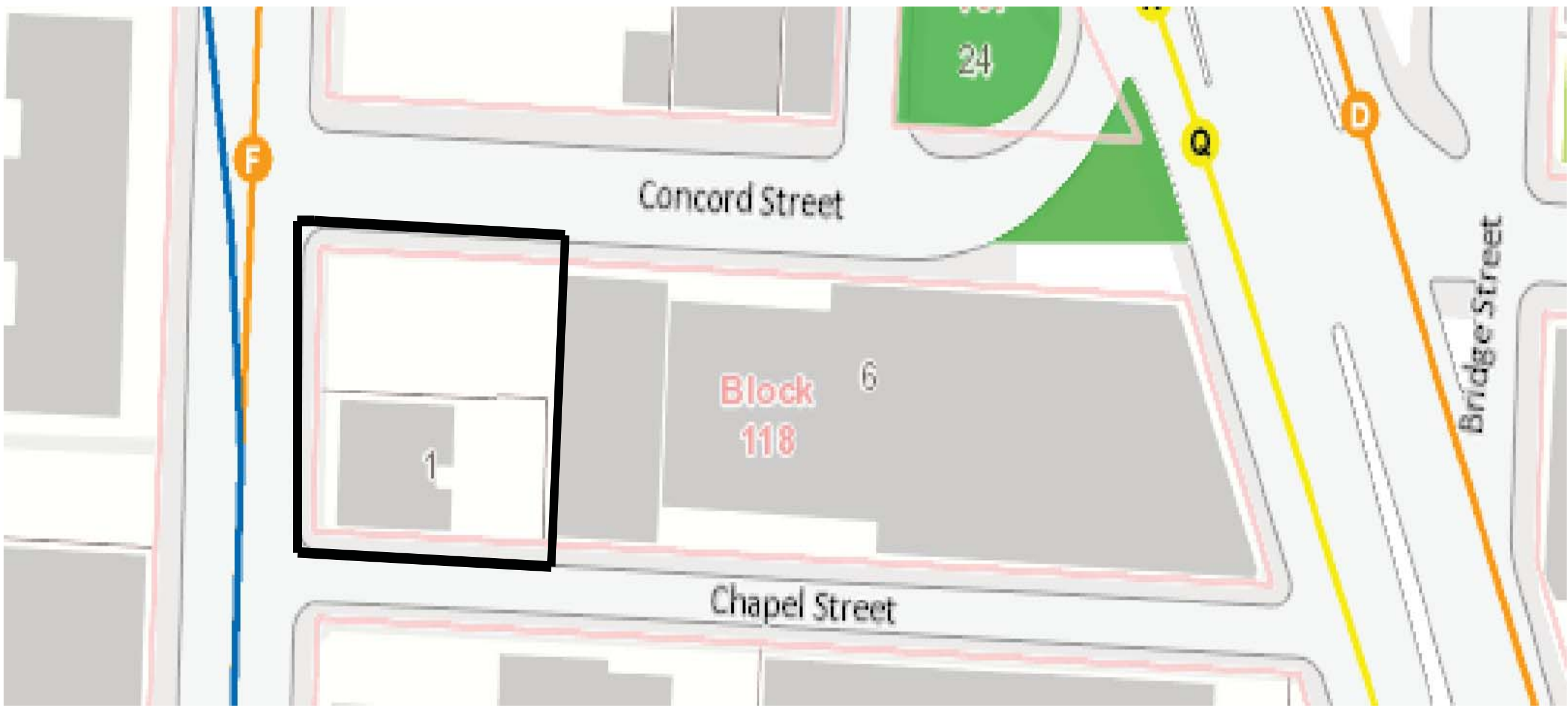
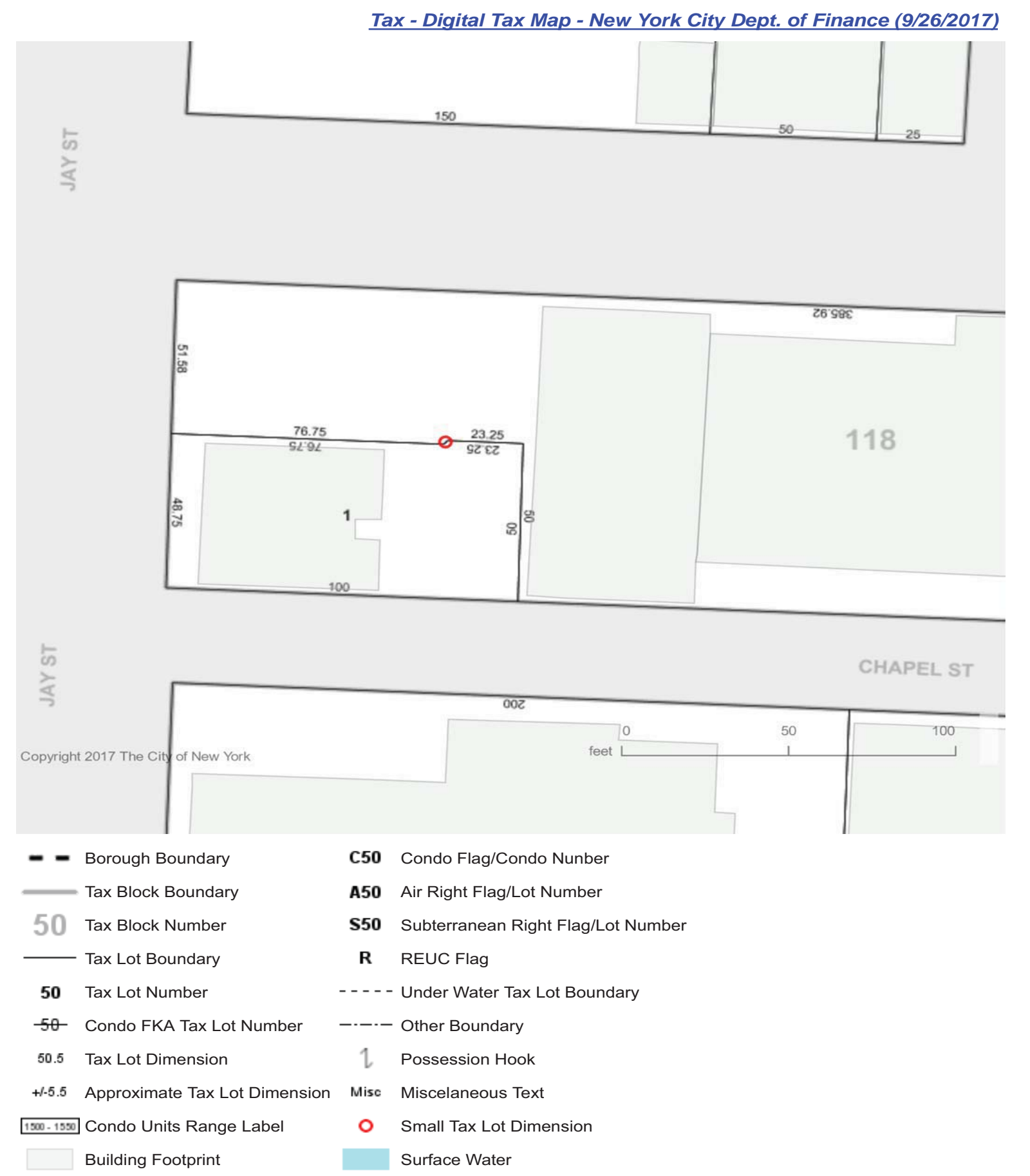


# ZONING STUDY

## ZONING MAP

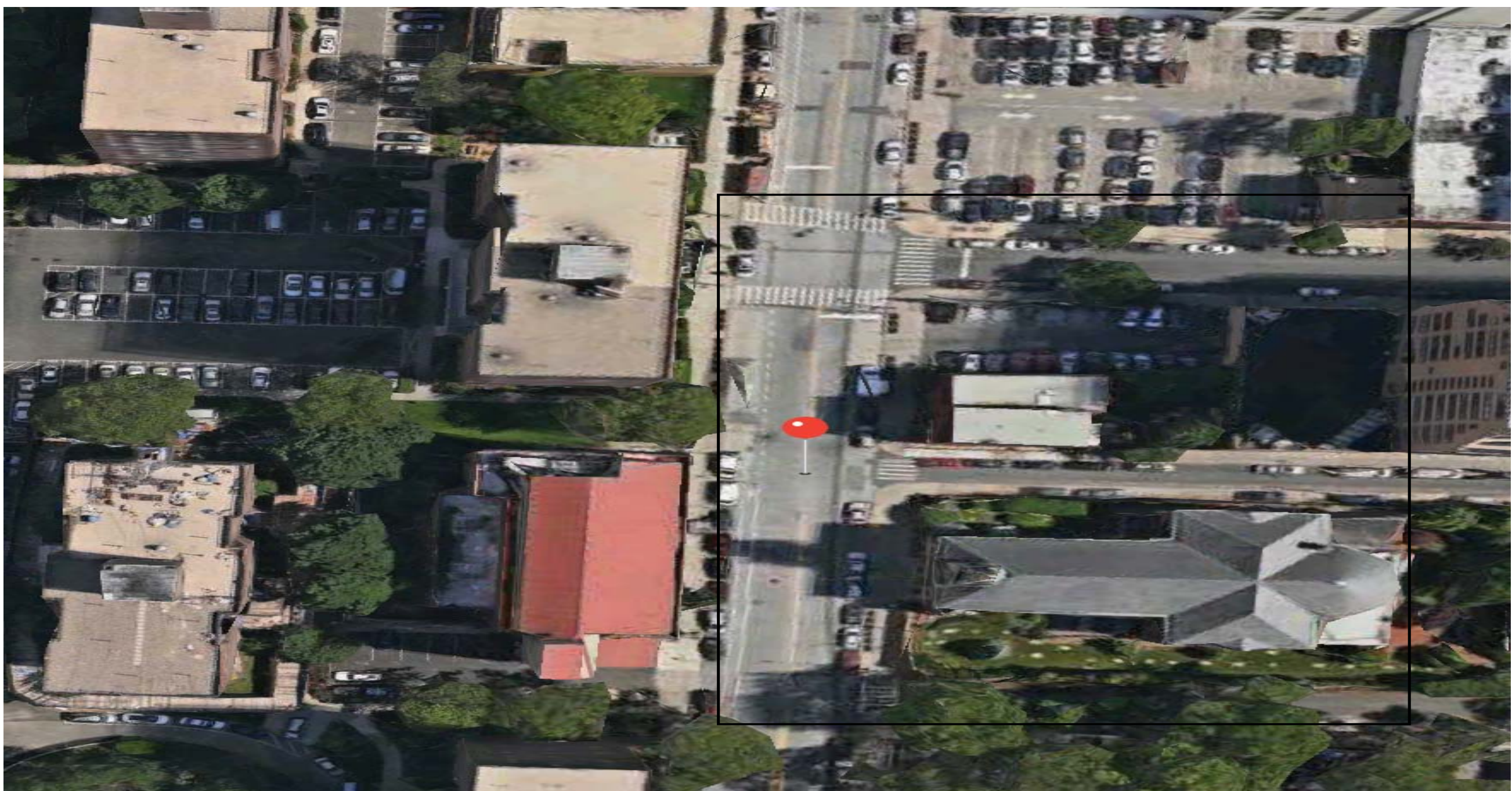


## TAX MAP



Location: The lot is located by Jay Street between Concord St and Chapel St.  
 Area: It's a highly populated area. Concord St generates incoming traffic to Jay St and Chapel St goes towards Brooklyn Bridge  
 Block: 118; Lot: 1  
 Address: 213 Jay St, Brooklyn, NY 11201  
 Zoning: C6-2

## SITE PLAN



## Setbacks

Street Wall Max. Height: 85' (Both Narrow and Wide)  
 Setbacks (Narrow): 20' (Wide): 15'  
 Sky Exposure (Narrow): 1/2.7 (Wide): 1/5.6

## FAR COMPARISON

Current FAR: 1.77  
 Max. Allowable Residential FAR: 6.02  
 Max. Allowable Commercial FAR: 6  
 Max. Allowable Community Facility FAR: 6.5  
 Max. Buildable Area (Residential): 60200 sqft  
 Max. Buildable Area (Commercial): 60000 sqft  
 Max. Buildable Area (Community Facility): 65000 sqft

Currently there is a residential building on half of the lot with a FAR of 1.77 which gives only 8672sqft of living space. Potentially combining both lots which is 100'X100 or 10000sqft, it can be built upto 60200sqft of residential or 60000sqft of commercial or 65000sqft of community facility building can be built.

## ZONING ENVELOPE (ISOMETRIC)

