposed zoning change



ZONING MAP

The New York City Planning Commission

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

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

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

AREA(S) REZONED

Effective Date(s) of Rezoning:
05-10-2017 C 160221 ZMK

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "b" restrictive decorations, see APPENDIX D.

For Inclusionary Housing development projects on this map, see APPENDIX F.

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

NOTE: Zoning information as shown on the map is subject to change. For the most up-to-date zoning information for the city, visit the zoning website at www.nyc.gov/zoning and/or contact the Zoning Information Board at 312-357-5571.

ZONING MAP 12d



DIGITAL TAX MAP; LOT 1& 6

Lot 1
(100' x 48.75') (Perimeter)

Lot 6:
(100' x 51.58') (Perimeter)

Lot 1 Gross Area = 4,904 SF

Lot 6 Gross Area = 5,158 SF

Lot 1& 6 Gross Area = 10,062 SF

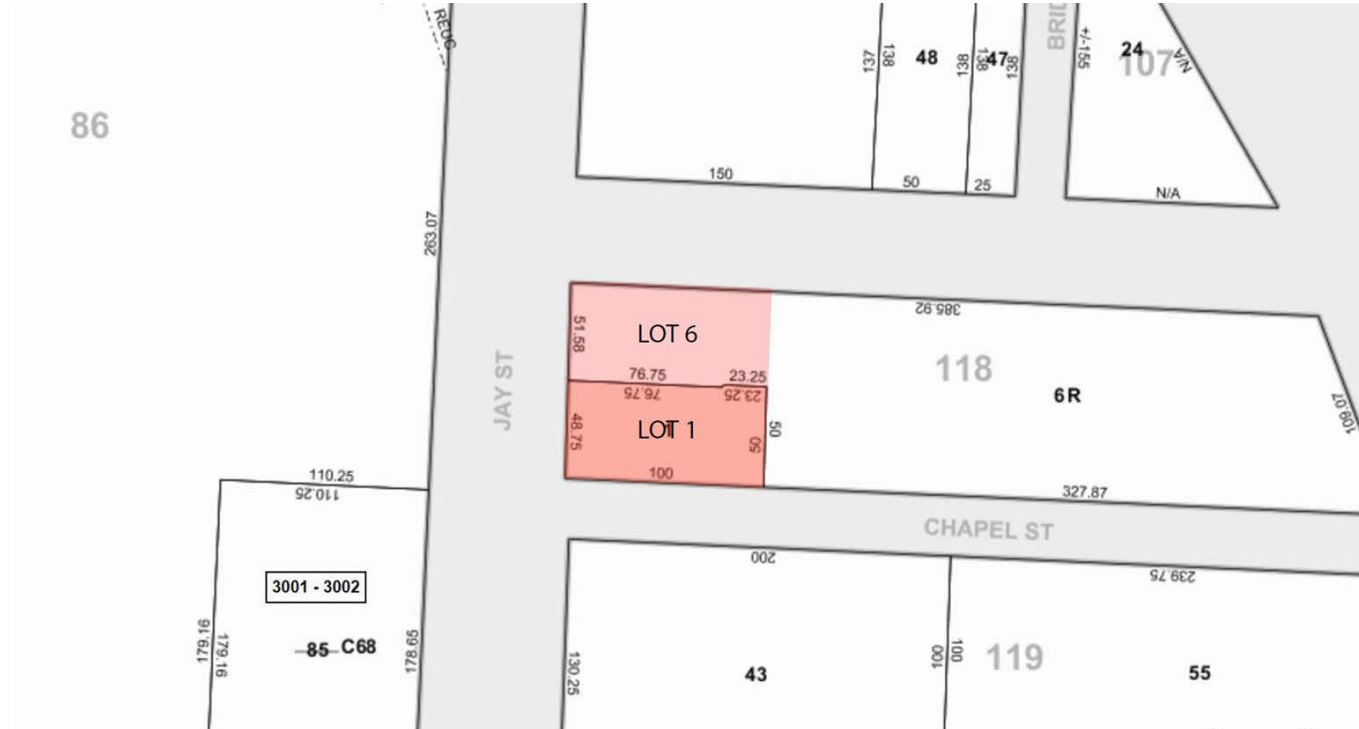
FAR Allowed = "6.5" $(10,062) \times (6.5) =$
65,403 SF

Square Footage Already taken =
28,692 SF

Proposed FAR = "6.5" (Community
Facility)

Gross Lot 1 Area = 10,033 SF

Maximum FAR = (10,033) x (6.5) =
65,214.5 SF





ZONING ENVELOPE

Setbacks, Base wall height, and sky exposure plane

33-432
In other Commercial Districts

On #Narrow Street#	On #Wide Street#	Structure# within the #Initial Setback Distance#	the #Street Line# (in feet)	Street#	Street#
				Vertical Distance	Horizontal Distance
				Vertical Distance	Horizontal Distance

Within C3 C4-1 C8-1 Districts

20	15	30 feet or two #stories#, whichever is less	30	1 to 1	1 to 1
----	----	---	----	--------	--------

Within C1-6 C2-6 C4-2 C4-3 C4-4 C4-5 C7 C8-2 C8-3 Districts

20	15	60 feet or four #stories#, whichever is less	60	2.7 to 1	5.6 to 1
----	----	--	----	----------	----------

Within C1-7 C1-8 C1-9 C2-7 C2-8 C4-2F C4-6 C4-7 C5 C6 C8-4 Districts

20	15	85 feet or six #stories#, whichever is less	85	2.7 to 1	5.6 to 1
----	----	---	----	----------	----------

- Maximum Base wall height: 85 feet

- Setbacks:

Setback 20' (Narrow Street setback)
from Concord St and Chapel St after
the building is 85 feet above the
ground level

Setback 15' (Wide Street setback)
from Jay St and Flatbush Ave after
the building is 85 feet above the
ground level

- Sky exposure plane:

Ratio of 2.7 to 1 from Concord St
and Chapel St (Narrow Street)

Ratio of 5.6 to 1 from Jay St and
Flatbush Ave (Wide Street)



ZONING ENVELOPE

Narrow and Wide street

12-10 DEFINITIONS

Street, narrow (12/15/61)

A "narrow street" is any #street# less than 75 feet wide.

Street, wide (12/19/11)

A "wide street" is any #street# 75 feet or more in width.

Setbacks

33-28 Special Provisions for Through Lots

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, the regulations of this Section shall apply to all #through lots#. In the case of a #zoning lot# occupying an entire #block#, no #rear yard# or #rear yard equivalent# shall be required.

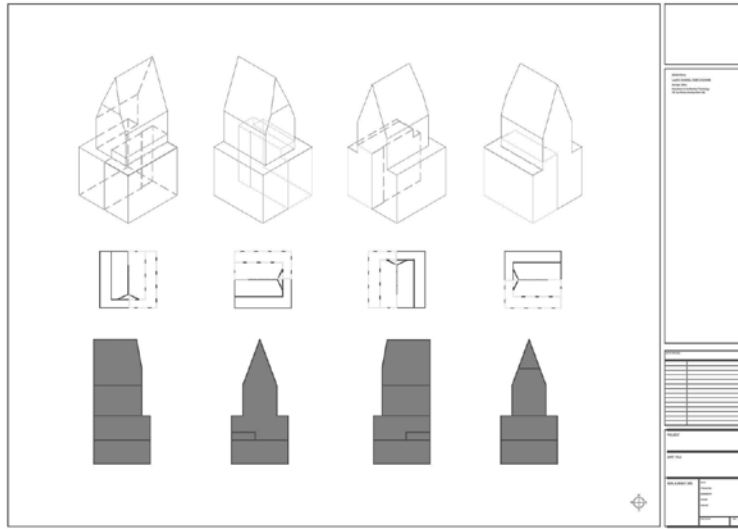
- Narrow Street: Concord St , Chapel St
- Wide Street: Jay St , Flatbush Ave
- Setbacks:

A rear yard setback is not required

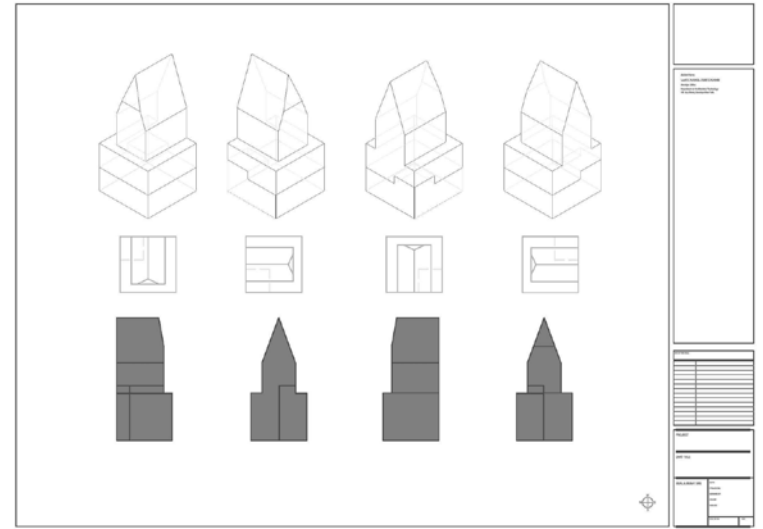


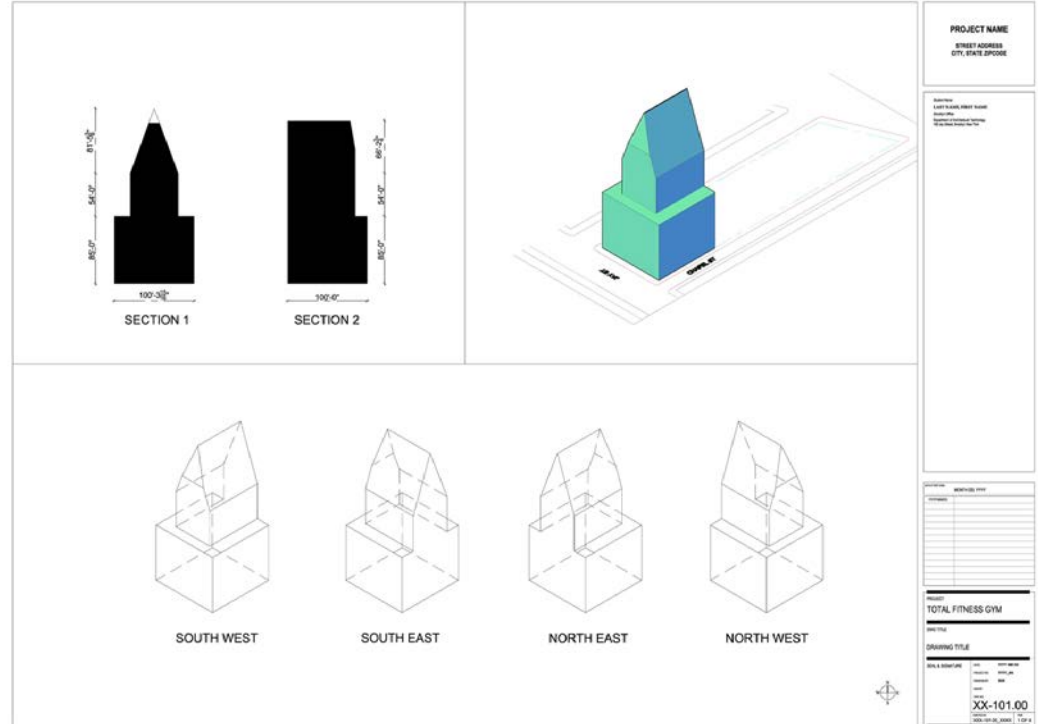
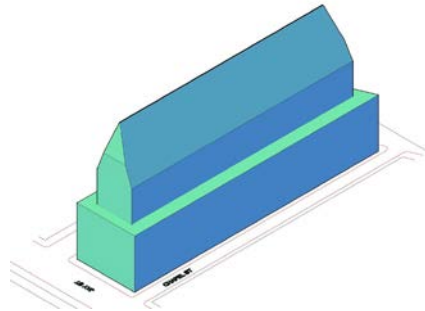
Z ONING ENVEL OPES:

Allowable Z oning Envelope



Pr oposed Z oning Envelope

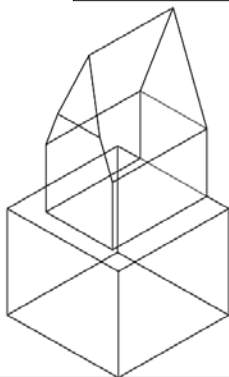
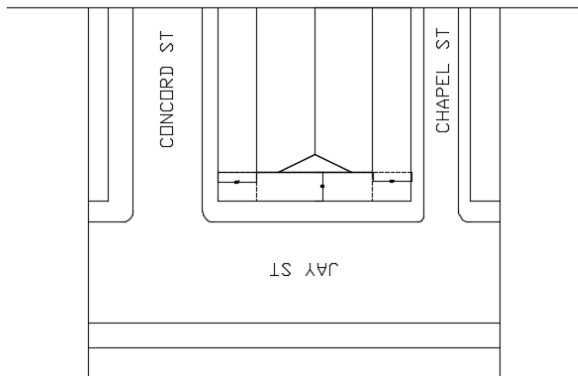




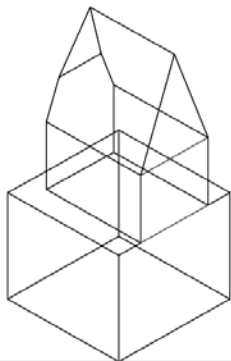


ZONING ENVELOPE DRAWINGS

Site Plan

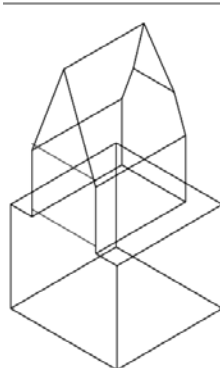
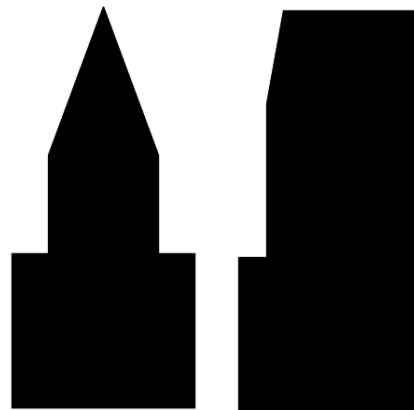


South East

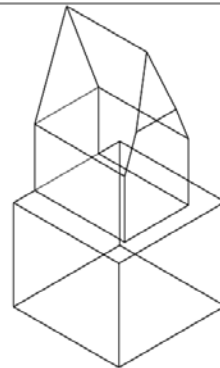


East North

Sections



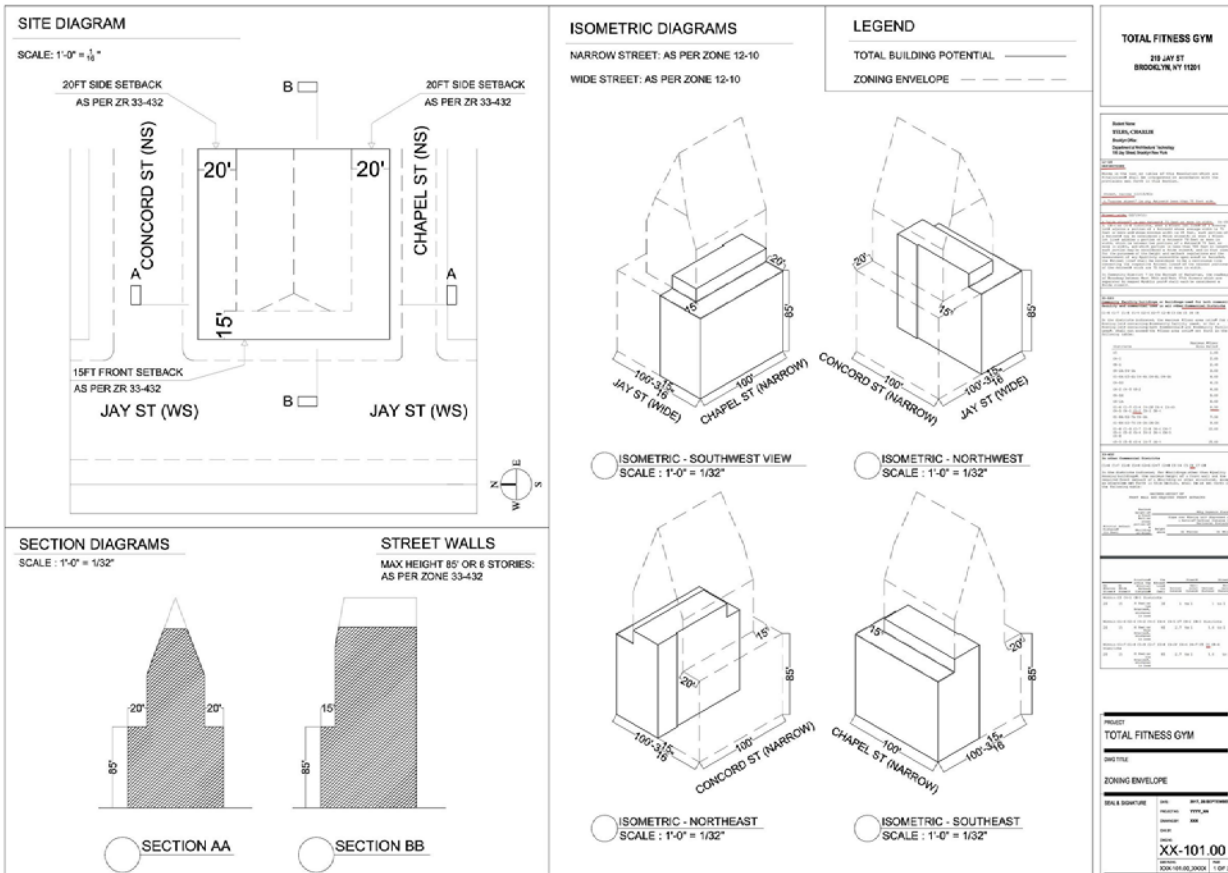
North West



West South



ZONING ENVELOPE DRAWINGS

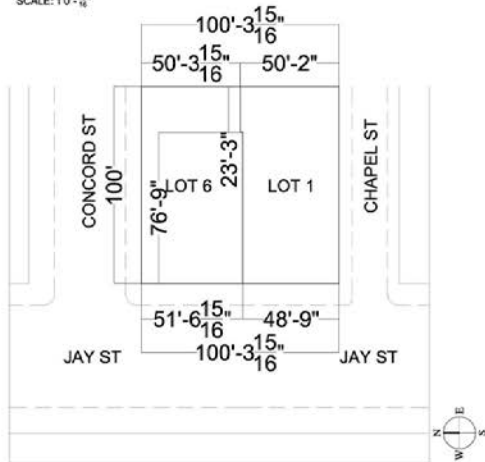




PROPOSAL DRAWINGS

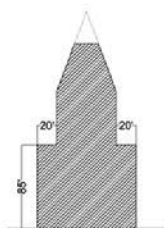
LOT DIAGRAM

SCALE: 1"=1/4"

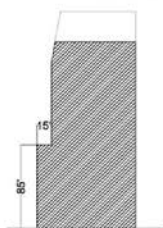


SECTION DIAGRAMS

SCALE: 1"=1/32"



SECTION AA



SECTION BB

STREET WALLS

MAX HEIGHT 85' OR 6 STORIES:
AS PER ZONE 33-432

ISOMETRIC PROPOSAL DIAGRAMS

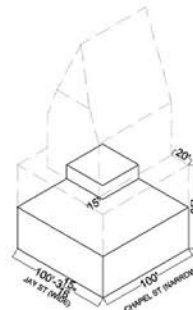
NARROW STREET: AS PER ZONE 12-10

WIDE STREET: AS PER ZONE 12-10

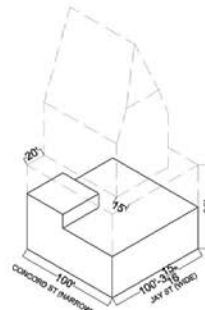
LEGEND

TOTAL BUILDING POTENTIAL

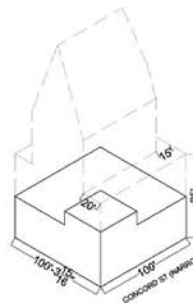
ZONING ENVELOPE



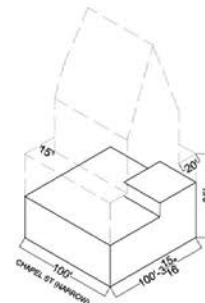
ISOMETRIC - SOUTHWEST VIEW
SCALE: 1"=1/32"



ISOMETRIC - NORTHWEST
SCALE: 1"=1/32"



ISOMETRIC - NORTHEAST
SCALE: 1"=1/32"



ISOMETRIC - SOUTHEAST
SCALE: 1"=1/32"

TOTAL FITNESS GYM

210 JAY ST
BROOKLYN, NY 11211

Project Name
TOTAL FITNESS GYM
Project No.
210 JAY ST, BROOKLYN, NY 11211
100' x 100' (100' x 100')

Project Description
TOTAL FITNESS GYM
100' x 100' (100' x 100')

Project Location
210 JAY ST, BROOKLYN, NY 11211
100' x 100' (100' x 100')

Project Status
TOTAL FITNESS GYM
100' x 100' (100' x 100')

Project Owner
TOTAL FITNESS GYM
100' x 100' (100' x 100')

Project Architect
TOTAL FITNESS GYM
100' x 100' (100' x 100')

Project Engineer
TOTAL FITNESS GYM
100' x 100' (100' x 100')

Project Designer
TOTAL FITNESS GYM
100' x 100' (100' x 100')

Project Contractor
TOTAL FITNESS GYM
100' x 100' (100' x 100')

Project Consultant
TOTAL FITNESS GYM
100' x 100' (100' x 100')

Project Inspector
TOTAL FITNESS GYM
100' x 100' (100' x 100')

Project Manager
TOTAL FITNESS GYM
100' x 100' (100' x 100')

Project Coordinator
TOTAL FITNESS GYM
100' x 100' (100' x 100')

Project Assistant
TOTAL FITNESS GYM
100' x 100' (100' x 100')

Project Office
TOTAL FITNESS GYM
100' x 100' (100' x 100')