



1946 East 7th Street

Proposed Rezoning from R5 (OP) to R6A (OP) and R7A (OP)

Project Overview

Existing Conditions

• Development Site: Block 6682, Lots 41 & 43

• Total Lot Area: 9,200 sf

• Existing Uses: Vacant Residential, Educational Institution

• Existing Zoning: R5 (OP)

Maximum Permitted FAR: 1.5 or 2.0

• Neighborhood: Gravesend

• Community District: BK 15

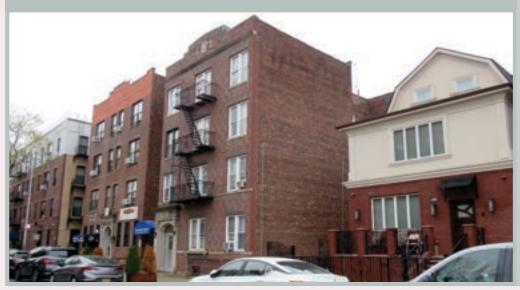
• City Council District: 44

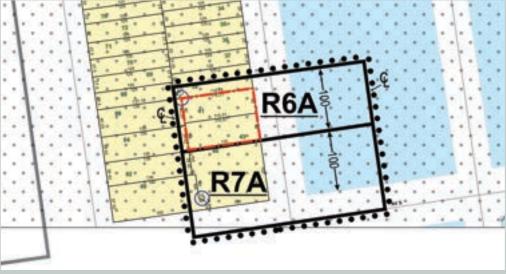
Proposed Actions

- Rezoning from **R5 (OP) to R6A (OP)** which would encompass Block 6682, Lots 39 (p/o), 41 & 43, and Block 6683, Lots 57 & 61 (p/o). This change will facilitate the proposed development.
- Rezoning from R5 (OP) to R7A (OP) which would encompass Block 6682, Lots 45 & 60 (p/o), and Block 6683, Lots 49 (p/o), 51 & 52.
 This change will resolve the floor area non-compliance of the existing developments in this rezoning area.
- Zoning text amendment to amend Apprendix A of Article XI, Chapter
 3 to remove the Rezoning Area from the Special Ocean Parkway
 Subdistrict.
- Zoning text amendment to Appendix F to make a **Mandatory Inclusionary Housing Area** coterminous with the Project Area.

Proposed Development

- 7-Story, 73.5' Residential and Community Facility development
 - Ground floor community facility uses include a recreational space,
 library, and other programmable areas to aid residents.
 - Residential use will be fully affordable housing for seniors.
 - Project will get a subsidized construction loan through HUD contingent on the development being fully affordable for seniors.
- 35,787 sf of zoning floor area (3.89 FAR)
 - 2,292 sf of community facility space (not counted for zoning floor area as 100% of the community facility is located in the cellar
- 35,787 sf of residential zoning floor area
- 53 dwelling units, all of which will be one-bedrooms and permanently affordable for seniors at 50% AMI
- 2,400 sf of outdoor "recreation room" space in the rear yard, as well as 1,015 sf of outdoor space on a 7th floor terrace
- Proposed Rear Yard: **35'-1"** Existing Rear Yard: **19'**



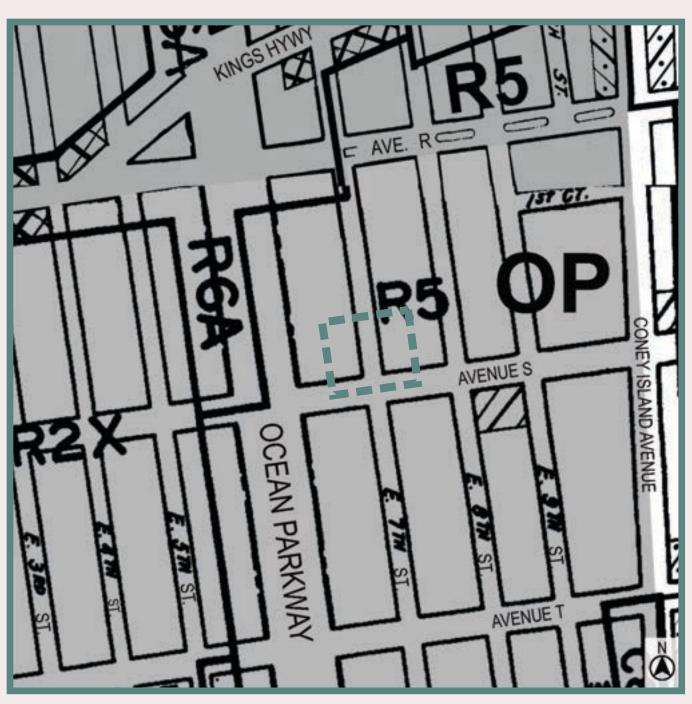




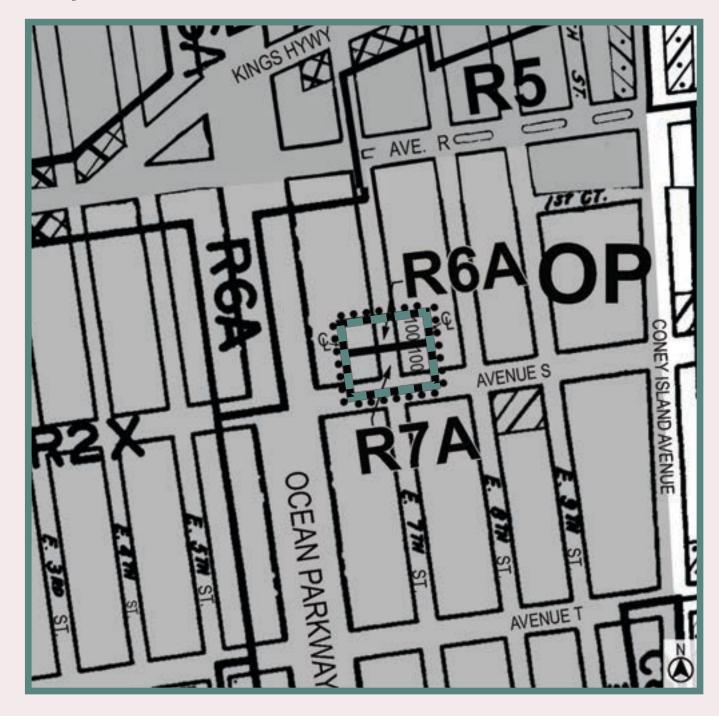
Proposed Rezoning

Rezoning from R5 (OP) to R6A (OP) and R7A (OP)

Existing



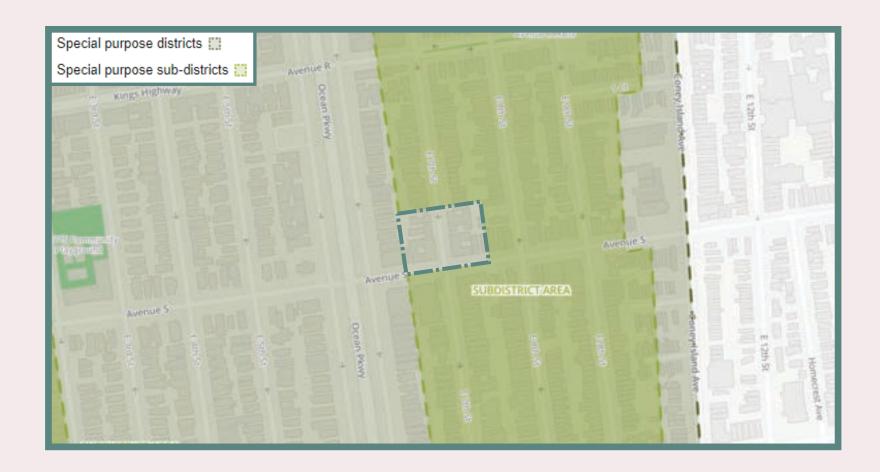
Proposed



Proposed Zoning Text Amendment

Removal of the Special Ocean Parkway Subdistrict

- Proposed zoning text amendment to amend Appendix A of Article XI, Chapter 3 to remove the Rezoning Area from the Special Ocean Parkway Subdistrict.
- The Special Ocean Parkway Subdistrict does not allow for buildings to have an excess of 1.5 FAR.
- The existing buildings in the Rezoning Area that predated the Special Ocean Parkway Subdistrict are **already overbuilt beyond 1.5 FAR**. Current buildings in the Rezoning Area range from 0.82-3.23 FAR with an average of 2.13.
- Removing the Special Ocean Parkway Subdistrict would **eliminate the non-compliance** of the existing buildings.



R5

Permitted by Existing Zoning

- Use Groups: I-IV
- Permitted Max. Total FAR: 2.0
- Permitted Residential FAR: 1.5 or 2.0 (qualifying residential site)
- Permitted Community Facility FAR: 2.0
- **Permitted Building Height**: 45' or 55' (qualifying residential site)
- Required Affordable Units: 0
- Required Residential Parking: 35%

R6A

Permitted by Proposed Zoning

- Use Groups: I-IV
- Permitted Max. Total FAR: 3.9
- Permitted Residential FAR: 3.0 or 3.9 (qualifying affordable/senior)
- Permitted Community Facility
 FAR: 3.0
- Permitted Building Height: 95' (qualifying affordable/senior)
- Required Affordable Units: 25%
 (MIH Option 1) or 30% (MIH Option 2) of residential floor area
- Required Residential Parking: 25% (standard), None (qualifying affordable/senior)

R7A

Permitted by Proposed Zoning

- Use Groups: I-IV
- Permitted Max. Total FAR: 5.01
- **Permitted Residential FAR:** 4.0 or 5.01 (qualifying affordable/senior)
- Permitted Community Facility FAR: 4.0
- Permitted Building Height: 115' (qualifying affordable/senior)
- Required Affordable Units: 25%
 (MIH Option 1) or 30% (MIH Option 2) of residential floor area
- Required Residential Parking: 15% (standard), None (qualifying affordable/senior)

R6A

Proposed Development

- Use Groups: ||, |||
- Proposed Total FAR: 3.89
- Proposed Residential FAR: 3.89
- Proposed Community Facility
 FAR: 0
- Proposed Building Height:
 7-Stories/73.5'
- Proposed Dwelling Units: 53
- Proposed Affordable Units: 53 (MIH Option 2)
- Proposed Parking: None

Proposal Comparison

Original Proposal



• Floor Area (FAR): 33,056 sf (3.59 FAR)

• Height: 8-Stories / 85'

• Total Number of Units: 36

• Number of Income Restricted Units: 36

• Proposed Rear Yard: 54'-9"

Revised Proposal (pre-CHO)



• Floor Area (FAR): 32,237.40 sf (3.504 FAR)

• **Height:** 6-Stories / 62'-6"

• Total Number of Units: 47

• Number of Income Restricted Units: 47

• Proposed Rear Yard: 33'-10"

Current Proposal



• Floor Area (FAR): 35,787 sf (3.89 FAR)

• **Height:** 7-Stories / 73'-6"

• Total Number of Units: 53

• Number of Income Restricted Units: 53

• Proposed Rear Yard: 35'-1"

Rezoning Area



Applicant's Campus

Existing Campus Properties:

- Block 6682, Lot 45
 Ahi Ezer Housing Development
- 2 Block 6682, Lot 60 Ahi Ezer Congregation
- Block 6683, Lot 52
 Ahi Ezer Housing Development
- Block 7088, Lot 1
 Sephardic Community Center

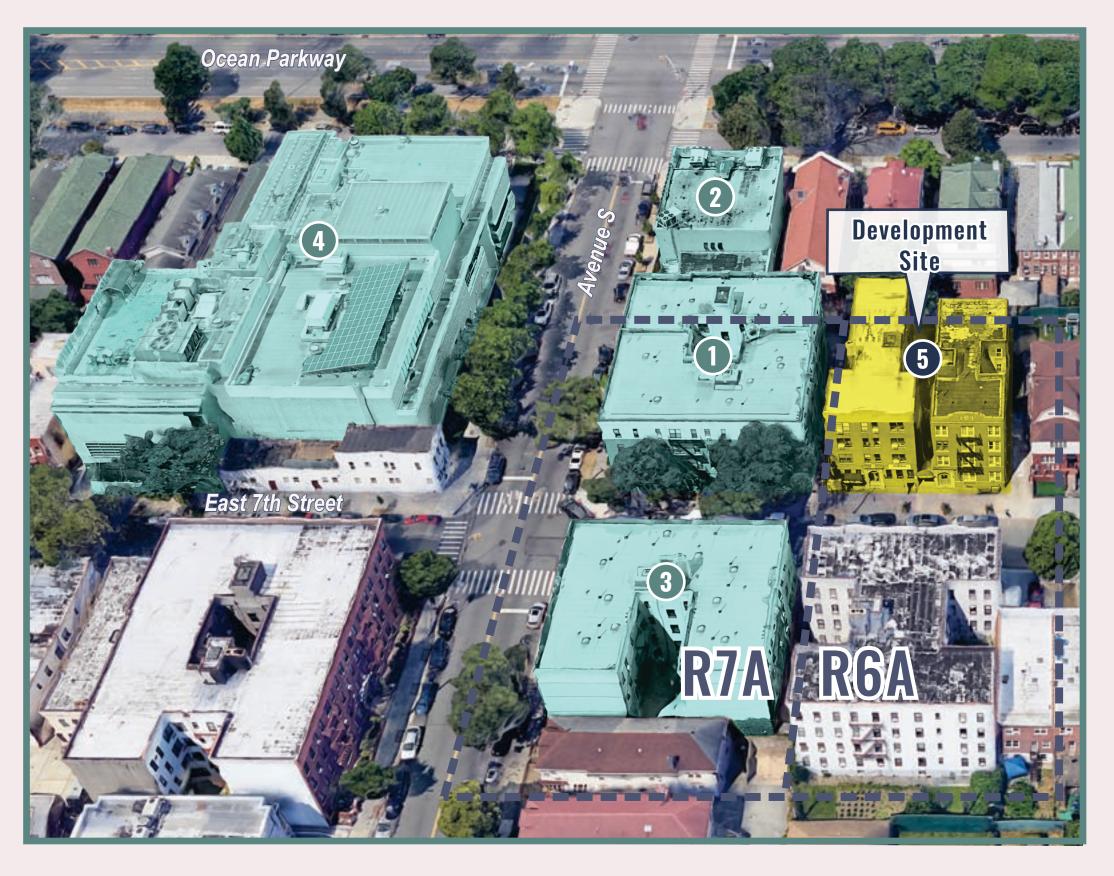
Proposed Additions to Campus:

Block 6682, Lots 41 & 43
Affordable senior housing, house of worship, library and other programmable areas to aid residents

A Connected Community:

The campus provides housing, worship, social services, and recreation in one place.

- Buildings 1 & 3 offer long-term housing for residents.
 - Building 2 serves as the worship space and community gathering point.
 - Building 4 hosts youth programs, social events, and activities.
 - **Building 5** will add affordable senior housing and shared community spaces.



Affordability and Rents

53 Units at 30-50% AMI	
Income Limits for One-Bedrooms	Rents for One-Bedroom AMI Units
1 Person Household = \$32,610 - \$54,350/year	30% AMI = \$873/month
2 Person Household = \$37,920 - \$62,150/year	40% AMI = \$1,165/month
3 Person Household = \$41,940 - \$69,900/year	50% AMI = \$1,456/month

- Since this is a high-demand area, applicants will be placed in a lottery system or a waiting list which would likely be managed by HPD through HousingConnect as the local lead agency on federal programs.
- It is illegal to have religious preference; the affordable units will be open to the entire community.

HUD Letter

USE AGREEMENT

FOR "CONSTRUCTED ADDITION OR OTHER FACILITY FOR THE ELDERLY IN OR ADJACENT TO THE PROJECT, INCLUDING ASSISTED LIVING FACILITIES"

This Agreement entered into this 30 day of March, 2016 by and between Ahi Ezer Housing Development Fund Corporation, with offices at 1960 East 7th Street, Brooklyn, New York (herein called "Owner") and the Secretary of Housing and Urban Development, acting by and through the Assistant Secretary for Housing-Federal Housing Commissioner (herein called "HUD"), housing an allows at New york City Regional office Jacob K. Javits Federal Boilding, 26 federal Plaza, Room 3200 Witnesseth:

WHEREAS, the United States Department of Housing and Urban Development is directed, pursuant to Section 811 of the American Homeownership and Economic Opportunity Act of 2000 (AHEO Act), as amended by Public Law 111 - 372, to permit the Owner of a Section 202 Direct Loan to prepay Section 202 direct loans; and

WHEREAS, in consideration of the promise to permit the prepayment of the Section 202 Direct Loan, Owner agrees to implement this Use Agreement for the "Construction of an addition or other facility in or adjacent to the project, including assisted living facilities", as authorized by the AHEO Act, as amended by Public Law 111 - 372.

WHEREAS, in consideration of proceeds, released in accordance with the Segregated Escrow Account (herein called "Segregated Escrow") dated October 13, 2015 between Owner, and HUD, being used for the purchase and development of property currently owned by, Ahi Ezer Congregation (herein called "Sponsor"), as described on Exhibit A, Sponsor agrees to implement this Use Agreement for the "Construction of an addition or other facility in or adjacent to the project, including assisted living facilities", as authorized by the AHEO Act, as amended by Public Law 111 - 372.

Proposed Development

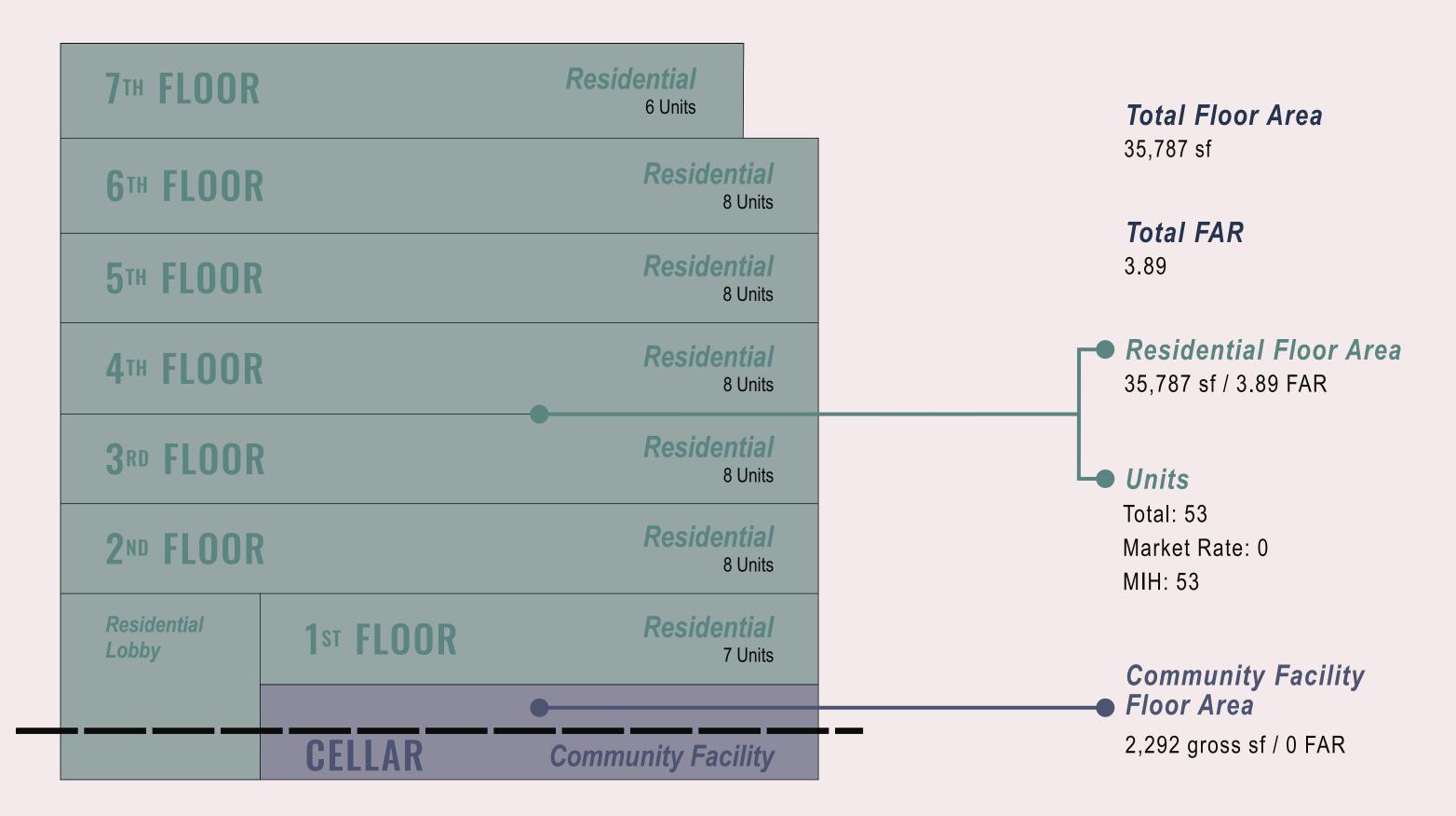
7-Story Mixed-Use, Residential & Community Facility Building

- **Proposed Uses:** Residential (100% affordable senior housing) & Community Facility (house of worship, library)
- Proposed FAR: 3.89
- Proposed Total Zoning Floor Area: 35,787 sf
 - Proposed Residential Zoning Floor Area: 35,787 sf
 - Proposed Community Facility Zoning Floor Area: 0 sf (2,292 sf of gross floor area not counted in the zoning floor area as 100% of the community facility is located within a cellar).
- Proposed Building Height: 73.5' / 7-stories
- Proposed Total Dwelling Units (all Income-Restricted): 53 (all one-bedrooms)
- Proposed Residential Parking Spaces: None (Outer Transit Zone)
- Proposed Rear Yard: 35'-1" (Required minimum of 30')





Floor Area Breakdown



The Proposed Development is Aligned in Height with Many Buildings in the Area

- Surrounding tall buildings display a development pattern where larger buildings surround the intersections with east-west Avenues.
- The Proposed Development is completely in keeping with the character of the neighborhood by continuing this pattern.
- There are 15 buildings in the surrounding area that are 60 feet or taller, demonstrating that the proposed height is well within the existing range.



East 7th Street and Avenue S

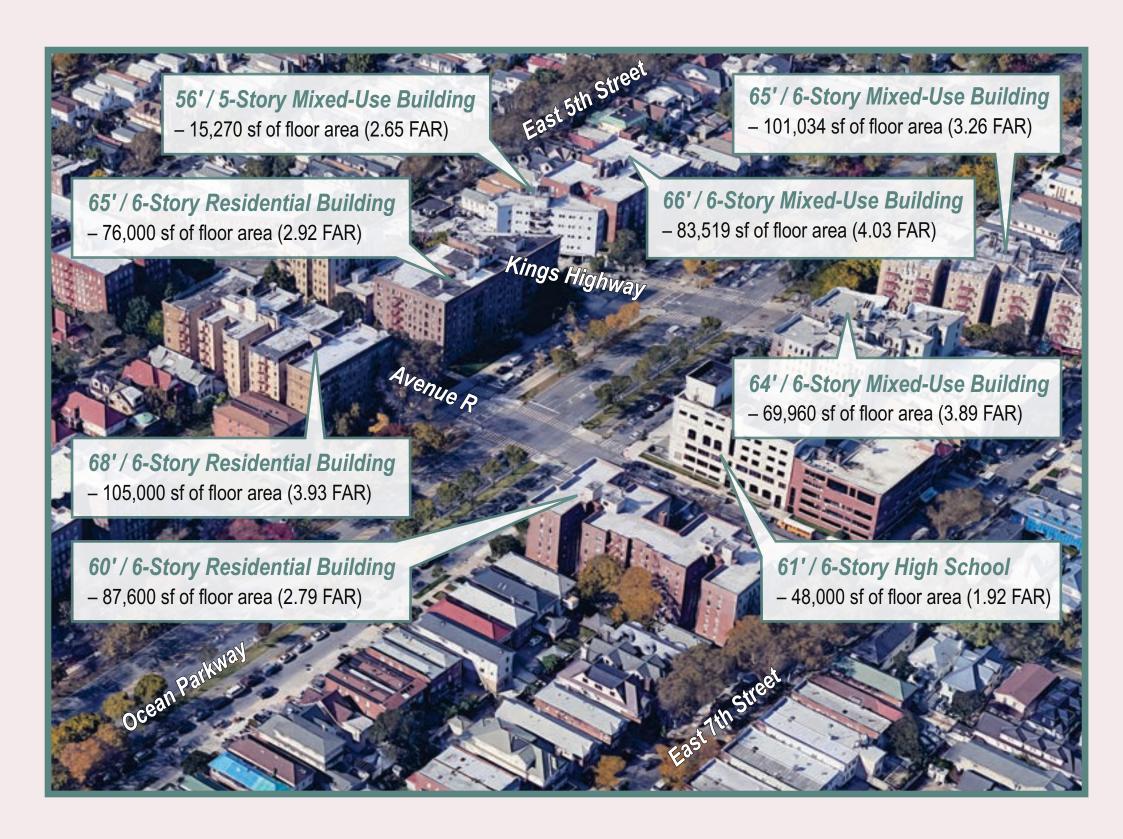
Rendering in Context of Surrounding Large Buildings



- All four corners at the intersection of East 7th Street and Avenue S are occupied by large bulky buildings that are taller than the surrounding homes. This includes the buildings directly south of, across the street from, and catty corner to the Site.
- The Proposed Development, is only slightly larger than neighboring buildings, and covers much less of its lot (provides more open space).

Continued Pattern of Tall Buildings at Nearby Intersection

Ocean Parkway, Kings Highway and Avenue R



- The pattern of large buildings clustered around intersections repeats one block north of the Site where Avenue R and Kings Highway cross Ocean Parkway.
- The bulky apartment houses occupy several intersections, and notably, these buildings are even taller, and ever larger, than the Proposed Development.

Balancing Height with Improved Open Space

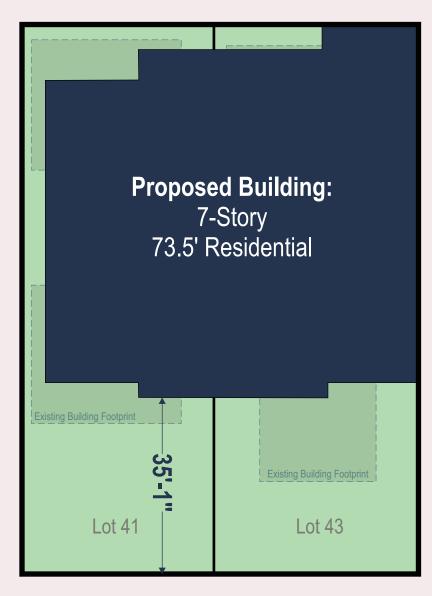
Rear Yard Comparison - Existing vs. Proposed

East 7th Street

Existing Building: Existing Building: 4-Story 4-Story 44' Residential 45' Residential Lot 43 😊 Lot 41

Rear Yard - Existing

East 7th Street



Rear Yard - Proposed

Optimized Rear Yard Design:

 The proposed building provides a deeper rear yard than the existing condition, improving open space for residents.

Balancing Height & Open Space:

 While the proposed building is taller, it maintains a larger setback and its massing is concentrated towards East 7th Street, enhancing light and air access.

Stronger Community Integration:

 The expanded rear yard will support better outdoor use and connectivity for residents.

16

Bringing Light & Air to a Block of Constrained Backyards

A Thoughtful Setback to Improve Neighborhood Conditions

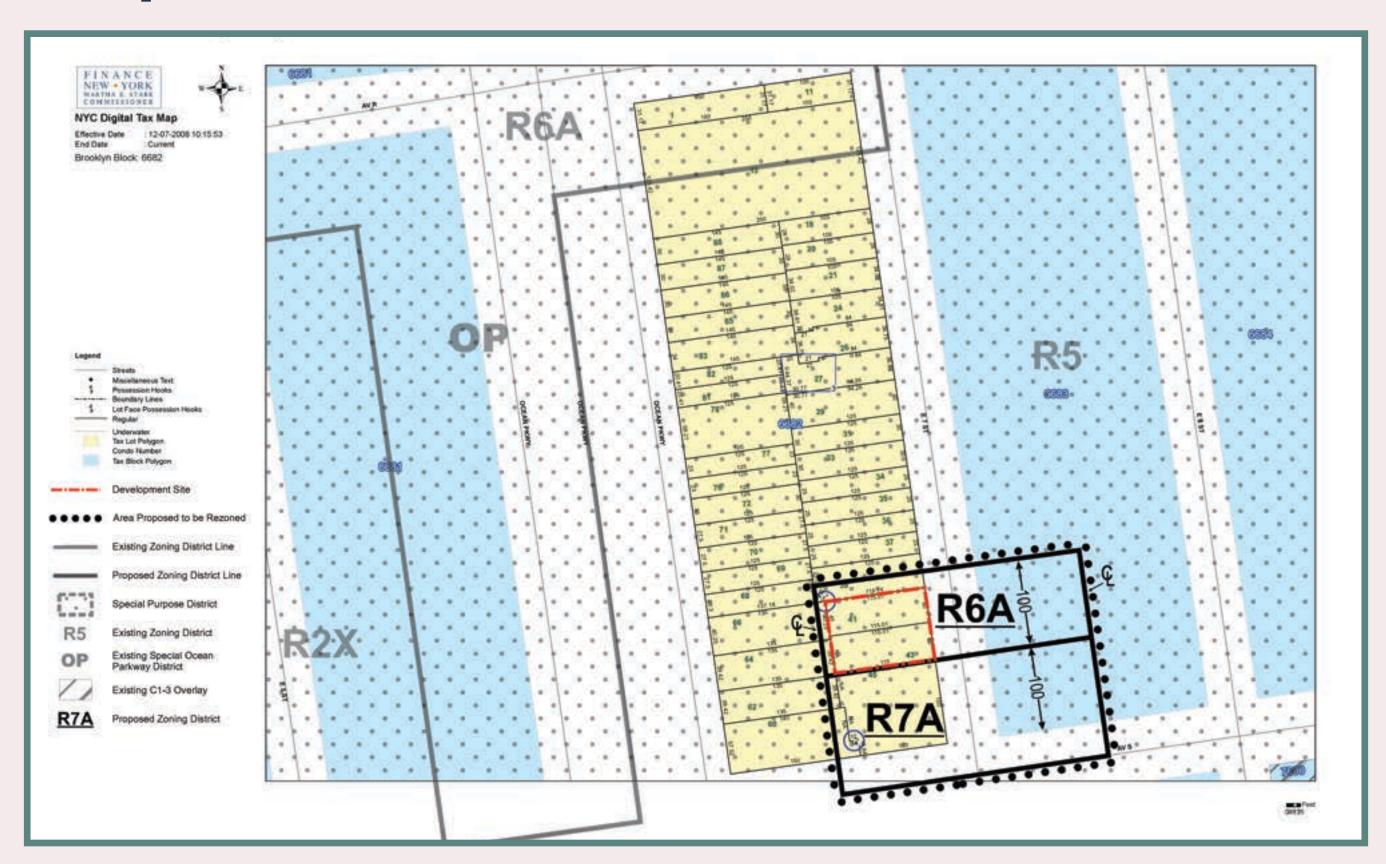
- Many surrounding lots feature non-complying rear yards, limiting access to light, air, and outdoor space.
- The proposed building exceeds the required rear yard depth, setting a new precedent for open space in the block.
- Unlike neighboring properties with shallow or obstructed rear yards, this design provides a clear, continuous open space for residents.
- The increased setback reduces overcrowding and enhances the quality of life for both residents and neighbors.
- By balancing height with an expanded rear yard, the proposal mitigates the typical impacts of higher density while improving urban livability.



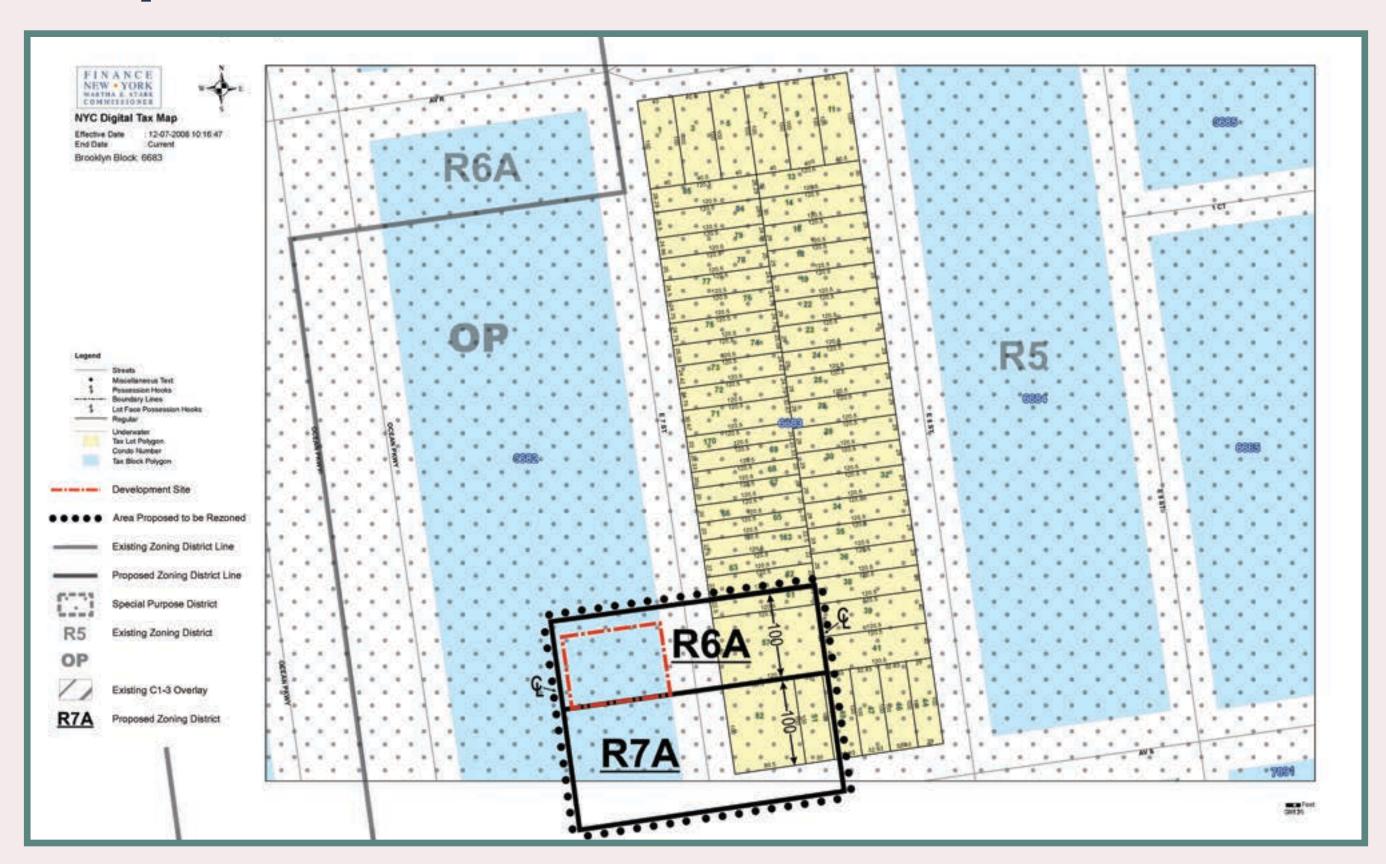
Access To Many Transit Options



Tax Map



Tax Map



Neighborhood Demographics

Key Neighborhood and Demographic Conditions – US Census PUMA Tract 4016

Population

- Total: 156,693
 - 19.5% Asian non-Hispanic
 - 4.2% Black non-Hispanic
 - -8.9% Hispanic
 - 63.2% White non-Hispanic
 - 4.3% non-Hispanic/other race/combination of races
- 36.9% of the total population of PUMA tract 4017 is non-white.

Foreign-Born Population & Limited English Proficiency

- Foreign-born population: 49.3%
- Limited English proficiency: 34%

Housing Unit Increase vs. Population Increase

- Increase in housing units: 2.6%
- Increase in population: 6.1%
- Increase in housing units (all of NYC): 7.9%

Rent

- Median gross rent: \$1,538
- Rent-burdened (30%+ of income spent on rent): 54.3%
- Severely Rent-burdened (50%+ of income spent on rent): 30.2%

Affordability

- Rental units affordable to extremely & very low-income households (0-50% AMI): 28%
- Rental units affordable to low & moderate-income households (51-120% AMI): 70.3%

Transit Access

Residents with Subway or SBS bus station within ¼ mile: 48.6%

Housing Production Figure 14: Percent Change in Housing Supply and Population, 2010 to 2020 Shows the percent change in the number of housings units and population. Compares the local area to the borough and city. *From 2010 to 2020, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent].* 10% 9% 8% 7% 6% 4% 3% 2% 11% 2.6% 6.1% 10% 9.2% T.7% Sheepshead Bay, Gerritsen Brooklyn Beach, & Homecrest # Housing Units # Population Source: NYC Department of City Planning Housing Database 2020 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01



Housing Shortage

PUMA 4016 Is Not Keeping Pace With NYC Development

- This area has **gone up approximately 6.1% in population** from 2010 to 2020 (PUMA 4016 Sheepshead Bay, Gerritsen Beach, Homecrest).
- However, the amount of housing units in the same area only went up by 2.8%, compared to 11% for Brooklyn and 9% for the City.
- This area is **significantly underperforming in housing production** when compared to the borough and all of NYC.
- The area in which the Site is located provides a great opportunity for senior housing. It is near the intersection of two major thoroughfares in the neighborhood, Kings Highway and Ocean Parkway, and is close to various transit options.

The Need For Affordable Housing 123

CD 15 only has 123 proposed MIH units to date. (Right, top). None of these have yet been constructed.

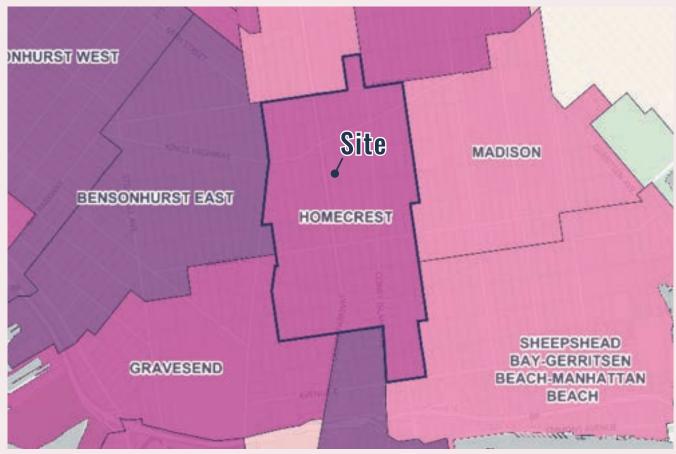
43%

The proposed development would increase the total number of MIH units in CD 15 by 43%.

99.5%

Almost all of the housing in this area is *not* income-restricted. NTA BK25 is identified as having a higher level of displacement risk according to the City's 'Equitable Data' Map (Right, bottom).





The Need for Senior Housing

The amount of residents **65 years and over has increased by 26.8%** between 2008-2021 in CD 15, whereas the total population has only increased by 10.1%.

By increasing the amount of senior housing, the proposed development will be able to better serve the growing senior population's needs.

Additionally, it will allow for the senior residents to be **more immersed in their community** by providing them with a place to live on a campus with much of their community and needs next door. This includes:

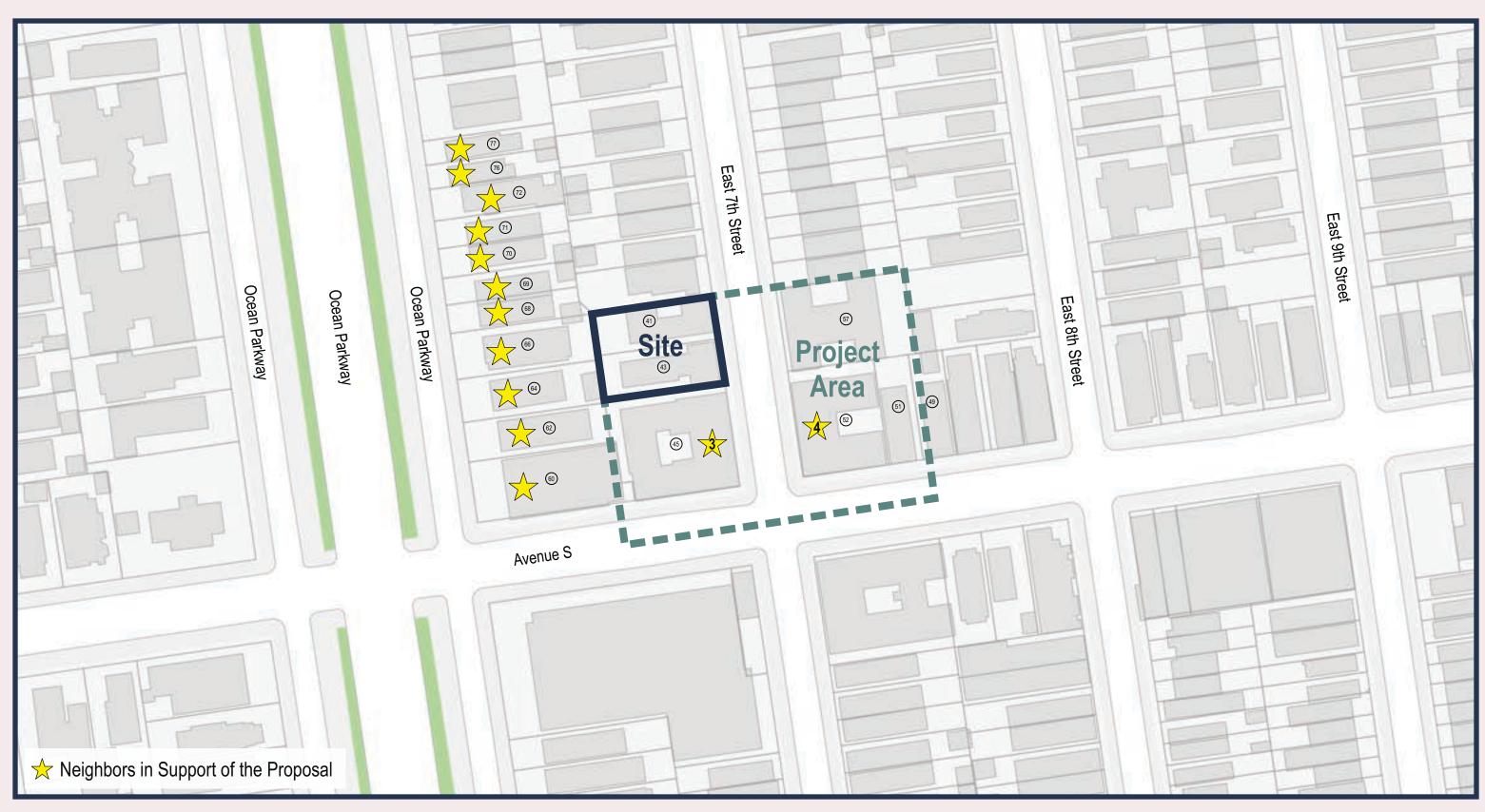
- Ahi Ezer Congregation (Orthodox Synagogue)
- The Sephardic Community Center, which includes a senior center
- Existing Ahi Ezer Housing Developments





Images from the Sephardic Community Center's Senior Center

Neighbors in Support



Sustainability Features

Environmentally Conscious Design

Renewable Energy & Roofing:

• On-site solar panels, 90%+ green or solar roof, high-SRI roofing where needed.

Energy Efficiency:

• LED lighting with motion sensors, Dark Sky-compliant fixtures.

Materials & Air Quality:

High-recycled content finishes, VOC-free paints & adhesives.

Water Conservation:

• Low-flow plumbing, rainwater harvesting & reuse for irrigation.

Thermal Performance:

• High-efficiency insulation, airtight envelope, Low-E coated, argon-filled windows.

HVAC & Hot Water:

VRF systems, heat pumps, ERVs, air-source hot water.

Performance Targets:

• Energy Star appliances, EUI & GHG reductions meeting Local Law 97.





Shadow Analysis Summary

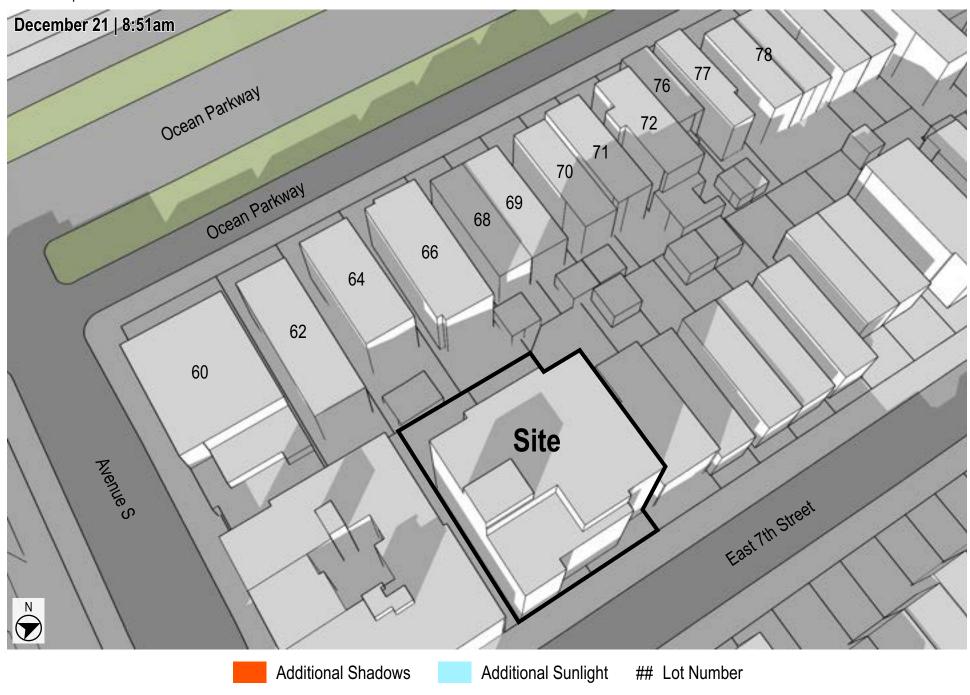
A detailed shadow analysis was prepared that evaluates incremental shadow increases and decreases on December 21, March 21, May 6, and June 21, focusing on shadow extent, duration, and balance with additional sunlight across adjacent properties. These analysis days represent different seasonal conditions for sunlight and shadow impacts.

- Although the proposed building is taller than the existing structure, its deeper rear yard (35 feet vs. an existing 18 feet) helps balance sunlight and shadow distribution.
- While some new shadows appear in certain locations, they are minimal and partially offset by increased sunlight in other areas.
- By 11:00 AM, no additional shadow effects occur on all analysis periods, meaning that later parts of the day remain unaffected.
- Existing neighborhood buildings already cast morning shadows, and the proposed development does not introduce excessive new shading.



Shadow Analysis

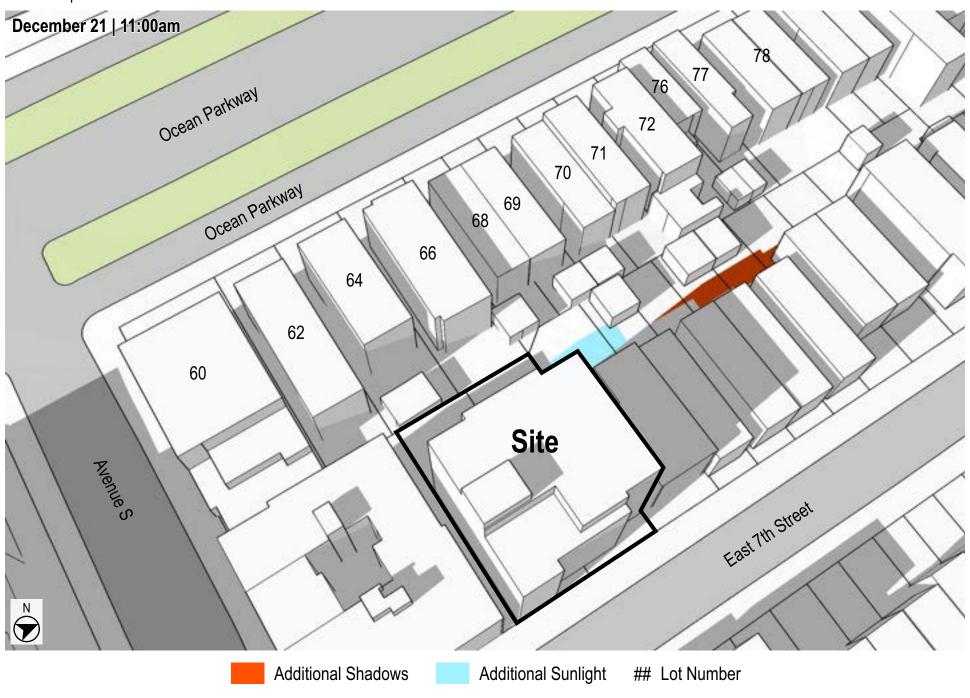
Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



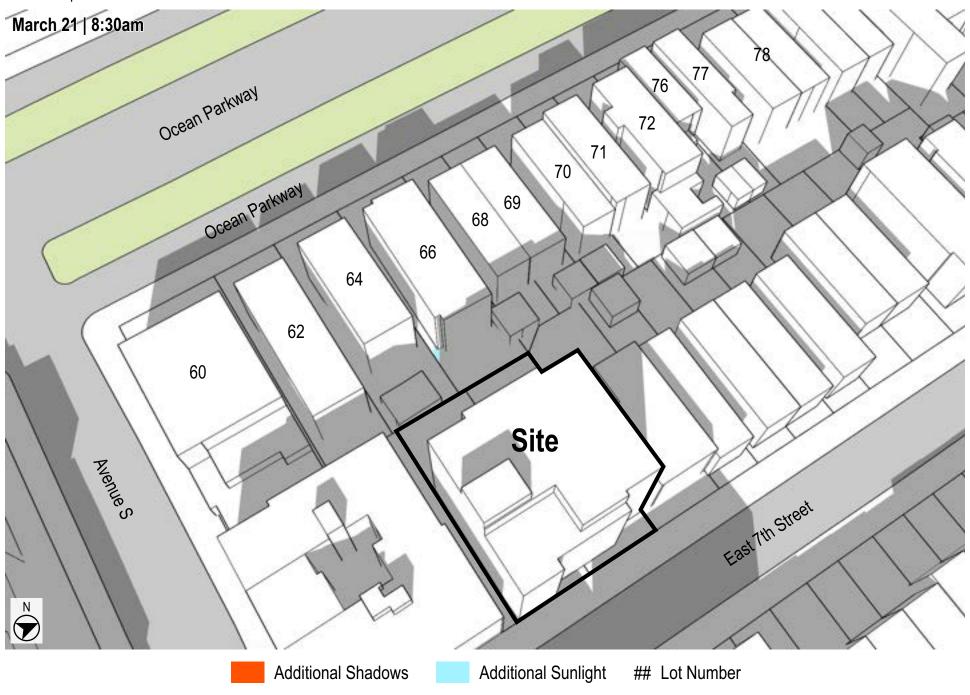
Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Shadow Impact on Rear Yards



Proposed Plans

NEW CONSTRUCTION 7-STORY, 53 UNIT BUIDLING WITH COMMUNITY FACILITY

1946 & 1950 EAST 7TH STREET BROOKLYN, NY 11223

RESIDENTIAL ENTRANCE

LOCATED AT GRADE PLANE. —

	DRAWING LIST	3 SUBMISSION #1 /31/24	MISSION #2	SUBMISSION #3	NYC PLANNING REV 9/19/24	YES REV	
DRAWING NUMBER	DRAWING TITLE	CB SUBN 5/31/24	CB SUBMISSION 7/9/24	CB SUBN 8/27/24	NYC PLA 9/19/24	CITY OF 12/22/2	
CB-1	COVER PAGE	0					
CB-2	ZONING ANALYSIS — CITY OF YES	0					
CB-3	SITE PLAN AND ZONING DIAGRAMS	0					
CB-4	GROUND AND 1ST FLOOR PLANS	0					
CB-5	2ND - 6TH FLOOR PLANS	0					
CB-6	7TH FLOOR AND ROOF PLANS	0					
CB-7	EXTERIOR ELEVATIONS	0					
CB-8	PEDESTRIAN RENDERINGS		0				
CB-9	BUILDING SECTION			0			
CB-10	BUILDING SECTION			0			
CB-11	URBAN CARTOGRAPHICS — SITE PLAN IN RELATION TO ADJACENT PROPERTIES			0		Х	

LEGEND: O NEW ISSUE REVISED ISSUE ISSUED, NOT REVISED REVISED, NOT ISSUED X REMOVED

HELPING TO IDENTIFY CHANGES OF USE

SUBSIDE THE PRIESE
ALTER

PLANTS STREET PLANTS

PLANTS STREETS PLANTS

PLANTS PLANTS STREETS PLANTS

PLANTS STREETS PLANTS PLANTS

AND STREET FRONTAGE -

SCALE: N.T.S.

CONTEXTUAL ELEMENTS OF BUILDING

KONSTRUCT ARCHITECTURE | ENGINEERING

75 Stagg Street, Brooklyn, NY 11206 www.konstructae.com

PROJEC:

NEW CONSTRUCTION
7 STORY - 53 UNIT BUILDING
WITH COMMUNITY FACILITY
Block: 6628
Lot: 41 & 43

DISCLAIMER

The measurements associated to this drawing are provided for informational purposes only. The information shown has to be verified in field therefore all users are cautioned to use at their own discretion. KONstruct Engineering, PLLC cannot be held accountable for any interpretations, liabilities or damages that may occur should any of the provided data be inaccurate, misstated, or in any other way misrepresent its correct status. All users are encouraged to conduct their own verification of the data prior to its use. Reliance or use of the information shown here is solely at user's own risk.

It is a violation of State law to alter plans, specifications or reports to which the seal of an architect and /or engineer has been applied. It is a violation of the law for any person, unless acting under the direction of a licensed architect and /or engineer, to alter an item in any way. If the item bearing the seal of an architect and /or engineer is altered, the altering architect/engineer shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED FOR ANY SUPERVISON OF THE ACTUAL CONSTRUCTION

PROJECT OWNER / CONTACT



AHI EZER CONGREGATION 1960 EAST 7th STREET BROOKLYN, NY 11223

CITY OF YES REV 12/22/24

NYC PLANNING REV 9/19/24

CB RESPONSES 8/27/24

CB RENDERINGS 7/9/24

COMMUNITY BOARD 5/31/24



PROJECT ADDRESS

- FULL GLAZING

STOREFRONT

CONNECTING

FRONTAGE

COMMUNITY FACILITY

SPACE TO STREET

WIDENED STAIRS

TRANSITION INTO

FACILITY WITH

MEANINGFUL

NEIGHBORING

CONTEXT.

SERVING COMMUNITY

1946 & 1950 E. 7th St Brooklyn, NY 11223

COVER PAGE & RENDERINGS

DOB SIGNATURE AND STAMP

DATE: 5/31/2024

PROJECT No.: 24058

DRAWING BY: SJK

CHK BY: SJK

NY PE# 102164

SEAL & SIGNATURE

SEAL & SIGNATURE

STEVEN J. KONIUK, P.E., R.A.

DRAWING NO.

		- ZONIN	NG CALCULATION	N - PRELI	MINARY	-			
Address	1946 & 1950 East 7th Street	Community District	15						
	Brooklyn, NY 11223			г			(10.00.00.00.00.00.00.00		
Block						-	UNIT COUNT		
CONTRACTOR	41 & 43	AND REAL PROPERTY.	72.5045	1 · · · · · · · · · · · · · · · · · · ·	FLOORLEVEL	STUDIO	1-BED	TOTA	
LOT NUMBER	WIDTH	DEPTH	AREA	83	BLK HD RF	0	0	0	
41	40	115	4600	73.5	ROOF	0	0	0	
43	40	115	4600	64	7TH	0	6	6	
SUM	80		9200	54.5	6TH	0	8	8	
Zoning Map				45	5TH	0	8	8	
Previous Zoning District				35.5 26	4TH 3RD	0	8	8	
=	sed Zoning District R6A (City of Yes Amendment) <below "city="" analysis="" of="" proposed="" r6a="" td="" text<="" uses="" yes"=""><td>0</td><td>8</td><td>8</td></below>					0	8	8	
Existing Occupancy Group J-2 (1968 Code Classification					2ND	0	8	8	
Proposed Occupancy Group R-2 (2014 Code Classification) & A-3 (Community Hall/center)					1ST	0	7	7	
Use Group 2/4					GROUND	0	0	0	
construction Classification				l	TOTAL	0	53	53	
Street Type	Narrow (60'-0" width)			21123324					
			BUILDING MASSIN	NG TABLE					
				GROSS FLOOR AREA (SF)		DEDUCTIONS (SF)			
FLOOR	GROSS FLOO	R AREA (SF)			The state of the s			ZONINGF	
FLOOR	GROSS FLOO COMMUNITY FACILITY	RAREA (SF) RESIDENTIAL	CORRIDOR/QGF	OPENING	Refuse Rm	Bldg Storage	Bulkhead / Cellar / MEP	ZONING F	
**************************************			CORRIDOR/QGF	OPENING	The state of the s		Bulkhead / Cellar / MEP	AREA	
ROOF				OPENING	Refuse Rm		-425	0 0	
ROOF 7TH	COMMUNITY FACILITY	425 4713.48	-612	OPENING	Refuse Rm	Bldg Storage	-425 -15	0 0 4068	
ROOF 7TH 6TH	COMMUNITY FACILITY 0	425 4713.48 5824.83	-612 -287.5	OPENING	-18 -24	Bldg Storage	-425 -15 -20	0 0 4068 5463	
ROOF 7TH 6TH 5TH	COMMUNITY FACILITY 0 0 0 0 0	425 4713.48 5824.83 5824.83	-612 -287.5 -287.5	OPENING	-18 -24 -24	Bldg Storage -30 -30	-425 -15 -20 -20	0 0 4068 5463 5463	
ROOF 7TH 6TH 5TH 4TH	COMMUNITY FACILITY 0 0 0 0 0 0	425 4713.48 5824.83 5824.83 5824.83	-612 -287.5 -287.5 -287.5	OPENING	-18 -24 -24 -24	-30 -30 -30	-425 -15 -20 -20 -20	0 0 4068 5463 5463	
ROOF 7TH 6TH 5TH 4TH 3RD	O O O O O O O O O O O O O O O O O O O	425 4713.48 5824.83 5824.83 5824.83 5824.83	-612 -287.5 -287.5 -287.5 -287.5	OPENING	-18 -24 -24 -24 -24	-30 -30 -30 -30	-425 -15 -20 -20 -20 -20	0 0 4068 5463 5463 5463	
ROOF 7TH 6TH 5TH 4TH 3RD 2ND	0 0 0 0 0 0 0 0	### April Ap	-612 -287.5 -287.5 -287.5 -287.5 -287.5		-18 -24 -24 -24 -24 -24	-30 -30 -30 -30 -30 -30	-425 -15 -20 -20 -20 -20 -20	0 0 4068 5463 5463 5463 5463	
ROOF 7TH 6TH 5TH 4TH 3RD 2ND 1ST	0 0 0 0 0 0 0 0	425 4713.48 5824.83 5824.83 5824.83 5824.83 5824.83 5824.83	-612 -287.5 -287.5 -287.5 -287.5 -287.5 -287.5	OPENING -567	-18 -24 -24 -24 -24	-30 -30 -30 -30	-425 -15 -20 -20 -20 -20 -20 -20 -17.5	AREA 0 0 4068 5463 5463 5463 5463 4901	
ROOF 7TH 6TH 5TH 4TH 3RD 2ND	0 0 0 0 0 0 0 0	### April Ap	-612 -287.5 -287.5 -287.5 -287.5 -287.5		-18 -24 -24 -24 -24 -24	-30 -30 -30 -30 -30 -30	-425 -15 -20 -20 -20 -20 -20		

ZONING SECTION	SECTION TITLE	& DESCRIPTION	REQUIRED / ALLOWED BY CURRENT Z.R.	PROPOSED	NOTES / REMARKS	COMPLIANT
Chapter 1 - General Prov	al Provisions					
22-10	Definitions					
		Qualifying Affordable Housing	. (c) #buildings# subject to an #affordable housing regulatory agreement#	YES	Development meets requirement	COMPLIANT
		Qualifying Senior Housing #6		NO	PROJECT IS NOT A QUALIFYING SENIOR HOUSING. IT IS A QUALIFYING AFFORDABLE HOUSING PROJECT	N/A
	Prevailing Street Wall Frontage		within 150 ft of a street wall, minimum 50% of street wall width on same side is within 2 ft of averae distance.	YES	Development meets requirement	COMPLIANT
		Greater Transit Zone	Within either: #special parking areas#, #Inner Transit Zone#, #Outer Transit Zone	YES	Development is within an Outer Transit Zone	COMPLIANT
		Outer Transit Zone	b) (1) & b) (2)	YES	Site is within a quarter-mile of #select mass transit station# and within a half-mile of other # mass transit station#.	COMPLIANT
Chapter 3 - Residential B		ential Districts				
22-10	USES PERMITTED AS-OF RIGHT				,	
22-12		Use Group 2	Use Group 2	Use Group 2	Residence	COMPLIANT
22-131	APPLICABILITY	Use Group 3	Use Group IIIB	Use Group 3B	Community Facility Without Sleeping Accommodations - community centers and libraries (Other Institutions and Facilities)	COMPLIANT
<u>23-00</u> 23-01	APPLICABILITY	Applicability of the Chapter	Chapter applies for bulk regulations	Chapter used		COMPLIANT
23-10	LOT AREA AND LOT WIDTH REGU		Chapter applies for bulk regulations	Chapter useu		OOTH LIAM
		Minimum	Min. Lot Area = 1700 SF	9200	sf	COMPLIANT
23-12	Other Residences (multifamily)	Millillulli	Min. Lot Width = 18'-0"	80	ft	COMPLIANT
23-20	FLOOR AREA REGULATIONS					
	R6A #qualifying affordable	Floor Area Ratio	3.9	3.890	FAR RESIDENTIAL ONLY	COMPLIANT
23-222	housing# or #qualifying senior housing#	SF EQUIVALENT	35880	35787	SF RESIDENTIAL ONLY	
		-			35786.96 Residential Area	
		-			+ 0.00 Community Facility Area	
					35786.96 TOTAL ZONING 3.89 FAR EQUIVALENT	COMPLIANT
23-231	Flo	or area provisions for amenities			3.05 PAR EQUIVALENT	
20 201	5% AREA DEDUCTION	Amenities	Ammenity space floor area, up to 5% of floor space allocated to residential area, can be deducted from zoning floor area.		defined to include but not limited to: recreation space, co working areas, librarys, reading rooms, music or practice rooms, package or storage rooms, laundry facilities, or pet-related facilities. All amenity space shall be accessible. Amenity space strictly EXCLUDES floor space for circulation (corridors, stairs, elevators, ramps, etc)	
23-232	Floor Area Provisions for Corridors	·			Provisions of (A) and (B) can be applied individually or in combination. Therefore up to 100% maximum deduction permitted	
(a)	AREA DEDUCTION OF 50%	Corridor Termination	One condition must be met: (1) direct access to balcony/terrace, (2) has daylight through windows with a min 20 sf glazed area with additional requirements, (3) terminates at a DU containing minimum 3-beds	N/A	NOT APPLICABLE TO THIS PROJECT	N/A
(b)	AREA DEDUCTION OF 50%	Corridor Length	Length of corridor (measured from elevator core to furthest DU) does not exceed 100 ft	575 sf / 2 per floor	both dead-end corridors have less than 100ft length from elevator core	COMPLIANT
23-233	AREA DEDUCTION, MAXIMUM OF 3 SF PER DU	Refuse Room	159	max	each floor has refuse room. See table for areas	COMPLIANT
23-234	AREA DEDUCTION, 100 SF FOR EACH 1FT OF ELEVATED 1ST FLOOR. MAXIMUM 500 SF DEDUCTION	Elevated Ground Floor Units	500	500	This building has elevated ground floor units ABOVE 0'-5". Therefore apply the 500 SF maximum zoning deduction	COMPLIANT

23-30	3-311	YARDS, COURTS AND OTHER OF					
۷3۰	(k)		Permitted Obstructions Ramps & Landings & Stairs		YES	This building has elevated ground floor units	COMPLIANT
23-	3-322		Minimum Front Yard	None Required	0'-0"	none	COMPLIANT
		(b)	Minimum Side Yard	0 ft or 5 ft minimum	0'-0" & 20'-0"	20ft provided at transition zone at upper story	COMPLIANT
23-	3-342		Minimum Rear Yard	20 ft for portions of buildings <= 75ft	35'-1"	Ramps & stairs are permitted obstructions in rear yards	COMPLIANT
				30 ft for portions of buildings > 75 ft	N/A	n/a	N/A
2:	23-35	COURT REGULATIONS					
23-	3-353	Outer Court Regulations		None Required			COMPLIANT
		BUILDINGS <= 75ft in height,	On 19th Middle 4 - 201 011	Width of outer court shlal be at least		WIDTH OF OUTER COURT IS 20'-0". DEPTH OF OUTER COURT IS 3'-0". 20 > 3.	COMPLIANT
		where legally required windows	Court Width < = 20'-0"	equal to depth.	YES	THEREFORE COMPLIANT	COMPLIANT
		face onto an outer court, court width shall at a minimum equal					
		court depth	Court Width > 20'-0"	Width of outer court can be any depth	N/A		N/A
	.(a)						
		BUILDINGS > 75ft in height, where	On wet Militable 4 - 201 Oil	Width of outer court shlal be at least			
		legally required windows face	Court Width < = 30'-0"	equal to depth.	N/A		N/A
		onto an outer court, court width					
		shall at a minimum equal court	Court Width > 30'-0"	Width of outer court can be any depth	N/A		N/A
		depth					
		LOT COVERAGE					
	3-362	Standard Lots	Lot Coverage	80%	63.31%	5824.83 SF	COMPLIANT
	3-372		y Required Windows & Lot Lines	20 ft			
23-40		HEIGHT AND SETBACK REGULAT	FIONS Permitted Obstructions				
23-	3-411		Permitted Obstructions				
		(a)	Awnings & Sun Control Devices	Higher than 1st story, max 2.5 ft	2'-6" max	sun control devices limited to a maximum 2'-6" projection from building wall	COMPLIANT
		Street Wall Location Requirement	_	projection from bldg wall			
23-	3-431	76.)					
		(D)	Percent-based rules	Narrow Street			
				t walls shall be within 10 ft of the street	75 %	Total building width is 80 ft. 60ft of wall width is within 10 ft of street line. This extends	COMPLIANT
				nimum base height.		for full minimum base height level. Therefore complies with 70% minimum rule Total building width is 80 ft. 20ft of wall width is between 10 ft - 15 ft. Therefore	
			30% of street wall widt	th may recess beyond 10 feet	25%	Total building width is 80 ft. 20ft of wall width is between 10 ft - 15 ft. Therefore complies with 30% maximum rule	COMPLIANT
	-		Street wall recess in excess of	of 15 ft shall comply with outer-court		·	
				gulations	n/a	N/A	N/A
		R6A #qualifying affordable		40 ft	64'-0"	at 5th FL	COMPLIANT
23-	3-432	housing# or #qualifying senior		65 ft	64'-0"	atroof	COMPLIANT
		housing#	Maximum Building Height	95 ft	73'-6"	ADDITIONAL LIMITATION & REDUCTION DUE TO TRANSITION AREA	COMPLIANT
	2 400			10 ft for #Wide Street#, 15ft for			COMPLIANT
	3-433		Standard Setback Depth	#Narrow Street#	15'-0"	Minimum of 15'-0" however, permitted to reduce	
		Modifications to Setbacks					
	T	(a)	1ft setback requirement reduc	tion for every 1ft street wall is located		Setback distance reduced by 1'-0" for every 1'-0" of street wall is recessed. Project is	
				the street line.	see plan	compliant. See plan for street wall segments, showing compliance based on façade	COMPLIANT
			•			wall segment	
23-44		Special Provisions for Certain Ar	eas				
23-	3-443	Special	Provisions in other geographies	setbacks: 10 ft for #Wide Street#, 15ft			
		(d) Transition Area Dimensions an	d May Hoight	for #Narrow Street#			COMPLIANT
		(d) Hansition Area Difficusions an	Adjusted Maximum Building				COMPLIANT
		R5 Adjacent Zoning District -	Height	65 ft	N/A		COMPLIANT
		NON-#QUALIFYING RESIDENTIAL					
		SITES# - #LOT WIDTH# greater	boundary	65 ft	N/A		COMPLIANT
		than 30 ft			701.011		
			15 ft - 25ft of district boundary	85 ft	73'-6"		COMPLIANT
23-50		DENSITY REGULATIONS					
2:	23-52		#qualifying senior housing#	NOT APPLICABLE	INFINATE	NOT APPLICABLE. PROJECT IS NOT MEETING THIS DEFINITION	N/A
			ALL OTHER	DU factor = 680	680	YES. PROJECT HAS A 680 DU FACTOR LIMITATION	COMPLIANT
			MAX POSSIBLE UNITS	52.76	53	0.75 ROUNDS UP	
23-60		ADDITIONAL DESIGN ELEMENTS			•		
	3-613		Front Yard Planting Requirements	Minimum 1'-0" width		Not required at entrances and exits, and driveways, or permitted obstructions	COMPLIANT
				Minimum 1'-0" width Located at available frontage			COMPLIANT
		Recre	Front Yard Planting Requirements ation Space (9 OR MORE UNITS)		3415		
		F Recre	Front Yard Planting Requirements a ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area	Located at available frontage 1073.61	3415	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF)	COMPLIANT
23-		F Recre	Front Yard Planting Requirements ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation	Located at available frontage		Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only	COMPLIANT
23-	3-613	F Recre	Front Yard Planting Requirements ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability	Located at available frontage 1073.61	RAMP	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable	COMPLIANT
23-	3-613	Recre MINIMU	Front Yard Planting Requirements ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension	Located at available frontage 1073.61		Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD	COMPLIANT COMPLIANT COMPLIANT
23-	3-613 - 23-63 -	Recre MINIML Indoor space shall have windoo	Front Yard Planting Requirements ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum	Located at available frontage 1073.61	RAMP	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable	COMPLIANT
23-70	3-613 23-63	Recre MINIML Indoor space shall have window SPECIAL RULES FOR HEIGHT FAC	Front Yard Planting Requirements ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS	Located at available frontage 1073.61 indoors, outdoors, both	RAMP	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD	COMPLIANT COMPLIANT COMPLIANT
23-70	3-613 23-63 gulati	Recre MINIML Indoor space shall have window SPECIAL RULES FOR HEIGHT FACTOR STATEMENT FACTOR FOR METERS FOR HEIGHT FACTOR FOR FACTOR FOR HEIGHT FACTOR FOR FACTOR FACTOR FOR FACTOR FA	Front Yard Planting Requirements ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Distri	Located at available frontage 1073.61 indoors, outdoors, both	RAMP	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD	COMPLIANT COMPLIANT COMPLIANT
23-70	3-613 23-63 gulati	Recre MINIML Indoor space shall have windor SPECIAL RULES FOR HEIGHT FACOUNTY Facil Maximum Floor Area Ratio and P	ront Yard Planting Requirements ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage	Located at available frontage 1073.61 indoors, outdoors, both	RAMP 24'-0"	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD	COMPLIANT COMPLIANT COMPLIANT
23-70	3-613 23-63 -	Recre MINIML Indoor space shall have window SPECIAL RULES FOR HEIGHT FACI ons for Community Facil Maximum Floor Area Ratio and P table	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districerent of Lot Coverage FAR	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0	RAMP 24'-0"	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD	COMPLIANT COMPLIANT COMPLIANT
23-70 napter 4 - Bulk Reg	3-613 23-63 gulati	Recre MINIML Indoor space shall have window SPECIAL RULES FOR HEIGHT FACT ONS for Community Facil Maximum Floor Area Ratio and Petable table	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districterent of Lot Coverage FAR SF EQUIVALENT	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600	0.00 0.00	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area	COMPLIANT COMPLIANT N/A COMPLIANT
23-70 napter 4 - Bulk Reg 24-11	3-613 23-63 gulati	Indoor space shall have windown SPECIAL RULES FOR HEIGHT FACT ONS for Community Facil Maximum Floor Area Ratio and Petable table table	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60%	0.00 0.00 n/a	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT
23-70 napter 4 - Bulk Reg 24-11	3-613 23-63 gulati	Recre MINIML Indoor space shall have window SPECIAL RULES FOR HEIGHT FACT ONS for Community Facil Maximum Floor Area Ratio and Petable table	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districterent of Lot Coverage FAR SF EQUIVALENT	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600	0.00 0.00 n/a	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply.	COMPLIANT COMPLIANT N/A COMPLIANT
23-70 napter 4 - Bulk Reg 24-11	3-613 23-63 gulati	Indoor space shall have windown SPECIAL RULES FOR HEIGHT FACT ONS for Community Facil Maximum Floor Area Ratio and Petable table table	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districterent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60%	0.00 0.00 n/a	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT
23-70 napter 4 - Bulk Reg 24-11	3-613 23-63 gulati	Indoor space shall have windown SPECIAL RULES FOR HEIGHT FACT ONS FOR Community Facil Maximum Floor Area Ratio and Patable table table when RES + COM uses	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall provail	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE	0.00 0.00 n/a	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT
23-70 hapter 4 - Bulk Reg 24-11 24-24-30	3-613 23-63 gulati	Indoor space shall have windown SPECIAL RULES FOR HEIGHT FACT ONS FOR Community Facil Maximum Floor Area Ratio and Patable table table when RES + COM uses	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districterent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60%	0.00 0.00 0.7a	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT
23-70 napter 4 - Bulk Reg 24-11 24-24-30	23-63 - gulati	Indoor space shall have windown SPECIAL RULES FOR HEIGHT FACT ONS FOR Community Facil Maximum Floor Area Ratio and Patable table table when RES + COM uses	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall provail	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern.	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 23-70 24-11 24-24-30	23-63 - gulati	Indoor space shall have windoor SPECIAL RULES FOR HEIGHT FACTOR ONS FOR COMMUNITY Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Yard Regulations	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall provail	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern.	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT
23-70 1apter 4 - Bulk Reg 24-11 24-24-30	23-63 - gulati 4-163	Indoor space shall have windown SPECIAL RULES FOR HEIGHT FACT ONS FOR Community Facil Maximum Floor Area Ratio and Patable table table when RES + COM uses	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districterent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard Minimum Side Yard along	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS see residential analysis see residential	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 1apter 4 - Bulk Reg 24-11 24-24-30	23-63 - gulati 4-163	Indoor space shall have windoor SPECIAL RULES FOR HEIGHT FACTOR ONS FOR COMMUNITY Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Yard Regulations	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 1apter 4 - Bulk Reg 24-11 24-24-30	23-63 - gulati 4-163	Indoor space shall have windoor SPECIAL RULES FOR HEIGHT FACTOR ONS FOR COMMUNITY Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Yard Regulations	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districterent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard Minimum Side Yard along	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 1apter 4 - Bulk Reg 24-11 24-24-30	23-63 - gulati 4-163	Indoor space shall have windoor SPECIAL RULES FOR HEIGHT FACTOR ONS FOR COMMUNITY Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Yard Regulations	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence District of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard Minimum Side Yard along District Boundaries	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 23-70 24-11 24-24-30 24-30	23-63 - gulati 4-163 24-34	Indoor space shall have windoor SPECIAL RULES FOR HEIGHT FACTOR ONS FOR COMMUNITY Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Yard Regulations	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard Minimum Side Yard along District Boundaries Minimum Rear Yard	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 napter 4 - Bulk Reg 24-11 24-24-30 24-24-30	23-63 - gulati 4-163 24-34	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACT Ons for Community Facil Maximum Floor Area Ratio and Petable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix and setter suffix and	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districts in Residence Districts of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 apter 4 - Bulk Reg 24-11 24-24-30 24-24-30	23-63 - gulati 4-163 24-34	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACT Ons for Community Facil Maximum Floor Area Ratio and Petable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix and setter suffix and	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 23-70 24-11 24-24-30 24-24-30 24-24-50	23-63 - gulati 4-163 24-34	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACT Ons for Community Facil Maximum Floor Area Ratio and Petable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix and setter suffix and	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districts in Residence Districts of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum n/a #outer court# < 20 ft, then width shall	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 apter 4 - Bulk Reg 24-11 24-24-30 24-24-50 24-24-24-24-24-24-24-24-24-24-24-24-24-2	23-63 - gulati 4-163 24-34 24-35 4-011 4-631	Indoor space shall have windoor SPECIAL RULES FOR HEIGHT FACTOR ONE FOR COMMUNITY FACIL Maximum Floor Area Ratio and Ptable table when RES + COM uses Vard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix to the second secon	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districerent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court	Located at available frontage 1073.61 indoors, outdoors, both 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 23-70 apter 4 - Bulk Reg 24-11 24-24-30 24-24-50 24-24-24-24-24-24-24-24-24-24-24-24-24-2	23-63 - gulati 4-163 24-34 24-35 4-011 4-631	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACT Ons for Community Facil Maximum Floor Area Ratio and Petable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix and setter suffix and	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districerent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum n/a #outer court# < 20 ft, then width shall	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis see residential analysis	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 apter 4 - Bulk Reg 24-11 24-24-30 24-24-30 24-24-30	23-63 - gulati 4-163 24-34 24-35 4-011 4-631	Indoor space shall have windoor SPECIAL RULES FOR HEIGHT FACT ONS FOR COMMUNITY Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Vard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the set of t	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court	Located at available frontage 1073.61 indoors, outdoors, both 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum n/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard	COMPLIANT
23-70 24-11 24-11 24-24-30 24-24-24-24-24-24-24-24-24-24-24-24-24-2	23-63 - gulati 4-163 24-34 24-35 4-011 4-631	Indoor space shall have windoor SPECIAL RULES FOR HEIGHT FACT ONS FOR COMMUNITY Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Vard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the set of t	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districerent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court	Located at available frontage 1073.61 indoors, outdoors, both 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum n/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 24-11 24-24-30 24-50 24-30 24-24-30	23-63 - gulati 4-163 24-34 24-35 24-36 4-011 4-631	Indoor space shall have windoor SPECIAL RULES FOR HEIGHT FACT ONS FOR COMMUNITY Facil Maximum Floor Area Ratio and Ptable table table when RES + COM uses Vard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the set of t	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence District of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall brovail Minimum Front Yard Minimum Side Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ling Regulations for #Other# uses (multifamily)	Located at available frontage 1073.61 indoors, outdoors, both 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum n/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth	RAMP 24'-0" 0.00 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 23-70 24-11 24-24-30 24-24-50 24-24-24-24-24-24-24-24-24-25-21	23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 24-631 - 24-631	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACT Ons for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the s	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence District of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall brovail Minimum Front Yard Minimum Side Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ling Regulations for #Other# uses (multifamily) quirements	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum n/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit	RAMP 24'-0" 0.00 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance	COMPLIANT
23-70 apter 4 - Bulk Reg 24-11 24-24-30 24-24-50 24-24-24-24-24-24-24-24-24-24-24-24-24-2	23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 24-631 - 24-631	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACT Ons for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the s	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ling Regulations for #Other# uses (multifamily) quirements ransit Zone	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum n/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit	RAMP 24'-0" 0.00 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance	COMPLIANT
23-70 apter 4 - Bulk Reg 24-11 24-24-30 24-24-50 24-24-24-24-24-24-24-24-24-24-25-21 25-21 25-22	23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 4-631 - Dry Of	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACT Ons for Community Facil Maximum Floor Area Ratio and Perable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the s	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall brovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ling Regulations for #Other# uses (multifamily) quirements ransit Zone R6 #qualifying affordable	Located at available frontage 1073.61 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/2 #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement	RAMP 24'-0" 0.00 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments	COMPLIANT
23-70 apter 4 - Bulk Reg 24-11 24-24-30 24-24-50 24-24-24-24-24-24-24-24-24-24-25-21 25-21 25-22	23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 24-631 - 24-631	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACT Ons for Community Facil Maximum Floor Area Ratio and Perable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the s	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ling Regulations for #Other# uses (multifamily) quirements ransit Zone R6 #qualifying affordable housing# or #qualifying	Located at available frontage 1073.61 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/2 #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement	RAMP 24'-0" 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces provided	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance	COMPLIANT
23-70 23-70 apter 4 - Bulk Reg 24-11 24-24-30 24-24-50 24-24-50 24-24-25-21 25-22 25-21 25-22	23-63 - 23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 4-631 - Dry Off - 5-222	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACONS for Community Facil Maximum Floor Area Ratio and Patable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the sum of the	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ling Regulations for #Other# uses (multifamily) quirements ransit Zone R6 #qualifying affordable housing# or #qualifying senior housing#	Located at available frontage 1073.61 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/2 #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement	RAMP 24'-0" 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces provided	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 24-11 24-24-30 24-24-50 24-24-24-24-24-24-25-21 25-21 25-22 25-21 25-22	23-63 - 23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 4-631 - Dry Off - 5-222	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACT Ons for Community Facil Maximum Floor Area Ratio and Perable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the s	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ling Regulations for #Other# uses (multifamily) quirements ransit Zone R6 #qualifying affordable housing# or #qualifying senior housing# MENT	Located at available frontage 1073.61 indoors, outdoors, both 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/2 #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement No minimum requirement	RAMP 24'-0" 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces provided	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments	COMPLIANT
23-70 24-11 24-24-30 24-24-50 24-24-24-24-24-24-25-21 25-21 25-22 25-21 25-22	23-63 - 23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 4-631 - Dry Off - 5-222	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACONS for Community Facil Maximum Floor Area Ratio and Patable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the sum of the	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall provail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ding Regulations for #Other# uses (multifamily) quirements fransit Zone R6 #qualifying affordable housing# or #qualifying senior housing# MENT Use	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement No minimum requirement Community Center	RAMP 24'-0" 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces provided	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 24-11 24-24-30 24-24-50 24-24-24-24-24-24-25-21 25-21 25-22 25-21 25-22	23-63 - 23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 4-631 - Dry Off - 5-222	Recre MINIMA Indoor space shall have window SPECIAL RULES FOR HEIGHT FACOUNTY Facil Maximum Floor Area Ratio and Patable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the sum of t	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SFEQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ling Regulations for #Other# uses (multifamily) quirements ransit Zone R6 #qualifying affordable housing# or #qualifying senior housing# MENT Use PRC	Located at available frontage 1073.61 indoors, outdoors, both 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/2 #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement No minimum requirement	RAMP 24'-0" 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces provided	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments	COMPLIANT
23-70 23-70 24-11 24-24-30 24-24-30 24-24-50 24-24-24-24-24-24-24-24-24-24-24-25-21 25-21 25-22 25-21 25-22	23-63 - 23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 4-631 - Dry Off - 5-222	Recre MINIMA Indoor space shall have window SPECIAL RULES FOR HEIGHT FACOUNTY Facil Maximum Floor Area Ratio and Patable table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the sum of t	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall provail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ding Regulations for #Other# uses (multifamily) quirements fransit Zone R6 #qualifying affordable housing# or #qualifying senior housing# MENT Use	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement No minimum requirement Community Center	RAMP 24'-0" 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces provided	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments	COMPLIANT COMPLIANT N/A COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT COMPLIANT
23-70 napter 4 - Bulk Reg 24-11 24-24-30 24-24-50 24-24-50 24-24-50 25-122 25-21 25-22 25-31	23-63 - 23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 4-631 - Dry Off - 5-222	Indoor space shall have windood SPECIAL RULES FOR HEIGHT FACT Ons for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the sum of	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Districercent of Lot Coverage FAR SFEQUIVALENT Lot Coverage Higher lot coverage shall nrovail Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ling Regulations for #Other# uses (multifamily) quirements ransit Zone R6 #qualifying affordable housing# or #qualifying senior housing# MENT Use PRC	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement No minimum requirement Community Center	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces provided UPTO 25	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments	COMPLIANT
23-70 23-70 24-11 24-24-30 24-24-30 24-24-50 24-24-50 25-122 25-122 25-21 25-22 25-31	23-63 - 23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 4-631 - Dry Of	Indoor space shall have windoor SPECIAL RULES FOR HEIGHT FACT Ons for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the sum of	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Distriercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shalt brovait Minimum Side Yard along District Boundaries Minimum Rear Yard Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ding Regulations for #Other# uses (multifamily) quirements fransit Zone R6 #qualifying affordable housing# or #qualifying senior housing# MENT Use PRC 1 per 20 persons	Located at available frontage 1073.61 indoors, outdoors, both 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement No minimum requirement Community Center B3	RAMP 24'-0" 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces provided	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments	COMPLIANT COMPLIANT N/A COMPLIANT
23-70 23-70 24-11 24-24-30 24-24-30 24-24-24-30 24-24-30 24-24-30 25-122 25-21 25-22 25-21 25-22 25-31	23-63 - 23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 4-631 - 5-222 - 25-33	Indoor space shall have windoo SPECIAL RULES FOR HEIGHT FACONS for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the sum of the	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Distriercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall brovail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court Ing Regulations for #Other# uses (multifamily) quirements fransit Zone R6 #qualifying affordable housing# or #qualifying senior housing# MENT Use PRC 1 per 20 persons Paces Below Minimum Number Profor Mixed-Use Developments	Located at available frontage 1073.61 indoors, outdoors, both cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum n/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement No minimum requirement Community Center B3	RAMP 24'-0" 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces provided UP TO 25 SPACES WAIVED	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments ALL PARKING SPACES WAIVED	COMPLIANT COMPLIANT N/A COMPLIANT
23-70 napter 4 - Bulk Reg 24-11 24-24-30 24-24-24-24-24-24-24-25-21 25-22 25-21 25-22 25-31	23-63 - 23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 4-631 - Dry Of	Indoor space shall have windoor SPECIAL RULES FOR HEIGHT FACTORS for Community Facil Maximum Floor Area Ratio and Ptable table table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the sum	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Distriercent of Lot Coverage FAR SFEQUIVALENT Lot Coverage Higher lot coverage shall provail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ding Regulations for #Other# uses (multifamily) quirements fransit Zone R6 #qualifying affordable housing# or #qualifying senior housing# MENT Use PRC 1 per 20 persons paces Below Minimum Number of or Mixed-Use Developments coning lot within inner transit zone	Located at available frontage 1073.61 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement No minimum requirement Community Center B3 25 spaces maximum N/A	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces provided USPACES WAIVED	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z. R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential reary ard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments In effect after date of adopted City of Yes zoning ammendments ALL PARKING SPACES WAIVED	COMPLIANT
23-70 apter 4 - Bulk Reg 24-11 24-24-30 24-24-30 24-24-30 24-24-30 25-122 25-21 25-22 25-31	23-63 - 23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 4-631 - 5-222 - 25-33	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACI Ons for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the sum of t	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Distriercent of Lot Coverage FAR SF EQUIVALENT Lot Coverage Higher lot coverage shall provail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court Ing Regulations for #Other# uses (multifamily) quirements fransit Zone R6 #qualifying affordable housing# or #qualifying senior housing# MENT Use PRC 1 per 20 persons paces Below Minimum Number of Minimum Number of Forming Iots in outer transit zone SF zoning lots in outer transit zone SF zoning lots in outer transit zone	Located at available frontage 1073.61 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum r/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement No minimum requirement Community Center B3 25 spaces maximum N/A YES	RAMP 24'-0" 0.00 0.00 0.00 n/a EANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a 0 spaces provided 0 spaces provided 0 spaces provided UP TO 25 SPACES WAIVED	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z.R. 24-165. Lot Coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments In effect after date of adopted City of Yes zoning ammendments ALL PARKING SPACES WAIVED N/A Development within Outer Transit Zone, lot less than 10,000 SF	COMPLIANT
23-70 23-70 24-11 24-24-30 24-24-30 24-24-24-24-24-24-24-25-21 25-22 25-22 25-31	23-63 - 23-63 - 24-34 - 24-35 - 24-36 - 4-011 - 4-631 - 5-222 - 25-33	Indoor space shall have window SPECIAL RULES FOR HEIGHT FACI Ons for Community Facil Maximum Floor Area Ratio and P table table table when RES + COM uses Yard Regulations Community Facility Height and Setback Regulations R6-12 district with a letter suffix of the sum of t	ation Space (9 OR MORE UNITS) JM REQUIRED = 3 % of Floor Area Compilation accessability 15ft minimum dimension w of 9.5% or room area minimum CTOR BUILDINGS ities in Residence Distriercent of Lot Coverage FAR SFEQUIVALENT Lot Coverage Higher lot coverage shall provail Minimum Front Yard Minimum Side Yard along District Boundaries Minimum Rear Yard (R6A) shall comply with code path presented in Article II, Chapter 3. Narrow Outer Court ding Regulations for #Other# uses (multifamily) quirements fransit Zone R6 #qualifying affordable housing# or #qualifying senior housing# MENT Use PRC 1 per 20 persons paces Below Minimum Number of or Mixed-Use Developments coning lot within inner transit zone	Located at available frontage 1073.61 indoors, outdoors, both Cts 3.0 27600 60% SEE RESIDENTIAL LOT COVERAGE None Required Oft or 8 ft minimum 8ft minimum 30 ft minimum 1/a #outer court# < 20 ft, then width shall be minimum 4/3 the depth 2 per residential unit No minimum requirement No minimum requirement Community Center B3 25 spaces maximum N/A	RAMP 24'-0" 0.00 0.00 n/a E ANALYSIS See residential analysis see residential analysis see residential analysis see residential analysis n/a n/a 0 spaces provided 0 spaces provided USPACES WAIVED	Not required at entrances and exits, and driveways, or permitted obstructions PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF) Provide by outside space only Both accessable PROVIDED AT EXTERIOR TERRACE & REAR YARD N/A PROVIDED OUTSIDE Community Facility located within Cellar therefore not Floor Area See Z. R. 24-165. Lot Coverage of R6a shall apply. When residential and Community Facility lot coverage requirements differ, higher number shall govern. Not Required These regulations shall apply once Community Facility space is included within the building These regulations shall apply ONLY if lot is adjacent to a District Boundary For residential portion of building, residential reary ard required at floor level of lowest story with DU where windows face a rear yard See Article II analysis/compliance See Article II analysis/compliance O spaces are required. Therefore compliance is not applicable. In effect after date of adopted City of Yes zoning ammendments In effect after date of adopted City of Yes zoning ammendments ALL PARKING SPACES WAIVED	COMPLIANT

www.konstructae.com

75 Stagg Street, Brooklyn, NY 11206

PROJECT

NEW CONSTRUCTION
7 STORY - 53 UNIT BUILDING
WITH COMMUNITY FACILITY
Block: 6628
Lot: 41 & 43

DISCLAIMER

The measurements associated to this drawing are provided for informational purposes only. The information shown has to be verified in field therefore all users are cautioned to use at their own discretion. KONstruct Engineering, PLLC cannot be held accountable for any interpretations, liabilities or damages that may occur should any of the provided data be inaccurate, misstated, or in any other way misrepresent its correct status. All users are encouraged to conduct their own verification of the data prior to its use. Reliance or use of the information shown here is solely at user's own risk.

It is a violation of State law to alter plans, specifications or reports to which the seal of an architect and /or engineer has been applied. It is a violation of the law for any person, unless acting under the direction of a licensed architect and /or engineer, to alter an item in any way. If the item bearing the seal of an architect and /or engineer is altered, the altering architect/engineer shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED FOR ANY SUPERVISON OF THE ACTUAL CONSTRUCTION

PROJECT OWNER / CONTACT



AHI EZER CONGREGATION 1960 EAST 7th STREET BROOKLYN, NY 11223

CITY OF YES REV

12/22/24

NYC PLANNING REV

9/19/24

CB RESPONSES

8/27/24

CB RENDERINGS

7/9/24

COMMUNITY BOARD

5/31/24

Date



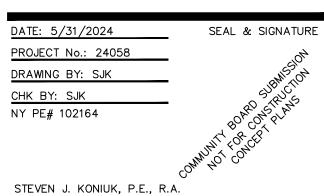
PROJECT ADDRESS

1946 & 1950 E. 7th St Brooklyn, NY 11223

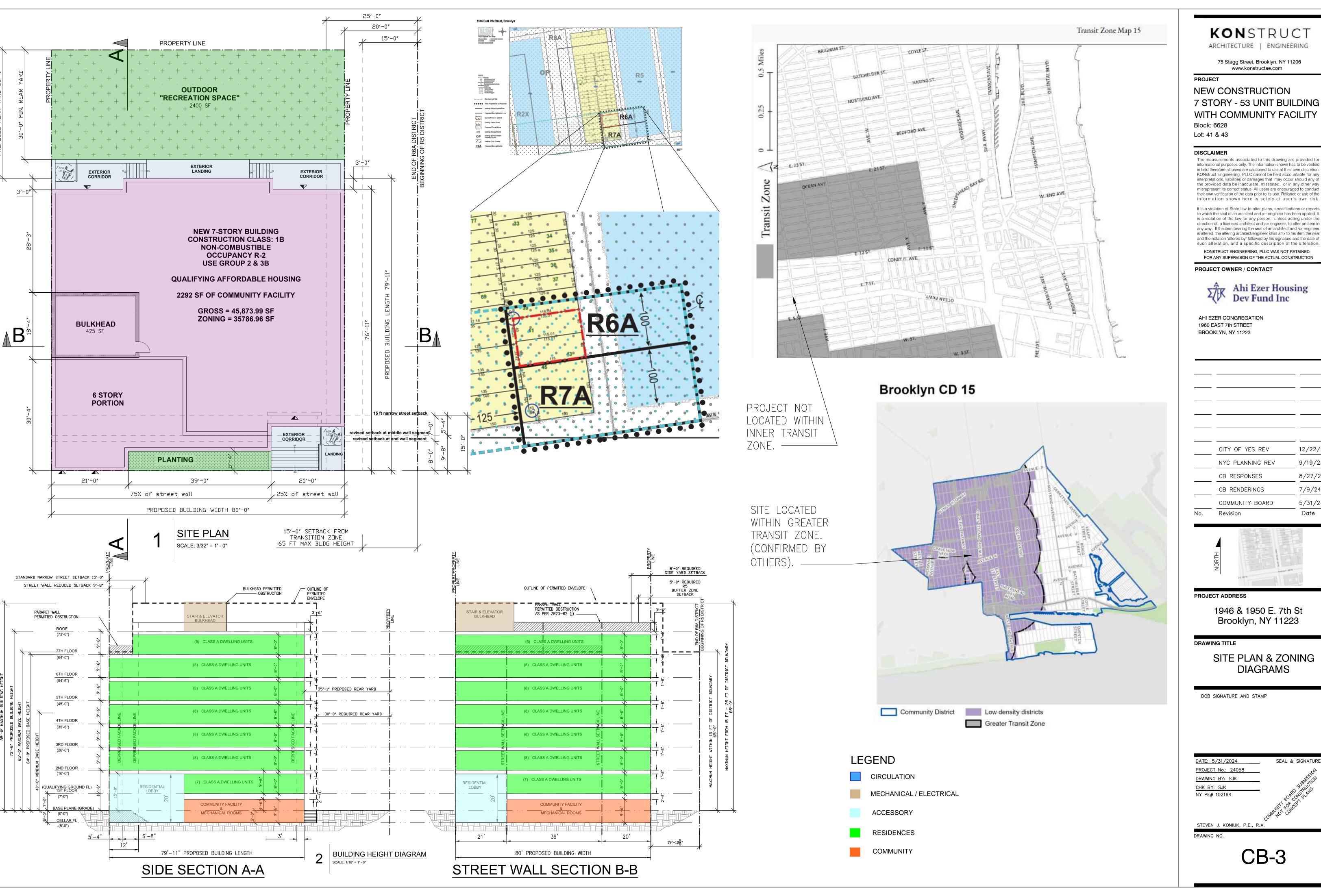
DRAWING TITLE

CITY OF YES ZONING ANALYSIS

DOB SIGNATURE AND STAMP



DRAWING NO.



www.konstructae.com

75 Stagg Street, Brooklyn, NY 11206

NEW CONSTRUCTION 7 STORY - 53 UNIT BUILDING WITH COMMUNITY FACILITY Block: 6628 Lot: 41 & 43

DISCLAIMER

The measurements associated to this drawing are provided for informational purposes only. The information shown has to be verified in field therefore all users are cautioned to use at their own discretion. KONstruct Engineering, PLLC cannot be held accountable for any interpretations, liabilities or damages that may occur should any of the provided data be inaccurate, misstated, or in any other way misrepresent its correct status. All users are encouraged to conduct their own verification of the data prior to its use. Reliance or use of the information shown here is solely at user's own risk.

to which the seal of an architect and /or engineer has been applied. It is a violation of the law for any person, unless acting under the direction of a licensed architect and /or engineer, to alter an item in any way. If the item bearing the seal of an architect and /or engineer is altered, the altering architect/engineer shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration. KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED

PROJECT OWNER / CONTACT



AHI EZER CONGREGATION 1960 EAST 7th STREET BROOKLYN, NY 11223

	CITY OF YES REV	12/22/2
	NYC PLANNING REV	9/19/24
	CB RESPONSES	8/27/2
	CB RENDERINGS	7/9/24
	COMMUNITY BOARD	5/31/24
No.	Revision	Date



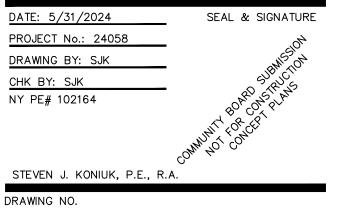
PROJECT ADDRESS

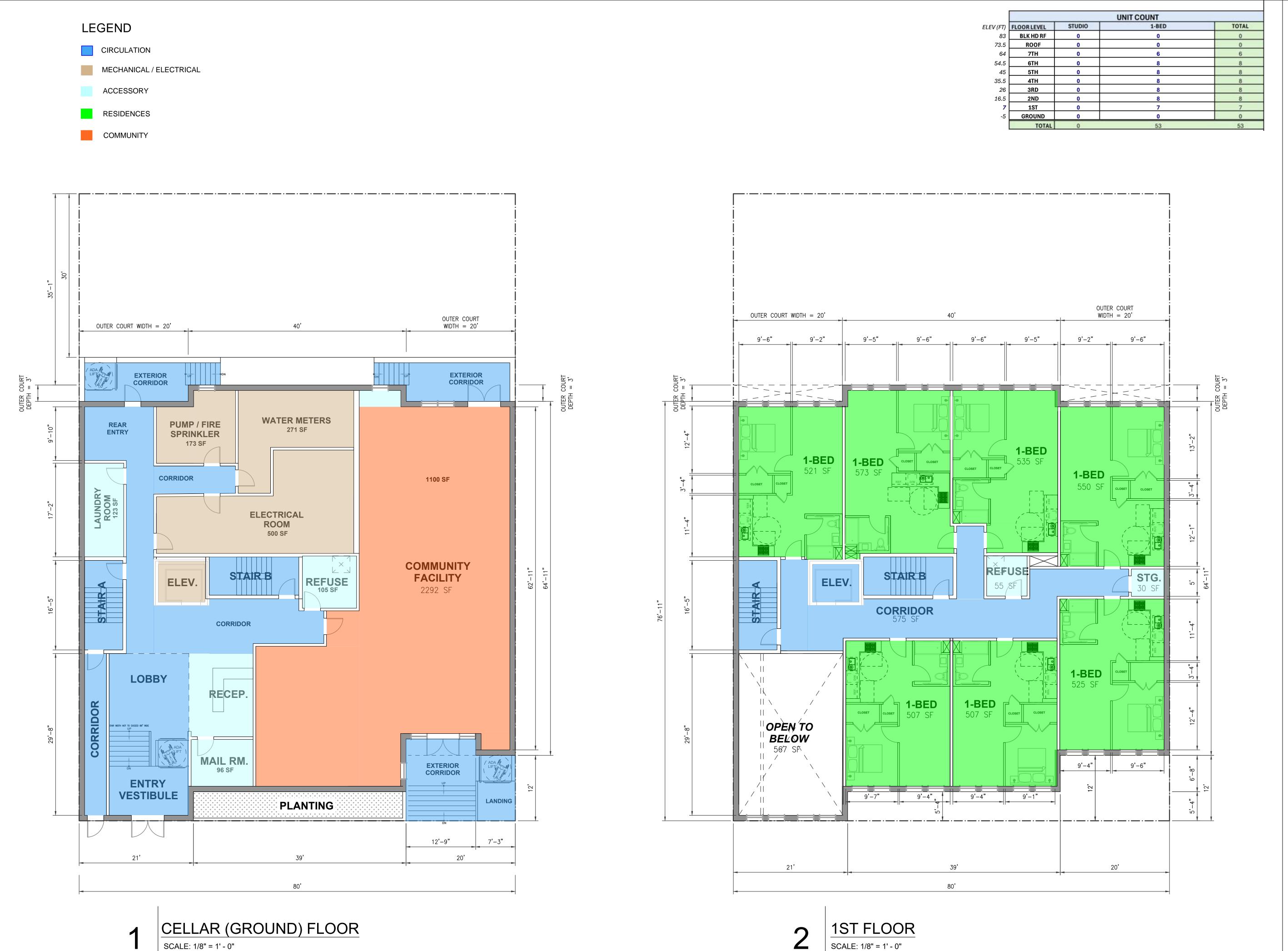
1946 & 1950 E. 7th St Brooklyn, NY 11223

DRAWING TITLE

SITE PLAN & ZONING DIAGRAMS

DOB SIGNATURE AND STAMP





75 Stagg Street, Brooklyn, NY 11206 www.konstructae.com

PROJECT

NEW CONSTRUCTION 7 STORY - 53 UNIT BUILDING WITH COMMUNITY FACILITY Block: 6628 Lot: 41 & 43

DISCLAIMER

The measurements associated to this drawing are provided for informational purposes only. The information shown has to be verified in field therefore all users are cautioned to use at their own discretion. KONstruct Engineering, PLLC cannot be held accountable for any interpretations, liabilities or damages that may occur should any of the provided data be inaccurate, misstated, or in any other way misrepresent its correct status. All users are encouraged to conduct their own verification of the data prior to its use. Reliance or use of the information shown here is solely at user's own risk.

It is a violation of State law to alter plans, specifications or reports to which the seal of an architect and /or engineer has been applied. It is a violation of the law for any person, unless acting under the direction of a licensed architect and /or engineer, to alter an item in any way. If the item bearing the seal of an architect and /or engineer is altered, the altering architect/engineer shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration. KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED

FOR ANY SUPERVISON OF THE ACTUAL CONSTRUCTION

PROJECT OWNER / CONTACT



AHI EZER CONGREGATION 1960 EAST 7th STREET BROOKLYN, NY 11223

CITY OF YES REV 12/22/24 9/19/24 NYC PLANNING REV 8/27/24 CB RESPONSES CB RENDERINGS 7/9/24 5/31/24 COMMUNITY BOARD No. Revision Date



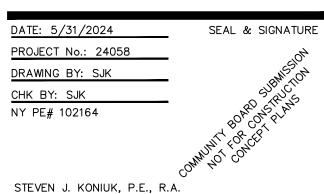
PROJECT ADDRESS

1946 & 1950 E. 7th St Brooklyn, NY 11223

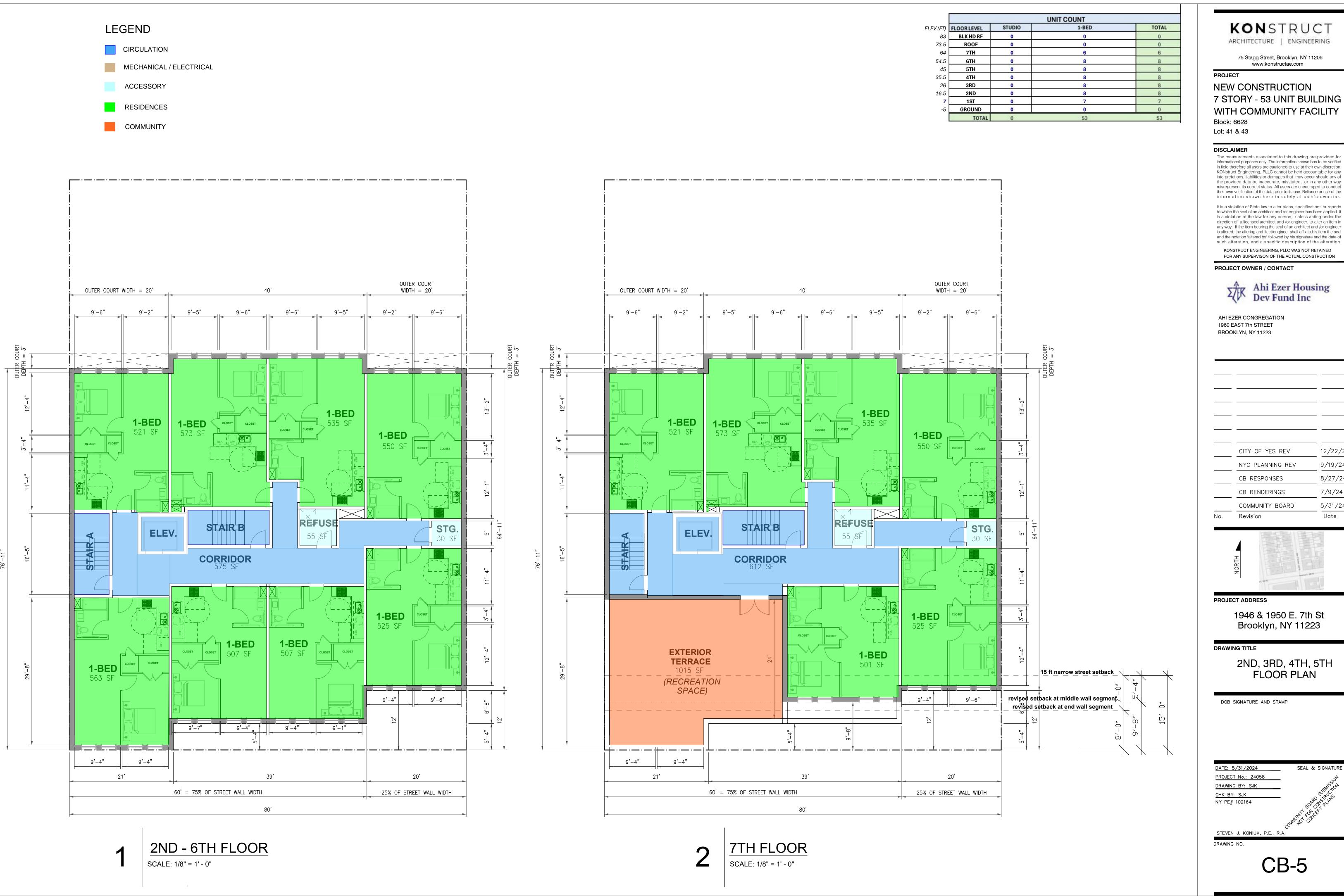
DRAWING TITLE

GROUND AND 1ST FLOOR PLAN

DOB SIGNATURE AND STAMP



DRAWING NO.



75 Stagg Street, Brooklyn, NY 11206 www.konstructae.com

NEW CONSTRUCTION 7 STORY - 53 UNIT BUILDING WITH COMMUNITY FACILITY Block: 6628

DISCLAIMER

The measurements associated to this drawing are provided for informational purposes only. The information shown has to be verified in field therefore all users are cautioned to use at their own discretion. KONstruct Engineering, PLLC cannot be held accountable for any interpretations, liabilities or damages that may occur should any of the provided data be inaccurate, misstated, or in any other way misrepresent its correct status. All users are encouraged to conduct their own verification of the data prior to its use. Reliance or use of the information shown here is solely at user's own risk.

to which the seal of an architect and /or engineer has been applied. It is a violation of the law for any person, unless acting under the direction of a licensed architect and /or engineer, to alter an item in any way. If the item bearing the seal of an architect and /or engineer is altered, the altering architect/engineer shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration. KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED

PROJECT OWNER / CONTACT



AHI EZER CONGREGATION 1960 EAST 7th STREET BROOKLYN, NY 11223

CITY OF YES REV 12/22/24 9/19/24 NYC PLANNING REV 8/27/24 CB RESPONSES 7/9/24 CB RENDERINGS 5/31/24 COMMUNITY BOARD Date



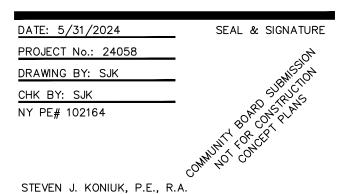
PROJECT ADDRESS

1946 & 1950 E. 7th St Brooklyn, NY 11223

DRAWING TITLE

2ND, 3RD, 4TH, 5TH FLOOR PLAN

DOB SIGNATURE AND STAMP



DRAWING NO.

CIRCULATION

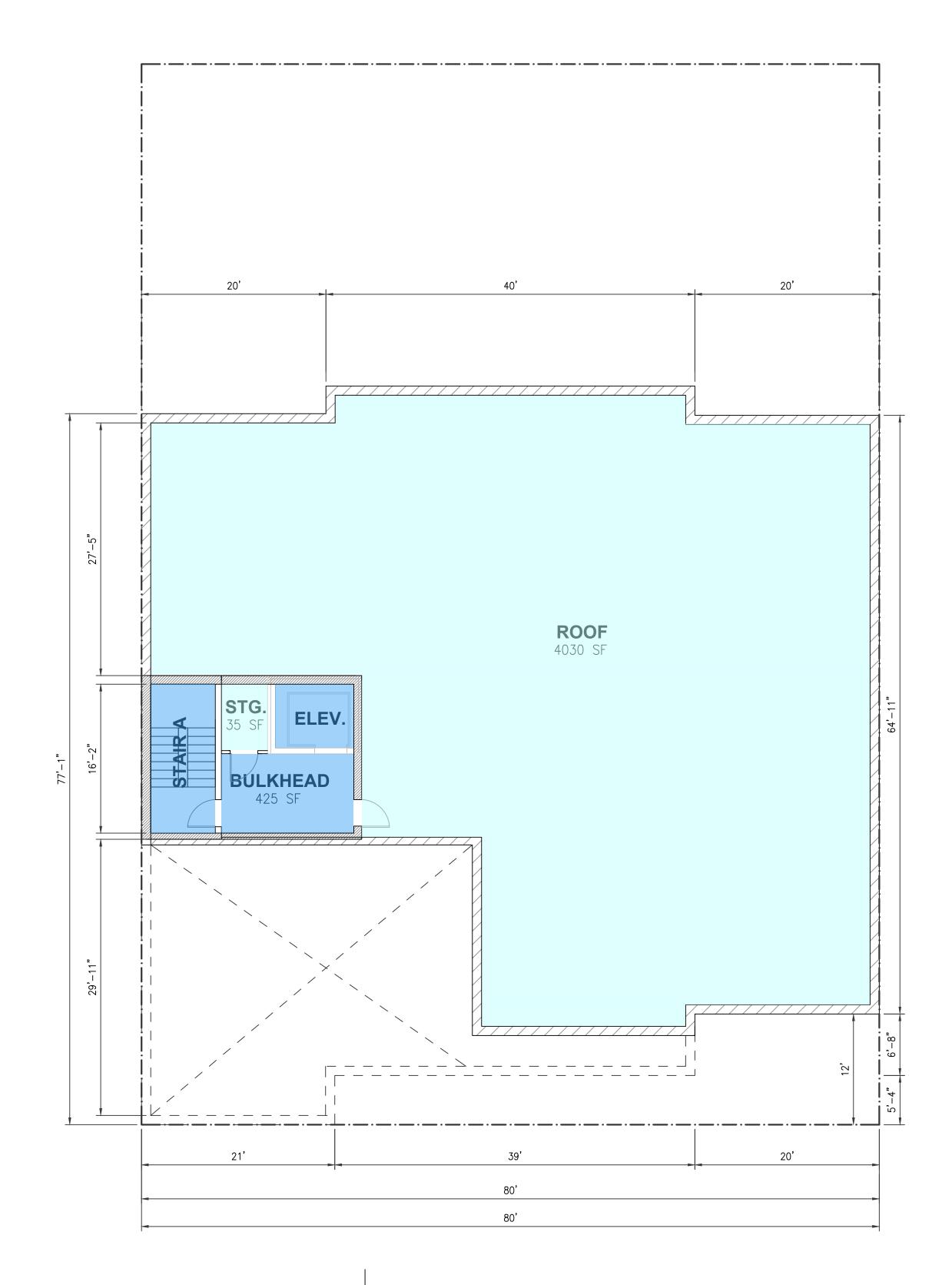
MECHANICAL / ELECTRICAL

ACCESSORY

RESIDENCES

COMMUNITY

	UNIT COUNT							
ELEV (FT)	FLOOR LEVEL	STUDIO	1-BED	TOTAL				
83	BLK HD RF	0	0	0				
<i>7</i> 3.5	ROOF	0	0	0				
64	<i>7</i> TH	0	6	6				
54.5	6TH	0	8	8				
45	5TH	0	8	8				
35.5	4TH	0	8	8				
26	3RD	0	8	8				
16.5	2ND	0	8	8				
7	1ST	0	7	7				
-5	GROUND	0	0	0				
	TOTAL	0	53	53				



KONSTRUCT ARCHITECTURE | ENGINEERING

75 Stagg Street, Brooklyn, NY 11206 www.konstructae.com

PROJECT

NEW CONSTRUCTION
7 STORY - 53 UNIT BUILDING
WITH COMMUNITY FACILITY
Block: 6628
Lot: 41 & 43

DISCLAIMER

The measurements associated to this drawing are provided for informational purposes only. The information shown has to be verified in field therefore all users are cautioned to use at their own discretion. KONstruct Engineering, PLLC cannot be held accountable for any interpretations, liabilities or damages that may occur should any of the provided data be inaccurate, misstated, or in any other way misrepresent its correct status. All users are encouraged to conduct their own verification of the data prior to its use. Reliance or use of the information shown here is solely at user's own risk.

It is a violation of State law to alter plans, specifications or reports to which the seal of an architect and /or engineer has been applied. It is a violation of the law for any person, unless acting under the direction of a licensed architect and /or engineer, to alter an item in any way. If the item bearing the seal of an architect and /or engineer is altered, the altering architect/engineer shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED

FOR ANY SUPERVISON OF THE ACTUAL CONSTRUCTION

PROJECT OWNER / CONTACT



AHI EZER CONGREGATION 1960 EAST 7th STREET BROOKLYN, NY 11223

CITY OF YES REV

12/22/24

NYC PLANNING REV

9/19/24

CB RESPONSES

8/27/24

CB RENDERINGS

7/9/24

COMMUNITY BOARD

5/31/24

Date



PROJECT ADDRESS

1946 & 1950 E. 7th St Brooklyn, NY 11223

DRAWING TITLE

6TH FLOOR & ROOF PLAN

DOB SIGNATURE AND STAMP

DATE: 5/31/2024

PROJECT No.: 24058

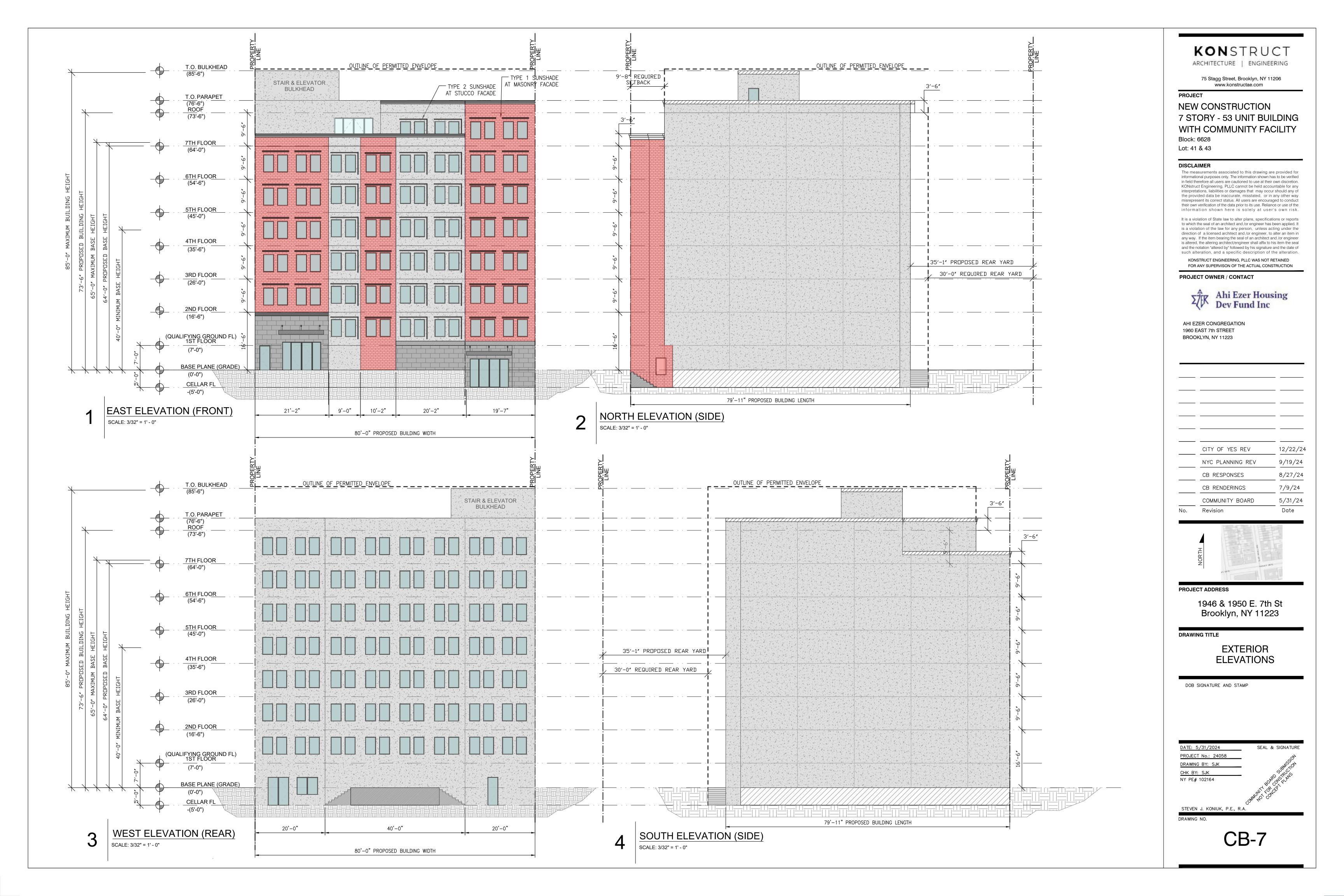
DRAWING BY: SJK

CHK BY: SJK

NY PE# 102164

STEVEN J. KONIUK, P.E., R.A.

DRAWING NO.





TYPICAL BUILDING SECTION

SCHEMATIC BUILDING SECTION

KONSTRUCT ARCHITECTURE | ENGINEERING

www.konstructae.com

75 Stagg Street, Brooklyn, NY 11206

PROJE

NEW CONSTRUCTION
7 STORY - 53 UNIT BUILDING
WITH COMMUNITY FACILITY
Block: 6628
Lot: 41 & 43

DISCLAIMER

The measurements associated to this drawing are provided for informational purposes only. The information shown has to be verified in field therefore all users are cautioned to use at their own discretion. KONstruct Engineering, PLLC cannot be held accountable for any interpretations, liabilities or damages that may occur should any of the provided data be inaccurate, misstated, or in any other way misrepresent its correct status. All users are encouraged to conduct their own verification of the data prior to its use. Reliance or use of the information shown here is solely at user's own risk.

It is a violation of State law to alter plans, specifications or reports to which the seal of an architect and /or engineer has been applied. It is a violation of the law for any person, unless acting under the direction of a licensed architect and /or engineer, to alter an item in any way. If the item bearing the seal of an architect and /or engineer is altered, the altering architect/engineer shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED

KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED FOR ANY SUPERVISON OF THE ACTUAL CONSTRUCTION

PROJECT OWNER / CONTACT



AHI EZER CONGREGATION 1960 EAST 7th STREET BROOKLYN, NY 11223

 CITY OF YES REV
 12/22/24

 NYC PLANNING REV
 9/19/24

 CB RESPONSES
 8/27/24

 CB RENDERINGS
 7/9/24

 COMMUNITY BOARD
 5/31/24



PROJECT ADDRESS

1946 & 1950 E. 7th St Brooklyn, NY 11223

DRAWING TITL

BUILDING SECTIONS

DOB SIGNATURE AND STAMP

DATE: 5/31/2024

PROJECT No.: 24058

DRAWING BY: SJK

CHK BY: SJK

NY PE# 102164

STEVEN J. KONIUK, P.E., R.A.

DRAWING NO.

Appendix

Area Map · Zoning Sectional Map · Photographs

1946 East 7th Street, Brooklyn Area Map

Block: 6682, Lots: 39 (p/o), 41, 43, 45, 60 (p/o), 62 (p/o), 64 (p/o), 66 (p/o) & 68 (p/o) Block: 6683, Lots: 49 (p/o), 51, 52, 57 & 61

Project Information

600' Radius

Development Site

Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1 C1-2

C2-2

Zoning Districts

Special Districts

 \bigotimes

C1-3 C1-4

C2-3

 \otimes C2-4

C2-5

C1-5

5037 Block Numbers

Property Lines

5 Number of Floors

Land Uses

One & Two Family Residential Buildings

Multi-Family Residential Buildings (Walk-up)

Multi-Family Residential Buildings (Elevator)

Mixed Residential & Commercial Buildings

Commercial/Office Buildings

Industrial/Manufacturing

Transportation/Utility

Public Facilities & Institutions

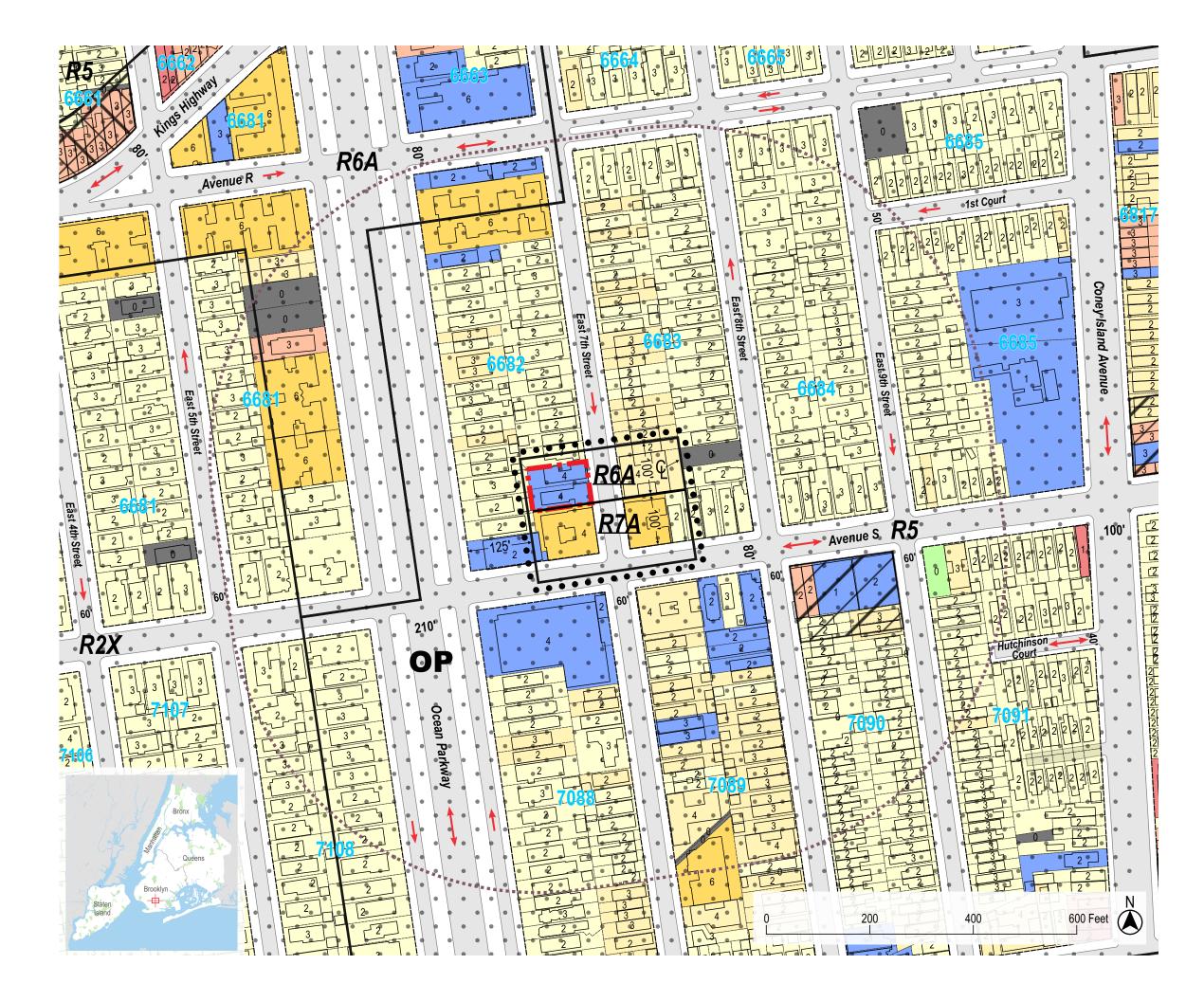
Open Space

Parking Facilities

Vacant Land

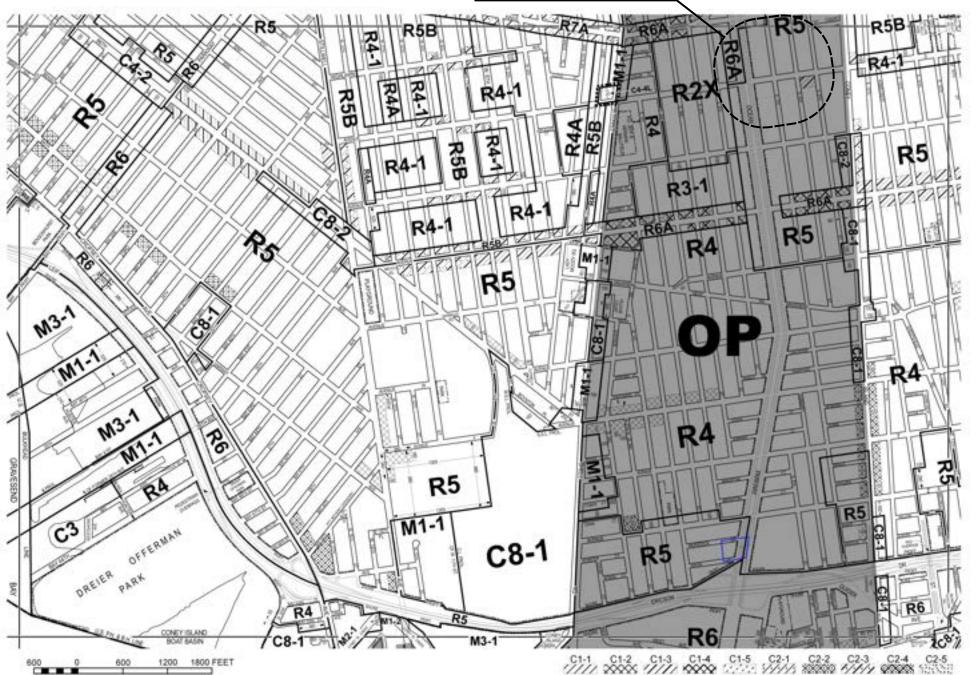
No Data/Other

May 2023



Proposed Project Area

MODE: Where no dimensions for zoring district boundaries appear on the zoring maps, such dimensions are determined in Article VII. Chapter 6 d. ocation of District Boundaries; of the Zoring Resolution.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an 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 letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.



Effective Date(s) of Rezoning:

10-12-2022 C 210174 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY	es .	0
22b	22d	23b
28a	28c	29a
28b	28d	29b
State and state	of the first office.	FRA. W.

Copyrighted by the City of New York

28c

SECTIF. Change information as shown on this map, is outpet to change, it is the meal up to obtain post principation for this map, wast the Zoning section of the Department of City Planning website: www.dys.gov/planning in contact the Zoning Information Desk at (212) 729-3291.



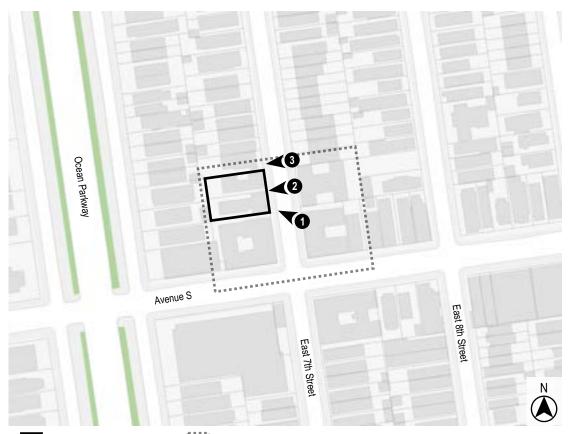
1. View of the Development Site facing northwest from East 7th Street.



3. View of the Project Area facing west from East 7th Street.



2. View of the Development Site facing west from East 7th Street.





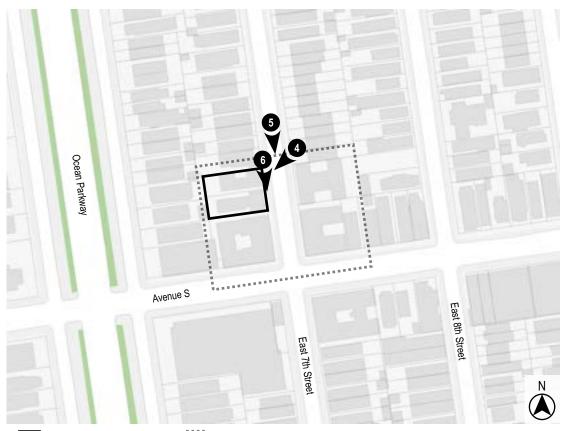
4. View of the Project Area facing southwest from East 7th Street.



6. View of the sidewalk along the west side of East 7th Street facing south (Project Area at right).



5. View of East 7th Street facing south (Project Area at left and right).



Project Area



7. View of the Project Area facing southeast from East 7th Street.



9. View of the Project Area facing west from East 7th Street.



8. View of the Project Area facing southwest from East 7th Street.



Project Area



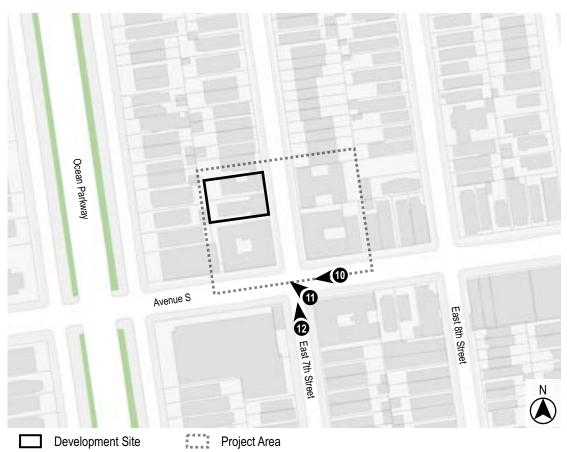
10. View of Avenue S facing west from East 7th Street (Project Area at right).



12. View of East 7th Street facing north from Avenue S (Project Area at left and right).



11. View of the Project Area facing northwest from the intersection of Avenue S and East 7th Street.





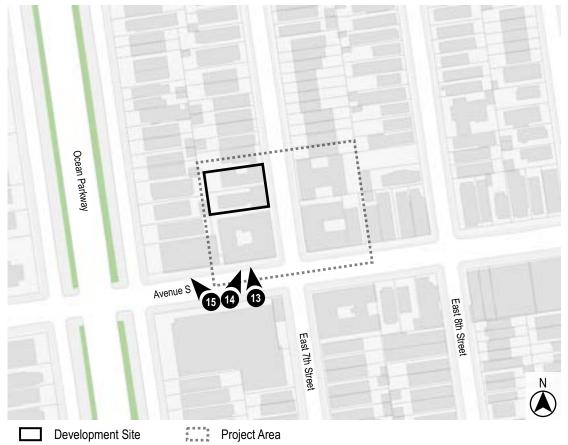
13. View of the Project Area facing north from Avenue S.



15. View of the north side of Avenue S facing northwest.



14. View of the Project Area facing northeast from Avenue S.





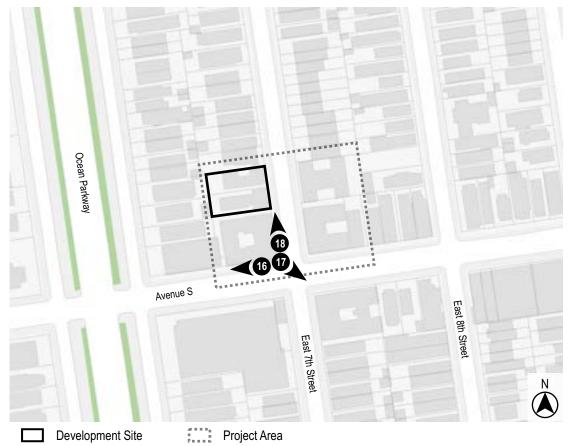
16. View of the sidewalk along the north side of Avenue S facing west from East 7th Street (Project Area at right).



18. View of the sidewalk along the west side of East 7th Street facing north from Avenue S (Project Area at left).



17. View of the intersection of East 7th Street and Avenue S facing southeast from the Project Area.





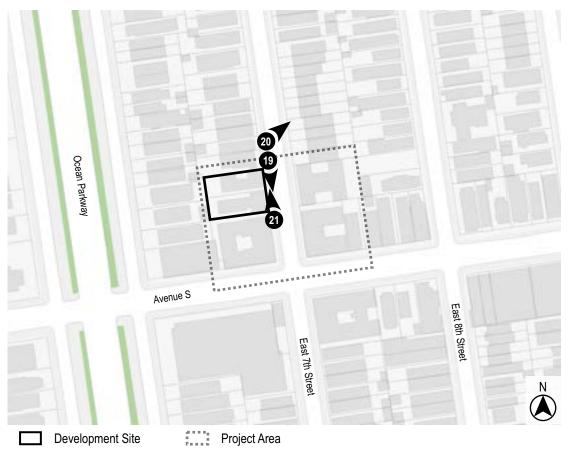
19. View of the sidewalk along the west side of East 7th Street facing south (Development Site at right).



21. View of the sidewalk along the west side of East 7th Street facing north (Development Site at left).

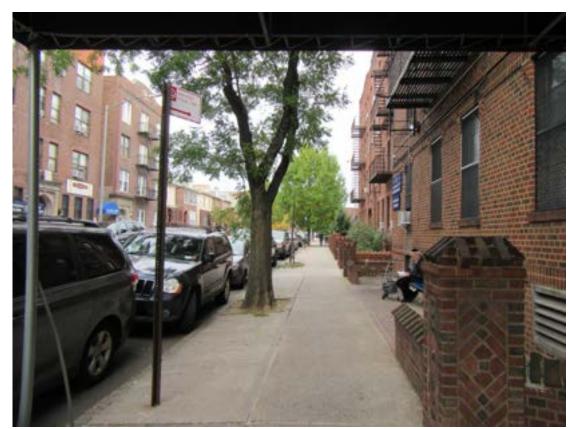


20. View of the east side of East 7th Street facing northeast from the Development Site.





22. View of the Project Area facing southeast from the Development Site.



24. View of the sidewalk along the east side of East 7th Street facing north from Avenue S (Project Area at right).



23. View of the sidewalk along the east side of East 7th Street facing south (Project Area at left).

