

1741 Seddon Street Rezoning R6 to an R6-1 Residence District



Bronx Community Board No. 10
April 9, 2024



- Southwest corner of Seddon St. and Fuller Street
- 16,085 square foot lot
- Comprised of Lot 53 and 56

Seddon Area Map



Project

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

Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

Land Use

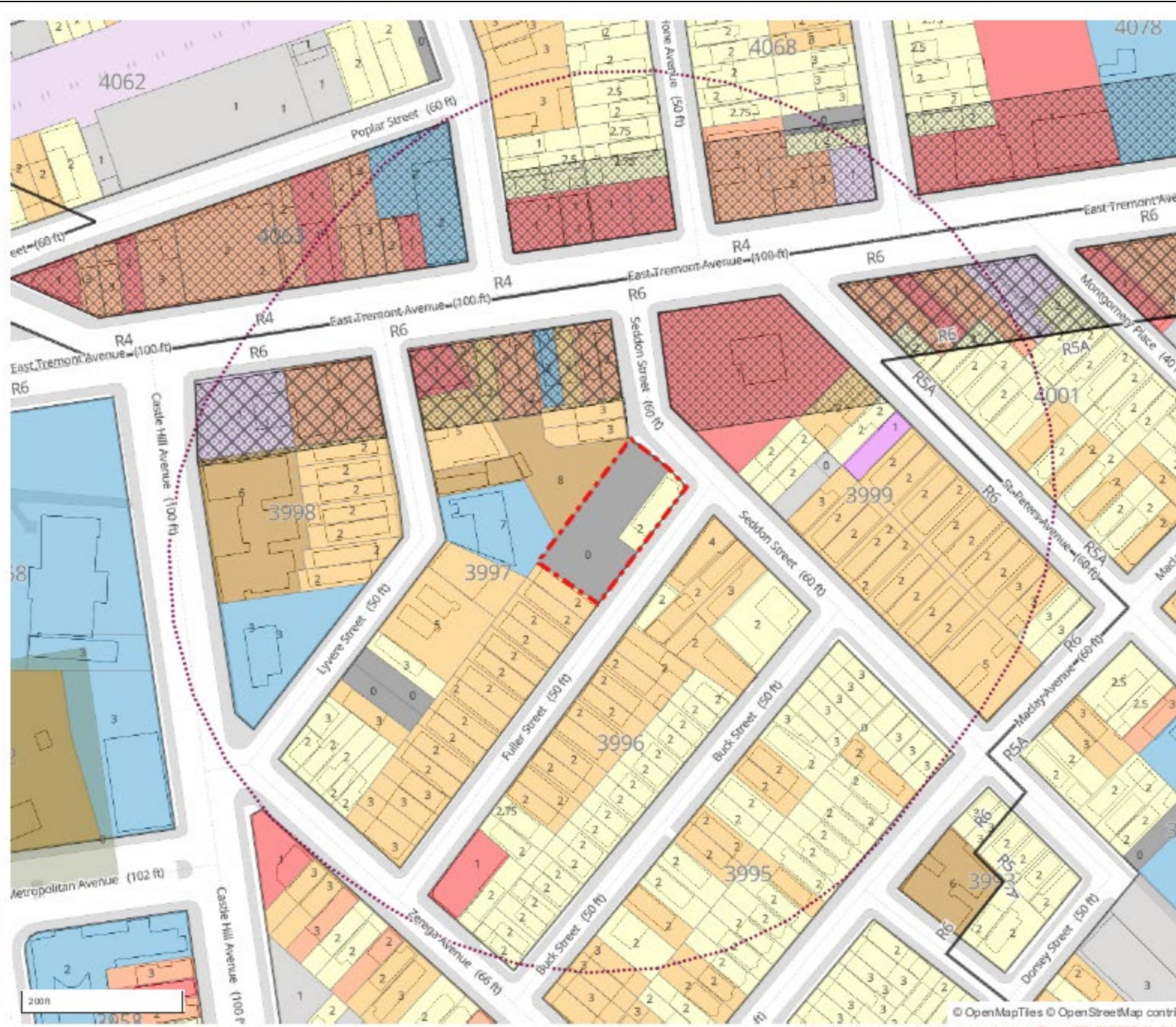
- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

Transportation

- Subway Stop
- Subway Entrance

Map Created: Nov 2, 2023, 1:36pm

Data Sources: layers-api.planninglabs.nyc/v1/sources
 pluto MapPLUTO™ 21v2, Bytes of the Big Apple (November 2022); zoning-districts (March 2023); digital-citymap (December 2022); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (December 2022)

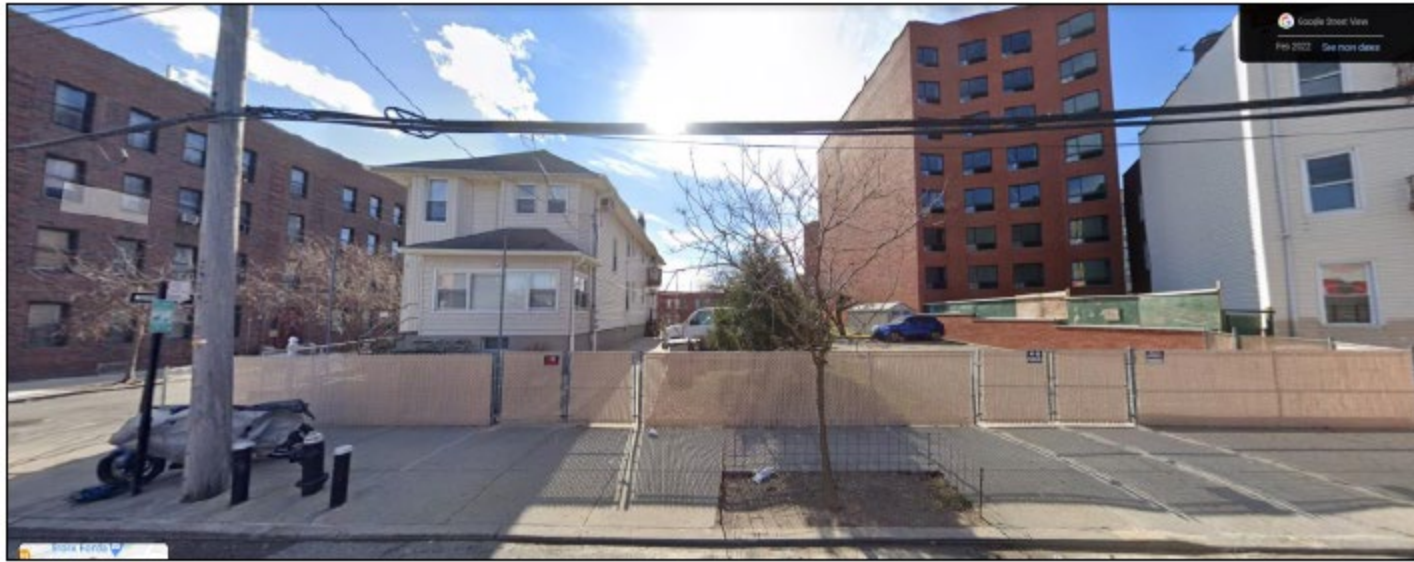




Amarres De Amor
Brujería Protecciones

Emm
Center





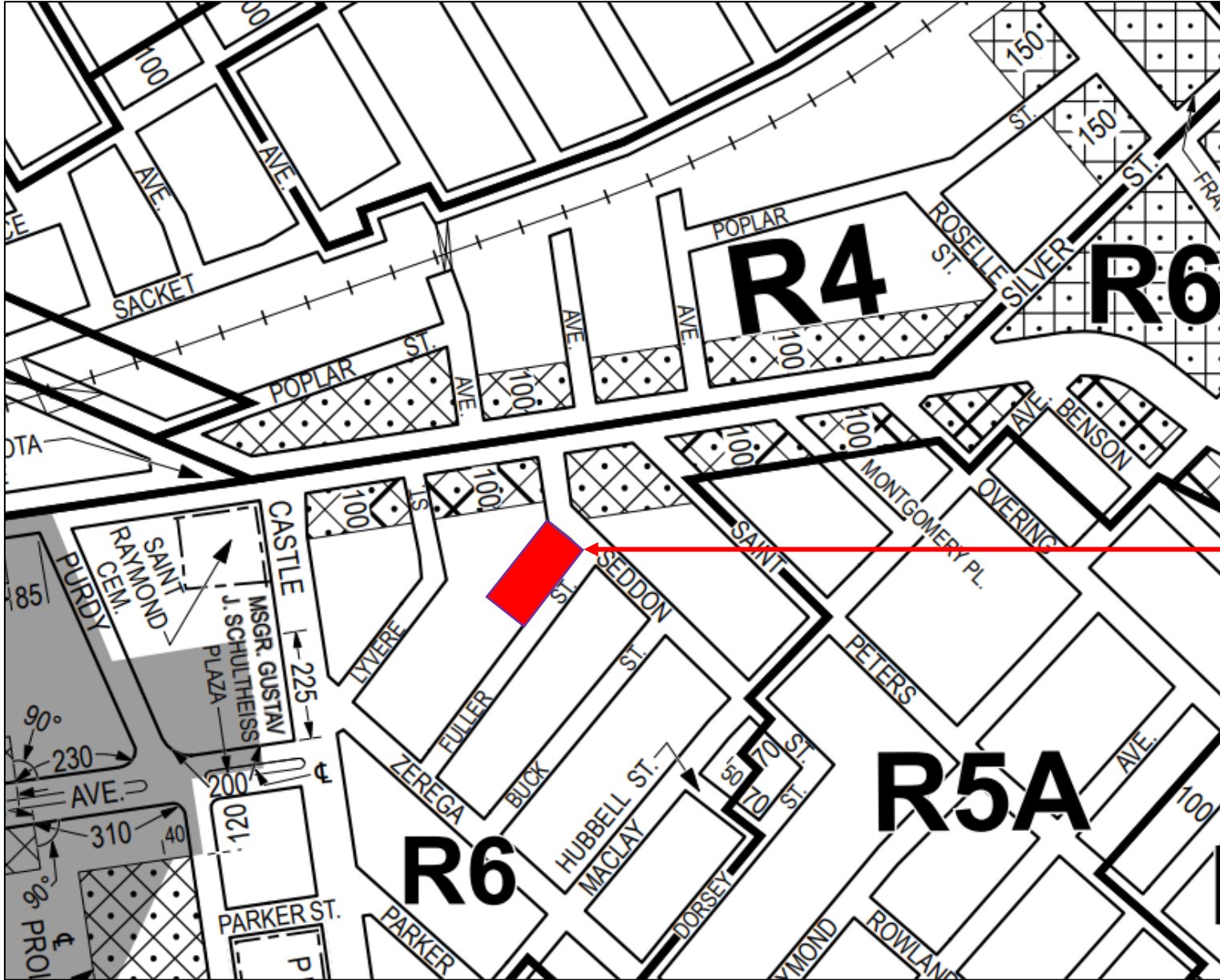
Site looking south from Seddon Street



Site looking northwest from Fuller Street

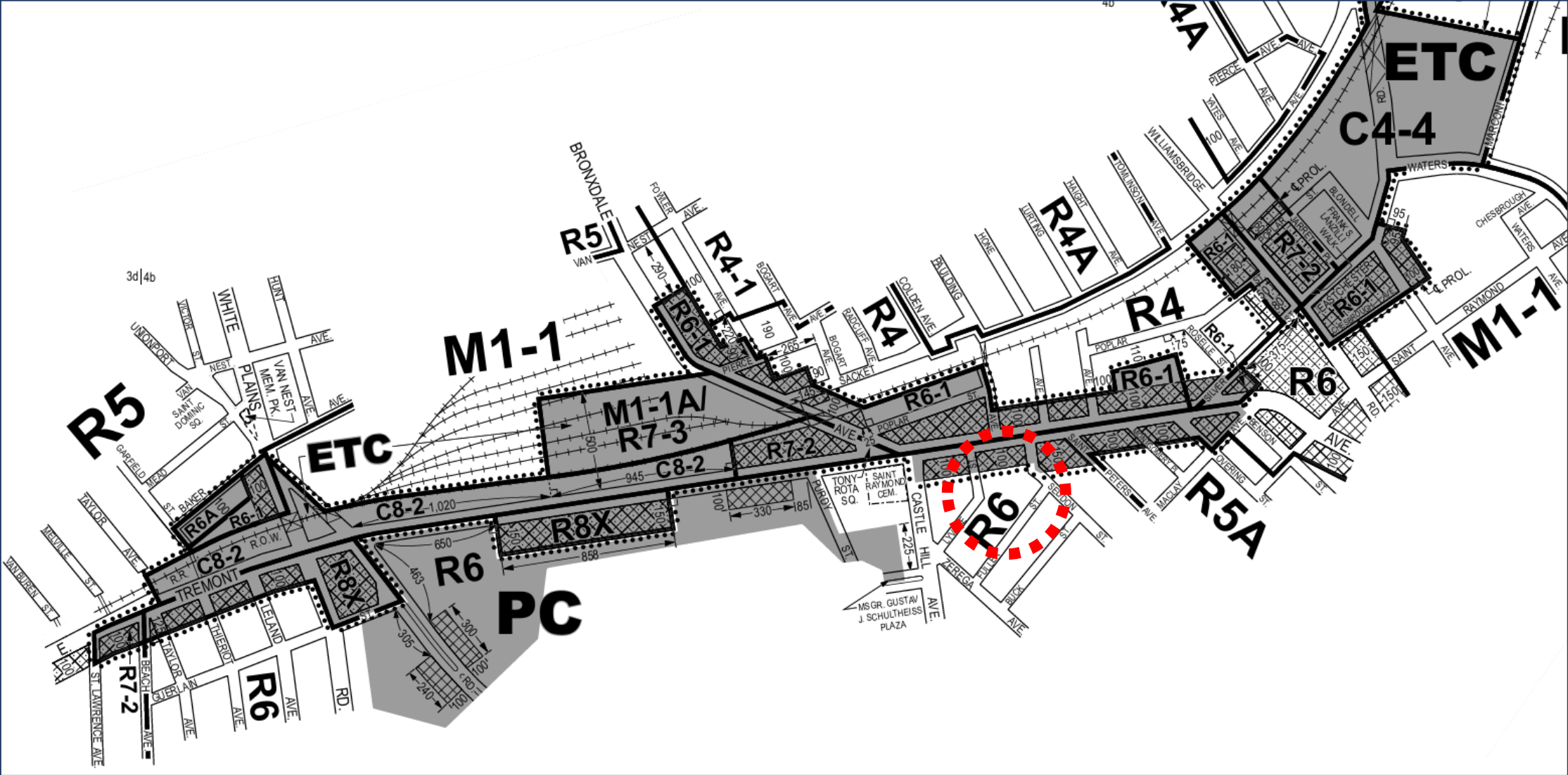


Surrounding area looking northwest from Seddon Street and Fuller Street



R6 Residence District

Parkchester/Van Nest Metro North Rezoning



As-of-right under the current R6 Residence District



1741 Seddon Bronx NY. Block: 3997 Lot: 53 and 56

		Required - Allowed	Proposed
Lot area	16,085 SF		
Community Facility	No	Not required	No
FAR	2.42 for 12 Stories		
Total Buildable	38,925 SF		36,620 SF
Sky Exposure Plane		60 FT	60 FT
Max Height		n/a	125 FT
Number of Stories		n/a	12
Open Space ratio		33% for 12 stories 3,240 SF	33% for 12 stories 3,240 SF (tower footprint)
Rear Yard	Not required (Corner)		
Number of Units		20 total units	20 total Units
Parking Basic (70%)		14	14

Proposed R6-1 Residence District and Proposed Development

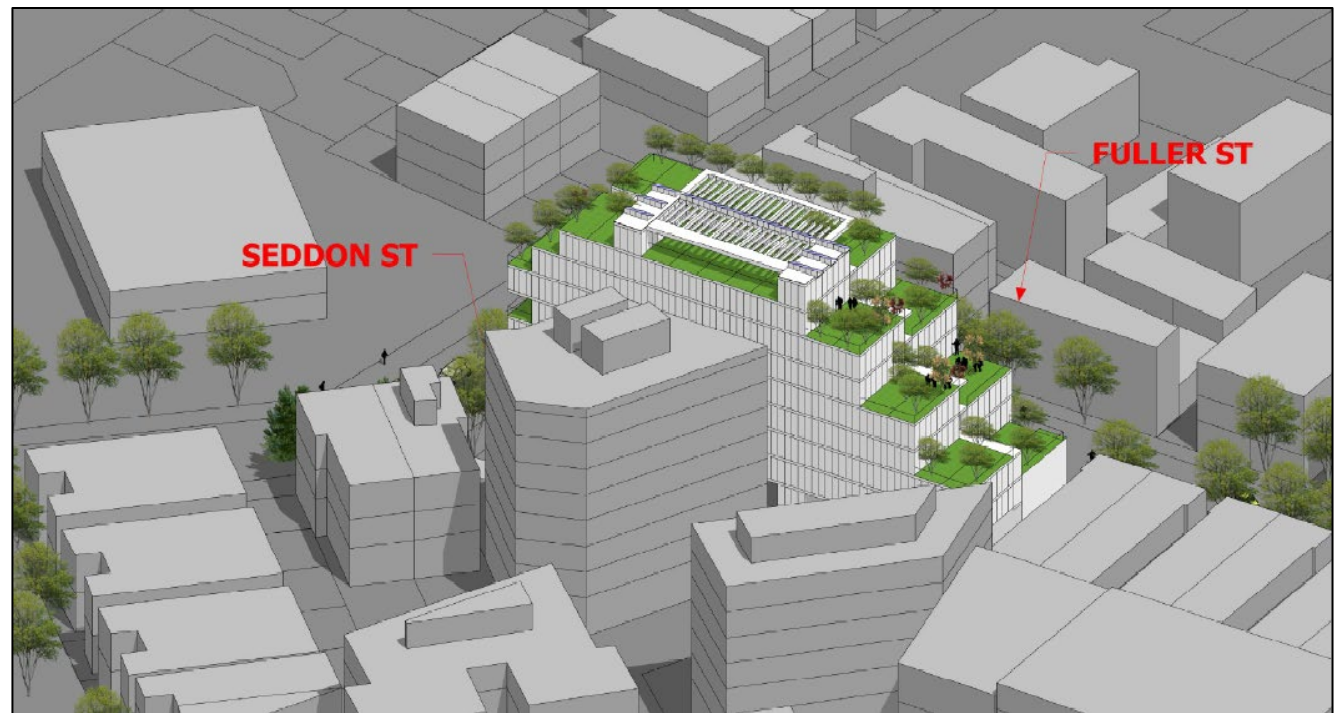
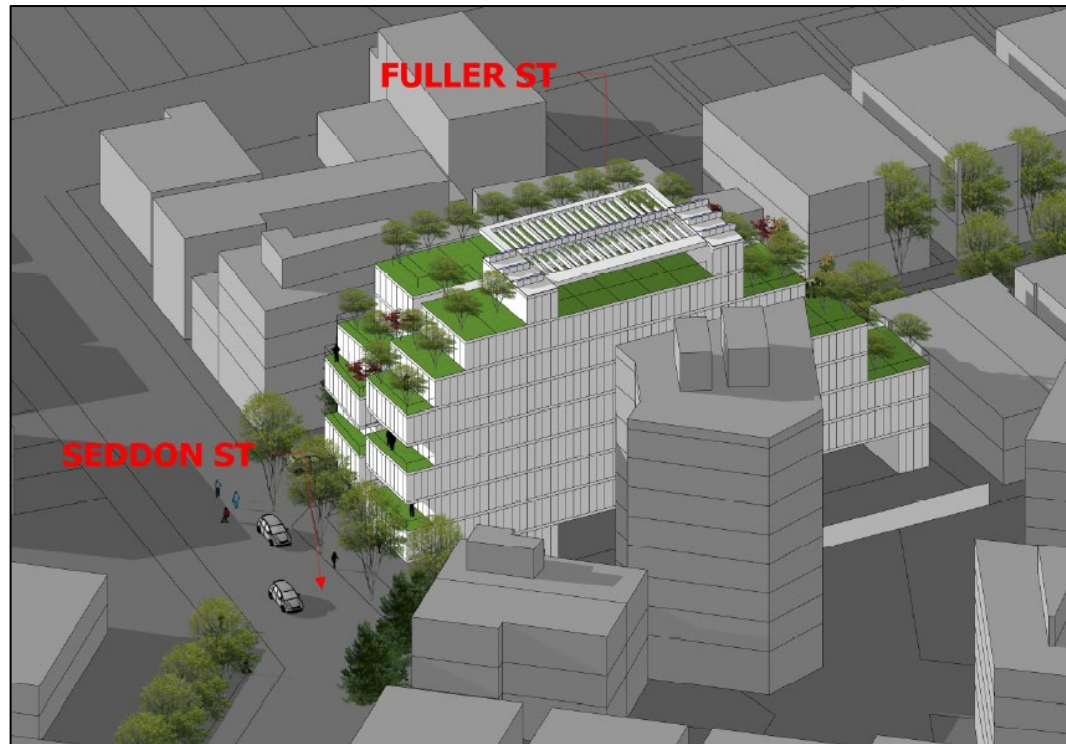


Zoning regulations for R6-1

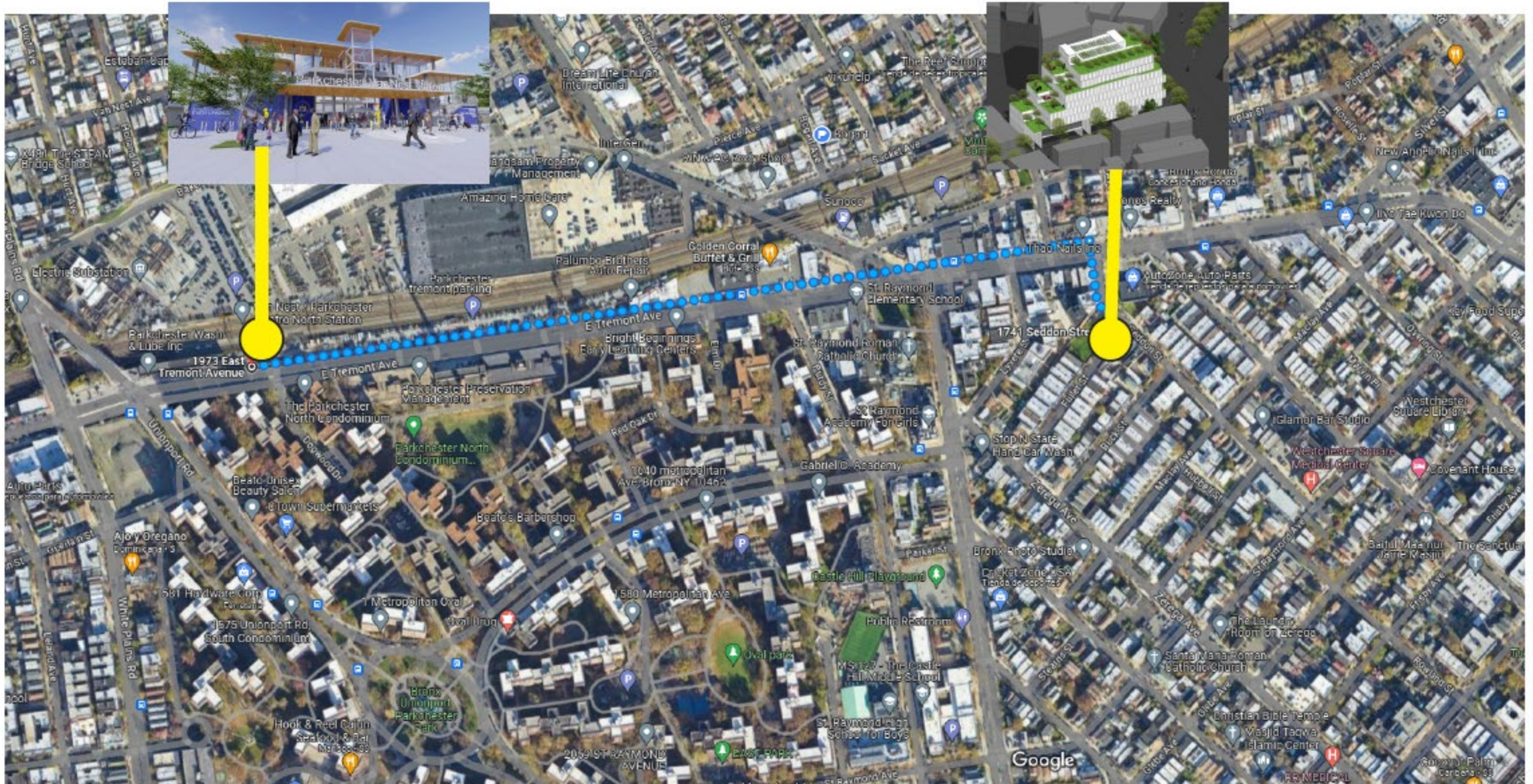
- Maximum permitted residential FAR of 3.9
- Maximum height of 125 feet

Proposed building

- 62,634 sq. ft. (F.A.R. of 3.9)
- Building height – 8 stories, ~ 96 feet in height
- 83 dwelling units (~21 affordable)
- 21 parking spaces



PARKCHESTER VAN NEST STATION 0.5 MILE (12 MINUTES WALK) SEDDON + FULLER PROJECT





PARKCHESTER VAN NEST STATION



Welcome to the
Parkchester Neighborhood