

439-441 11th Street  
PARK SLOPE

**Brown  
Harris  
Stevens**

# 439-441 11th Street

## DESCRIPTION

439-441 11th Street is a 14,538 square foot mixed-use building in an unbeatable Park Slope location between Sixth and Seventh Avenues. Currently 439 contains two identically sized residential units, each a 2 bedroom floor-thru. 441 is strictly a warehouse; however, the ground floor has a carve-out for an office, which is how the previous tenant, an elevator company, used the space.

This property is situated in an R6B zoning area-albeit a portion of it is grandfathered in for commercial usage as of right. Best of all, there are no Landmark restrictions; there's already a curb cut and the building can be delivered vacant.

We have included a recent zoning study by the Turett Collaborative, a prominent New York City Architectural firm, to help you properly visualize the property's potential.

In fact, there's NOTHING on the market like this unique property, which, in turn, offers a myriad of possibilities. Anything can work here from a small housing development or non-profit headquarters to a daycare center, a recording/artist's studio, health worker housing or an amazing single family mansion with a garage--to name a few concepts.

Clearly the sky's the limit, so you can let your imagination soar. Be sure to DREAM BIG!



# EXECUTIVE SUMMARY

## Site Context

<b>BOROUGH</b>	Brooklyn
<b>COMMUNITY BOARD</b>	03 (Brooklyn)
<b>BLOCK</b>	1018
<b>LOT</b>	71
<b>ZONING MAP</b>	16D
<b>ZONING DISTRICT</b>	R6B
<b>SPECIAL ZONING DISTRICT</b>	No
<b>ENVIRONMENTAL</b>	No
<b>FLOOD ZONE</b>	No
<b>LANDMARK DISTRICT</b>	No
<b>INDIVIDUAL LANDMARK</b>	No
<b>TYPE OF LOT</b>	Interior
<b>TYPE OF STREET</b>	Narrow
<b>CROSS STREETS</b>	Sixth Avenue & Seventh Avenue
<b>WIDTH OF STREET</b>	60'

## Site Details

<b>ADDRESS</b>	439-441 11th Street; Brooklyn, NY 11215
<b>LOT FRONTAGE</b>	32' 5 1/2"(32'46")
<b>LOT DEPTH</b>	100'-0" (100.0')
<b>LOT AREA</b>	6,615 SF

**TOTAL SQUARE FOOTAGE (FULLY BUILT): 14,538**

### LANDMARK DISTRICT/ BUILDING

This property is **NOT** an individually listed landmark with the NYC landmarks preservation commission.

### NYC ENERGY CONSERVATION CODE EXEMPTION

The existing building is exempt from the 2020 NYCECC as per **SECTION 101.7 HISTORIC BUILDINGS**.

### SPECIAL FLOOD HAZARD AREA

This property is **NOT** located in a special flood hazard area (Zone AE)

### ANNUAL EXPENSES:

TAXES:	\$57,301
FUEL:	\$403
ELECTRICITY:	*\$2,088
INSURANCE:	\$6,282
WATER:	\$1,630
REPAIRS:	\$4,500

### ANNUAL INCOME:

2ND FLOOR:	**\$40,200 (\$3350 per month)
3RD FLOOR:	**\$38,400 (\$3200 per month)

\*\* Possible market rate for each unit is in the \$5000 range.

(\*) Warehouse Only; Individual Tenants Pay Directly For Their Own Electricity.

Floor plan of a building with the following rooms and dimensions:

- WAREHOUSE:** 119'-0" x 36'-0"
- FREIGHT ELEV:** 19'-0" x 7'-6"
- CELLAR:** 12'-8" x 43'-0"
- STORAGE:** 19'-0" x 12'-0"
- LOADING PLATFORM:** Located outside the main building.
- OFFICE:** 12'-0" x 38'-0"
- GARAGE / STORAGE:** 17'-0" x 65'-0"
- FRONTAGE:** 36'-5" x 10'-0"

The plan also includes a compass rose indicating North (N), South (S), East (E), and West (W). Stairs are shown in the cellar and near the office. A loading dock is labeled 'WCC' and a door is labeled 'CL'.

The floor plan shows a two-story building with a total width of 121' and a total depth of 94'. The top floor consists of a large Warehouse (100'-0" x 36'-0"), a smaller Warehouse (19'-0" x 26'-5"), a Freight Elevator (19'-0" x 7'-6"), and a Roof area. The bottom floor contains two identical residential units, each measuring 32' 6" in width and 46' in depth. Each unit includes a Dining Area (13'-0" x 14'-0"), a Living Room (16'-0" x 21'-0"), a Kitchen, a Bathroom, a Bedroom (13'-0" x 9'-0"), and another Bedroom (16'-0" x 14'-0"). A central compass rose indicates North is towards the top-right. Stairs in each unit lead to the roof level.

## PAST:



When settlers arrived in America, Brooklyn was farmland. Park Slope, including this particular property, was part of the Litchfield family holdings. By the mid-nineteenth century, as the gentrification of Brooklyn developed, two new families, the Adrien Van Brunts and the Henry Clarkes had title to the land.

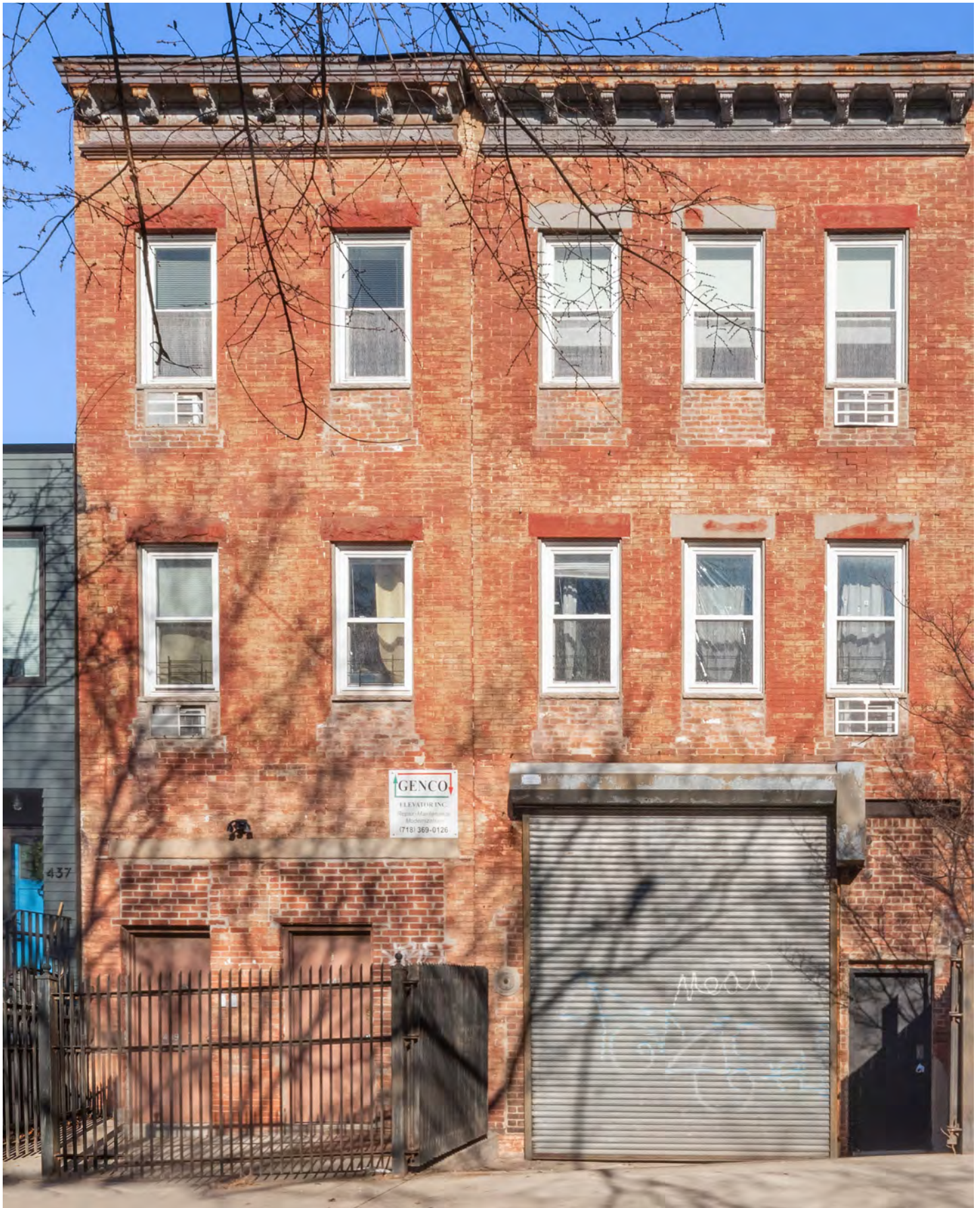
The current property was completed by the turn of the 20th century. Past owners include The E. G. Haviland Milk Company and Hulseberg & Krudener, wholesale cheese and butter dealers. The present owner has had the building for 44 years and its usage has varied throughout this ownership.







**PRESENT:**



**Photography by Krisztina Crane of Evan Joseph Studios.**

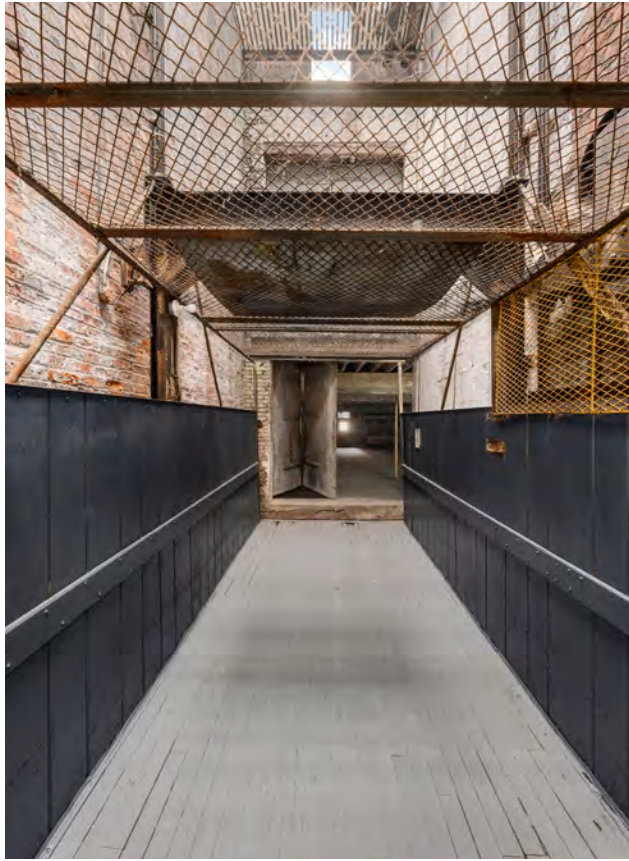






























FUTURE:

ZONING STUDIES

441 11TH STREET  
BROOKLYN, NY 11215  
ZONING STUDY

## ZONING ENVELOPE AND PARAMETERS

## PROJECT INFORMATION

ADDRESS: 441 11th STREET, NEW YORK, NY 11215

**JOB DESCRIPTION:**

## OCCUPANCY CLASSIFICATION / CONSTRUCTION CLASSIFICATION

EXISTING:  
WAREHOUSES - MISC. (E9)

PROPOSED:  
TBD

1968 BUILDING CODE REVIEW

**RELATED APPLICATIONS:**

## LANDMARK DISTRICT/BUILDING

THIS PROPERTY IS NOT AN INDIVIDUALLY LISTED LANDMARK WITH A NYC LANDMARKS PRESERVATION COMMISSION. IT IS NOT LOCATED WITHIN A HISTORIC DISTRICT.

## NYC ENERGY CONSERVATION CODE EXEMPTION

THE EXISTING BUILDING IS EXEMPT FROM THE 2020 NYCECC AS PER SECTION 101.7 HISTORIC BUILDINGS.

**SPECIAL FLOOD HAZARD AREA**

THIS PROPERTY IS **NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE AE)

**TRANSIT RESTRICTED PROPERTY**

THIS PROPERTY IS **NOT** LOCATED WITHIN 200ft OF TRANSIT SYSTEM

### SPRINKLERED CONSTRUCTION

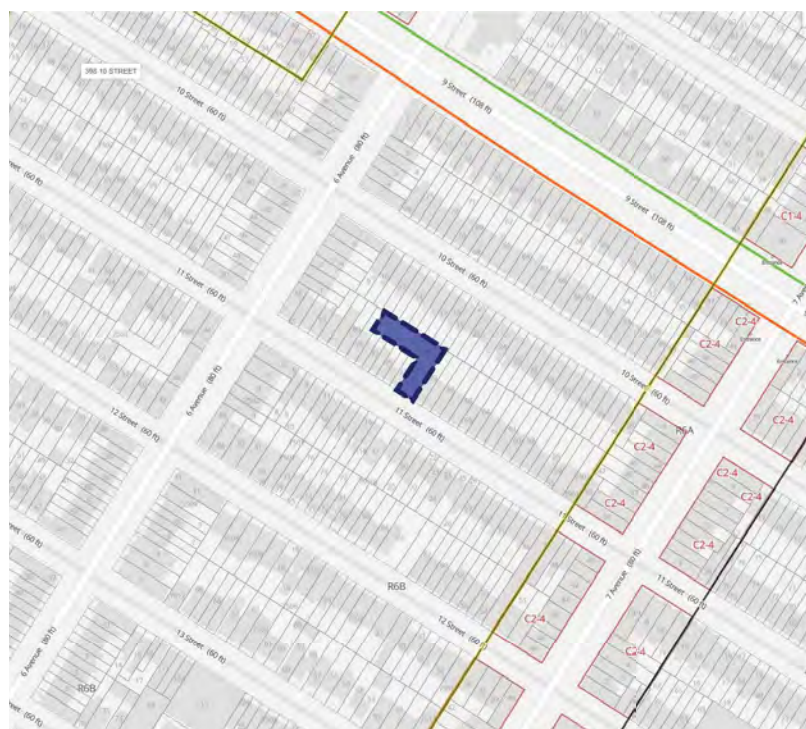
## THIS BUILDING TO BE FULLY SPRINKLERED

## SITE CONTEXT

BOROUGH	BROOKLYN
COMMUNITY BOARD	03 (BROOKLYN)
BLOCK:	1018
LOT:	71
ZONING MAP	16D
ZONING DISTRICT:	R6B
SPECIAL ZONING DISTRICT:	NO
ENVIRONMENTAL RESTRICTIONS:	NO
FLOOD ZONE:	NO
LANDMARK DISTRICT:	NO
INDIVIDUAL LANDMARK:	NO
TYPE OF LOT:	INTERIOR
TYPE OF STREET:	NARROW
CROSS STREETS	SIXTH AVENUE & SEVENTH AVENUE
WIDTH OF STREET	60'

## SITE DETAILS

ADDRESS:	441 11 STREET, BROOKLYN, NY 11215
LOT FRONTAGE	32'-5 1/2" (32.46')
LOT DEPTH	100'-0" (100.0')
LOT AREA	6,615 S.F.





DEVELOPMENT ENVELOPE PARAMETERS					
CATEGORY	ZR SECTION	PERMITTED / REQUIRED		EXISTING	PROPOSED
USE GROUPS (R8B)	[22-10]	USE GROUPS 1,2,3,4		USE GROUP 2 USE GROUP 6	USE GROUP 2
MAXIMUM NO. OF DWELLING UNITS	[23-22]	DWELLING UNIT FACTOR = 680 ZONING FLOOR AREA / 680	14,538 / 680 = 21 UNITS ALLOWED	0	TBD
PERMITTED ACCESSORY USES	[12-10]	HOME OCCUPATION: PROFESSIONAL OFFICE	OCCUPIES NOT MORE THAN 25% OF THE TOTAL FLOOR AREA OF SUCH DWELLING UNIT AND IN NO EVENT MORE THAN 500sf OF FLOOR AREA.		ROOM [B02] AREA = 111sf < 500sf 25% OF 1,289sf = 322.25sf > 111sf
RESIDENTIAL CONVERSION WITHIN EXISTING BUILDINGS					
LIGHT AND AIR PROVISIONS	[15-112]	(B) EVERY DWELLING UNIT SHALL MEET THE LIGHT AND AIR REQUIREMENTS OF SECTION 277 OF THE MULTIPLE DWELLING LAW.			
NYS MULTIPLE DWELLING LAW					
MINIMUM LIGHT/AIR STANDARDS	277.7 (b)	PORTIONS OF SUCH BUILDINGS WHICH ARE OCCUPIED EXCLUSIVELY AS RESIDENTIAL UNITS AS PERMITTED BY LOCAL LAW SHALL COMPLY WITH THE FOLLOWING:			
		(I) EVERY DWELLING UNIT SHALL HAVE ONE OR MORE WINDOWS:			
		A. WHICH OPEN ONTO A STREET, A COURT WITH A DIMENSION OF 15ft PERPENDICULAR TO THE WINDOWS AND 100sf MINIMUM AREA ABOVE A SETBACK OR A 30ft REAR YARD; OR			
		B. FOR CORNER LOTS OR LOTS WITHIN 100ft OF A CORNER, WHERE THE MINIMUM HORIZONTAL DISTANCE BETWEEN SUCH WINDOWS OPENING ONTO A REAR YARD AND THE REAR LOT LINE IS AT LEAST 20ft; OR			
		C. FOR INTERIOR LOTS, WHERE THE MINIMUM HORIZONTAL DISTANCE BETWEEN SUCH WINDOWS OPENING ONTO A REAR YARD AND ANY WALL OPPOSITE SUCH WINDOWS ON THE SAME OR ANOTHER ZONING LOT IS AT LEAST 20ft AND NOT LESS THAN A DISTANCE EQUAL TO 1/3 OF THE TOTAL HEIGHT OF SUCH WALL ABOVE THE SILL HEIGHT OF SUCH WINDOWS; BUT NEED NOT EXCEED 40ft; OR			
		D. FOR INTERIOR LOTS WHERE THE MINIMUM HORIZONTAL DISTANCE BETWEEN SUCH WINDOWS OPENING ONTO A REAR YARD AND ANY WALL OPPOSITE SUCH WINDOWS ON THE SAME OR ANOTHER ZONING LOT IS AT LEAST 15ft AND THE MINIMUM SIZE OF SUCH DWELLING UNIT IS 1200sf; OR			
		E. IN NO EVENT SHALL THE DISTANCE BETWEEN SUCH WINDOWS AND THE REAR LOT LINE BE LESS THAN 5ft; AND			
		F. YARDS AND COURTS MAY BE EXISTING OR MAY BE NEW IN BUILDINGS SEVEN STORIES OR LESS IN HEIGHT.			
		(II) THE MINIMUM REQUIRED RATIO OF WINDOW AREA OPENING ONTO A STREET, REAR YARD, OR COURT TO THE FLOOR AREA OF EVERY LIVING ROOM SHALL:			
		A. BE 10% WHERE THE FLOOR AREA OF SUCH LIVING ROOM IS LESS THAN 500sf; OR			
B. DECREASE, BY 1% FOR EVERY 100sf GREATER THAN 500sf OF FLOOR AREA OF SUCH LIVING ROOM, TO A MINIMUM OF 5%; AND					
C. IN NO EVENT SHALL THE DISTANCE BETWEEN SUCH WINDOW AREA AND THE REAR LOT LINE BE LESS THAN 5ft; AND					
D. AT LEAST 50% OF THE REQUIRED WINDOW AREA SHALL BE OPENABLE.					
MAX. F.A.R					
RESIDENTIAL (R6B)	[23-153]	F.A.R. = 2.0	6,615 sf	14,538 sf [F.A.R. = 2.20] OVERBUILT	TBD
YARDS					
MINIMUM FRONT YARD	[23-45]	NONE REQUIRED		NONE	NONE
MINIMUM SIDE YARD	[23-462](c)	NONE REQUIRED - 8'-0" MIN. IF PROVIDED		NONE	NONE
MINIMUM REAR YARD	[23-47]	MINIMUM 30'-0" REQUIRED		NONE	TBD
HEIGHTS AND SETBACKS					
STREET WALL LOCATION	[23-661(b)(2)]	ZONING LOTS WITH LESS THAN 50ft OF FRONTAGE MUST BE NO CLOSER THAN CLOSEST ADJACENT BUILDING, AND NO FURTHER THAN FURTHEST ADJACENT BUILDING		EXIST.	NO CHANGE
MAXIMUM BASE & BUILDING HEIGHT	[23-662(a)]	MINIMUM BASE HEIGHT	30'-0"	TBD	TBD
		MAXIMUM BASE HEIGHT	40'-0"		
		MAXIMUM BUILDING HEIGHT	50'-0"		
LOT COVERAGE AND OPEN SPACE					
MINIMUM LOT AREA	[23-32]	1,700 sf		6,615 sf	TBD
MINIMUM LOT WIDTH	[23-32]	18'-0"		32'-5 1/2"	
MAXIMUM LOT COVERAGE	[23-153]	60%		100%	
PARKING AND REQUIREMENTS					
REQUIRED GROUP PARKING	[25-23]	50% OF TOTAL DWELLING UNITS	SPACES REQ'D		NONE PROVIDED
WAIVER OF REQUIREMENTS FOR...	[25-261]	5 OR FEWER REQUIRED SPACES MAY BE WAIVED			1 < 15
BICYCLE PARKING					
BICYCLE PARKING (R6)	[25-80]	BICYCLE PARKING SPACES REQUIRED FOR: (A) DEVELOPMENTS; (B) ENLARGEMENTS THAT INCREASE THE FLOOR AREA WITHIN A BUILDING BY 50 PERCENT OR MORE;			0% OF ENLARGEMENT < 50% BICYCLE PARKING NOT REQUIRED
STREET TREES					
STREET TREE PLANTING IN RESIDENCE DISTRICTS (R6)	[23-03]	DEVELOPMENTS, OR ENLARGEMENTS THAT INCREASE THE FLOOR AREA ON A ZONING LOT BY 20% OR MORE SHALL PROVIDE STREET TREES IN ACCORDANCE WITH [26-41]			0% OF ENLARGEMENT < 20% STREET TREE IS NOT REQUIRED
STREET TREE PLANTING	[26-41]	(1) STREET TREE (PRE-EXISTING OR NEWLY PLANTED) PROVIDED FOR EVERY 25 ft OF STREET FRONTAGE OF THE ZONING LOT. FRACTIONS EQUAL TO OR GREATER THAN 1/2 SHALL BE CONSIDERED TO BE (1) TREE.		(0x) STREET TREE EXISTING	TBD
QUALITY HOUSING PROGRAM					
REFUSE STORAGE AND DISPOSAL	[28-12]	REQUIRED FOR DEVELOPMENT WITH 9+ DWELLING UNITS			TBD
LAUNDRY FACILITY	[28-13]	100% EXCLUDED FROM FLOOR AREA PER MIN. REQUIREMENTS			TBD
DAYLIGHT IN CORRIDORS	[28-14]	50% EXCLUDED FROM FLOOR AREA PER MIN. REQUIREMENTS			TBD
REQUIRED RECREATION SPACE	[28-21]	2.8% OF RESIDENTIAL FLOOR AREA REQUIRED FOR DEVELOPMENT WITH 9+ DWELLING UNITS			TBD
PLANTING AREAS	[28-23]	REQUIRED BETWEEN STREET LINE AND STREET WALLS			TBD
DENSITY PER CORRIDOR	[28-31]	50% OF CORRIDOR EXCLUDED FROM FLOOR AREA IF MAX. 10 DWELLING UNITS PER CORRIDOR PER STORY			TBD



## EXISTING BUILDING ANALYSIS

The existing building, built in 1899, is listed on the New York Zoning and Land Use website as an existing warehouse, although per the Certificate of Occupancy from July 28, 1965, there is also a single family unit on the third floor of the front building. The property is located in zoning district R6B, so only residential use groups are allowed with exceptions for community facilities or professional offices.

The existing warehouse use would be grandfathered, since it pre-dates the earliest available zoning district map from December 15, 1961.

The existing lot is built out full, meaning that it occupies every square footage of the lot. There is a combination of 1,2, and 3 story connected structures across the entire lot. You are allowed to convert a commercial building into residential use. There are requirements that need to be satisfied for providing legal light and air to habitable rooms (bedrooms, living rooms, kitchens). Typically, windows that provide legal light and air need to face a street or a legal yard. When a building lot is built full, you can create courts to provide legal light and air, so long as the windows and courts comply with Section 277 (7) b of the Multiple Dwelling Law.

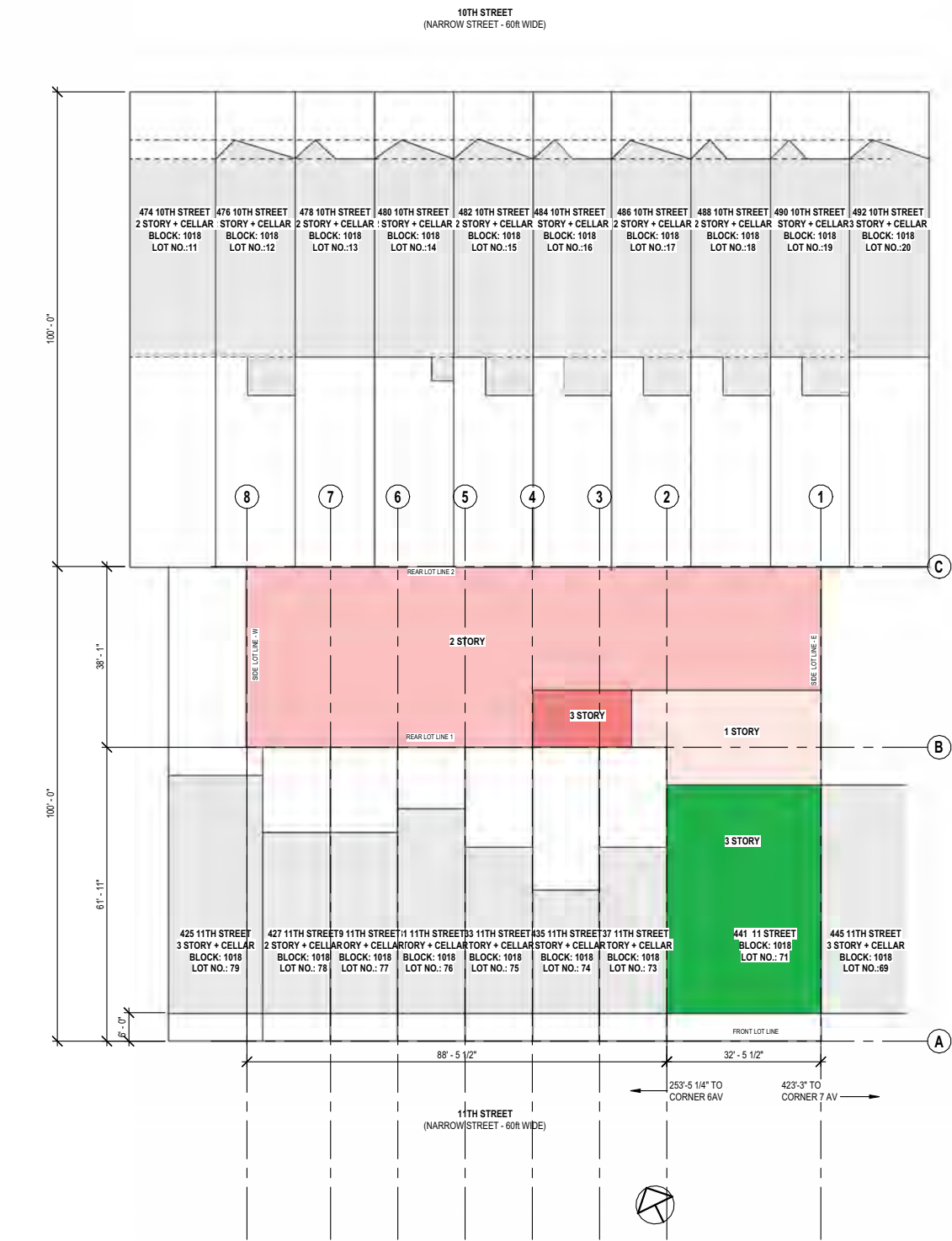
MDL Section 277 Paragraph 7 b (i) states the following:

Every dwelling unit shall have one or more windows:

- A. which open onto a street, a court with a dimension of fifteen feet perpendicular to the windows and one hundred square feet minimum area above a setback or a thirty foot rear yard; or
- B. for corner lots or lots within one hundred feet of a corner, where the minimum horizontal distance between such windows opening onto a rear yard and the rear lot line is at least twenty feet; or
- C. for interior lots, where the minimum horizontal distance between such windows opening onto a rear yard and any wall opposite such windows on the same or another zoning lot is at least twenty feet and not less than a distance equal to one-third of the total height of such wall above the sill height of such windows; but need not exceed forty feet; or
- D. for interior lots where the minimum horizontal distance between such windows opening onto a rear yard and any wall opposite such windows on the same or another zoning lot is at least fifteen feet and the minimum size of such dwelling unit is twelve hundred square feet; or
- E. in no event shall the distance between such windows and the rear lot line be less than five feet; and
- F. yards and courts may be existing or may be new in buildings seven stories or less in height.

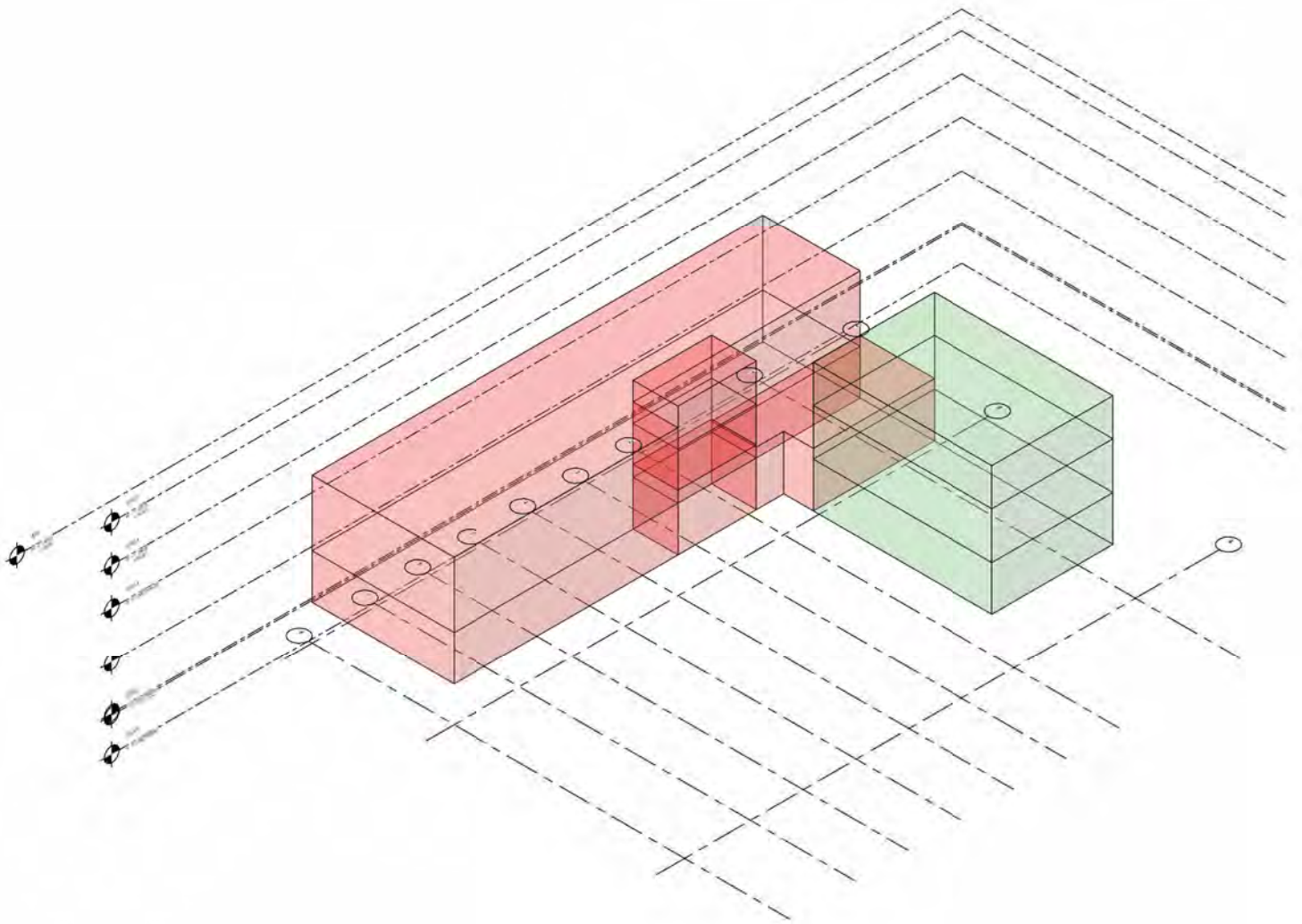


EXISTING BUILDING ANALYSIS



1 PLOT PLAN - EXISTING  
1/16" = 1'-0"







## ZONING SCENARIO 1

If you were to demolish, the building for whatever reason, and you were left with an empty lot, the developable building envelope would be much smaller than the building that currently exists on the property. The existing building, built on the entire extents of the lot is an existing non-compliance. The portion of the building bounded by two rear yards, and the side lot line to the west is not legal in today's zoning regulations.

Hypothetically, if this portion did not exist and we were left with a rectangular lot measuring 32.46' (lot frontage) x 100' (lot depth). 40% of the lot would be non compliant since it is covered by a building.

The axonmetric to the right shows the as of right building envelope if the building were demolished in its entirety of if the you were building a new building on an empty lot. The R6B zoning district requires a 30'-0" rear yard. Any windows facing this rear yard could provide legal light and air to habitable spaces. Additionally, R6B districts have a maximum coverage of 60%. This means that the total depth of building on a 100' deep lot is 60'-0".

The building height is limited to 50'-0" and there is a base height maximum of 45'-0" before the building must step back 15'-0".

Level 1 - 1,947.6 sf

Level 2 - 1,947.6 sf

Level 3 - 1,947.6 sf

Level 4 - 1,947.6 sf

Level 5 - 1,460.7 sf

Total - 9,251.1 sf (1.40 FAR)

Max Floor Area = 13,230 sf (2.0 FAR)

Current Floor area = 14,538 sf (2.20 FAR)

Demolishing the building and building brand new would result in a loss of 5,286.9 sf from what is currently on the site.

Why would anyone demolish a building if it would result in less area? The issue is this, ZR54-41 of the zoning resolution states the following:

If a non-complying building or other structure is damaged or destroyed by any means, including any demolition as set forth in this Section, to the extent of 75 percent or more of its total floor area, such building may be reconstructed only in accordance with the applicable district bulk

regulations, except in the case of a one- or two-family residence, such residence may be reconstructed provided that such reconstruction shall not create a new non-compliance nor increase the pre-existing degree of non-compliance with the applicable bulk regulations. If the extent of such damage or destruction is less than 75 percent, a non-complying building may be reconstructed provided that such reconstruction shall not create a new non-compliance nor increase the pre-existing degree of non-compliance with the applicable bulk regulations.

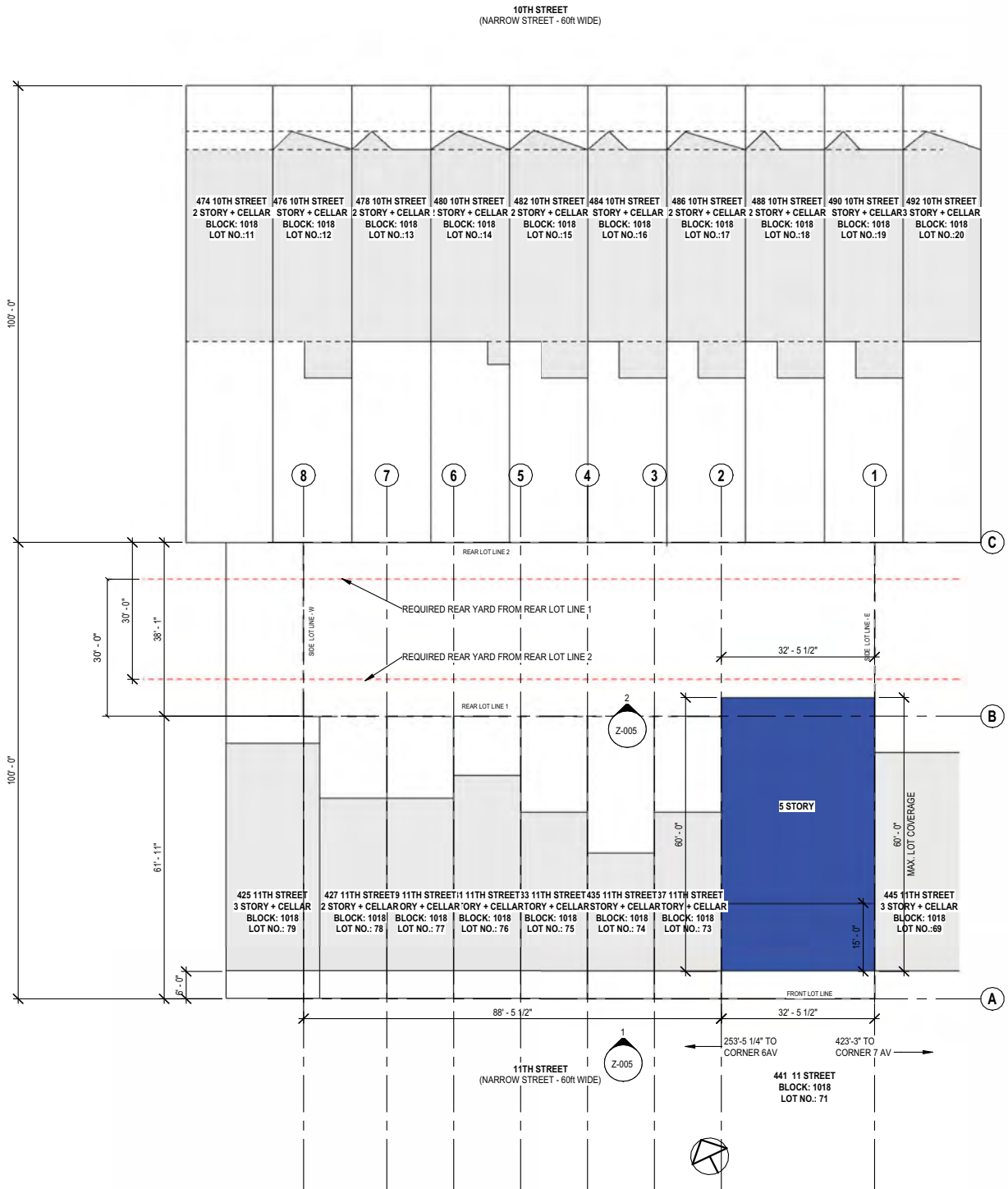
In addition, the alteration of such existing building resulting in both the removal of more than 75 percent of the floor area and more than 25 percent of the perimeter walls of such existing building, and the replacement of any portion thereof, shall be considered a development for the purposes of the provisions set forth in Section 11-23 (Demolition and Replacement).

In the event that any demolition, damage or destruction of an existing building other than one- or two-family residences produces an unsafe condition requiring a Department of Buildings order or permit for further demolition of floor area to remove or rectify the unsafe condition, and the aggregate floor area demolished, damaged or destroyed including that ordered or permitted by the Department of Buildings constitutes 75 percent or more of the total floor area of such building, then such building may be reconstructed only in accordance with the applicable district bulk regulations.

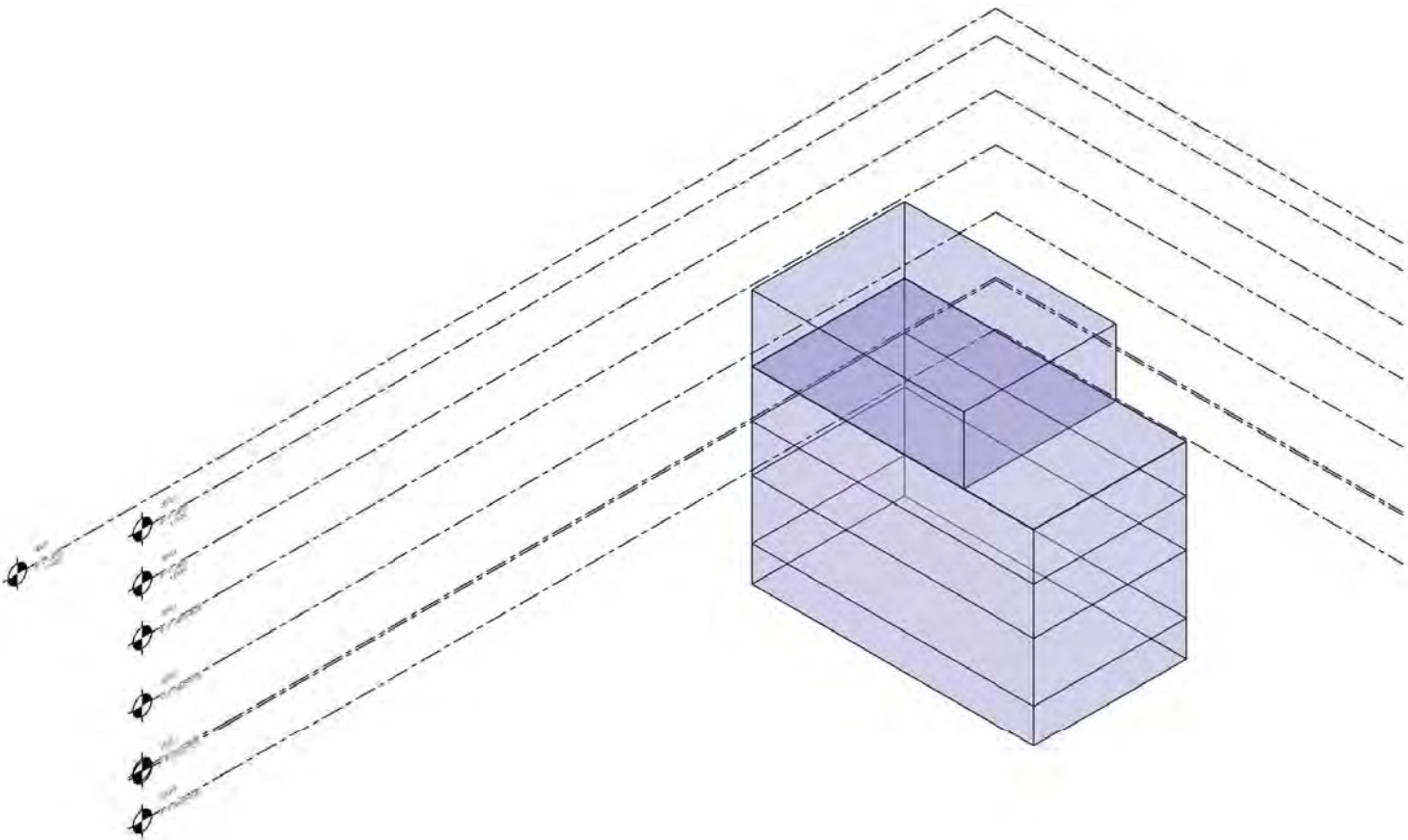
This points to the strategy that is most often employed which is to carve up a building to provide legal light and air, but to not exceed the threshold that would trigger complete compliance with bulk regulations for the district, this will be explained in the next scenario.



# ZONING SCENARIO 1



1 PLOT PLAN - AS OF RIGHT, DEMOLISH EX'G BUILDING  
1/16" = 1'-0"



3 3D As of Right Massing



## ZONING SCENARIO 2

Since the existing building is overbuilt, there is more square footage on the lot than would be allowed for zoning. To keep access to this square footage it is advisable to selectively demolish the building to provide legal light and air to habitable rooms per MDL Section 277 (7) b (i). The selective demolition would need to remain below the threshold described in ZR 54-41.

In the scenario shown below, which would require the least demolition, 5'-0" off the rear of the building along rear lot line 2 is proposed to satisfy Section 277 (b) (i) E. Total square footage lost would be 1,209.2 s.f. You can transfer this square footage to another location so long as the area created complies with the bulk regulations of the R6B zoning district and that it does not create a new non-compliance. This results in a new 4th floor on top of the existing building with 1,209 s.f. in area\*. This scenario allows one to develop all existing bulk on the property 14,538 sf (FAR 2.20)

The location where the new bulk is proposed is the only location on the lot where the additional bulk can go. All other locations would be create new non-compliant conditions. For example, you couldn't add the bulk on top of the two story portion of the building bounded by the two rear lot lines. Any bulk in this area would be non-compliant because there are overlapping rear yard requirements in this location. Also, there are minimum separation distances between buildings on the same lot or two different lots that must be respected. A 60'-0" between two building facades must be respected.

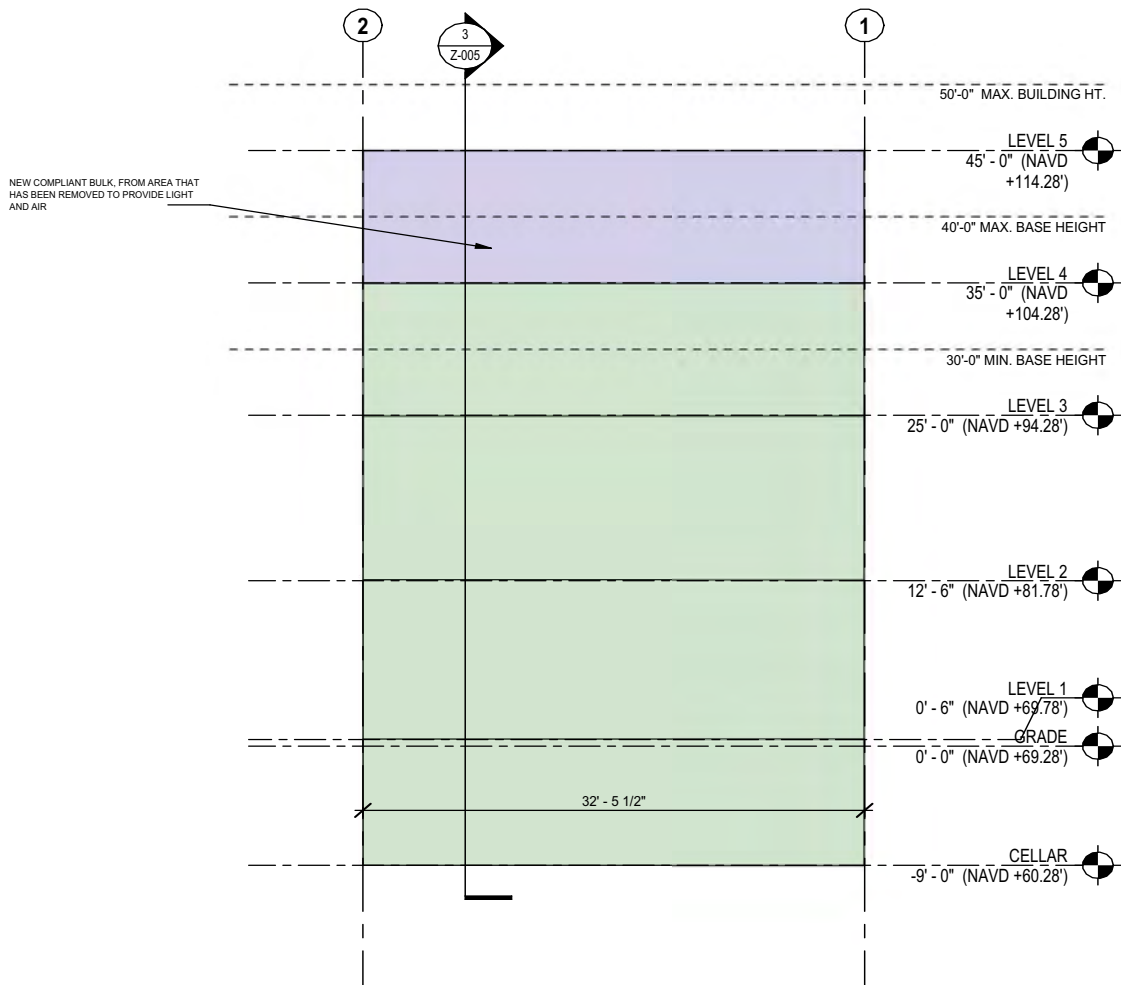
\*Note the resulting setback in the front is only 11'-0". If the height of the 4th floor exceeds 40'-0" then the setback would need to be 15'-0". There would be some square footage lost. regulations.

- EX'G COMPLIANT BULK
- EX'G NON COMPLIANT BULK
- NEW COMPLIANT BULK

4 ZONING LEGEND  
1" = 20'-0"

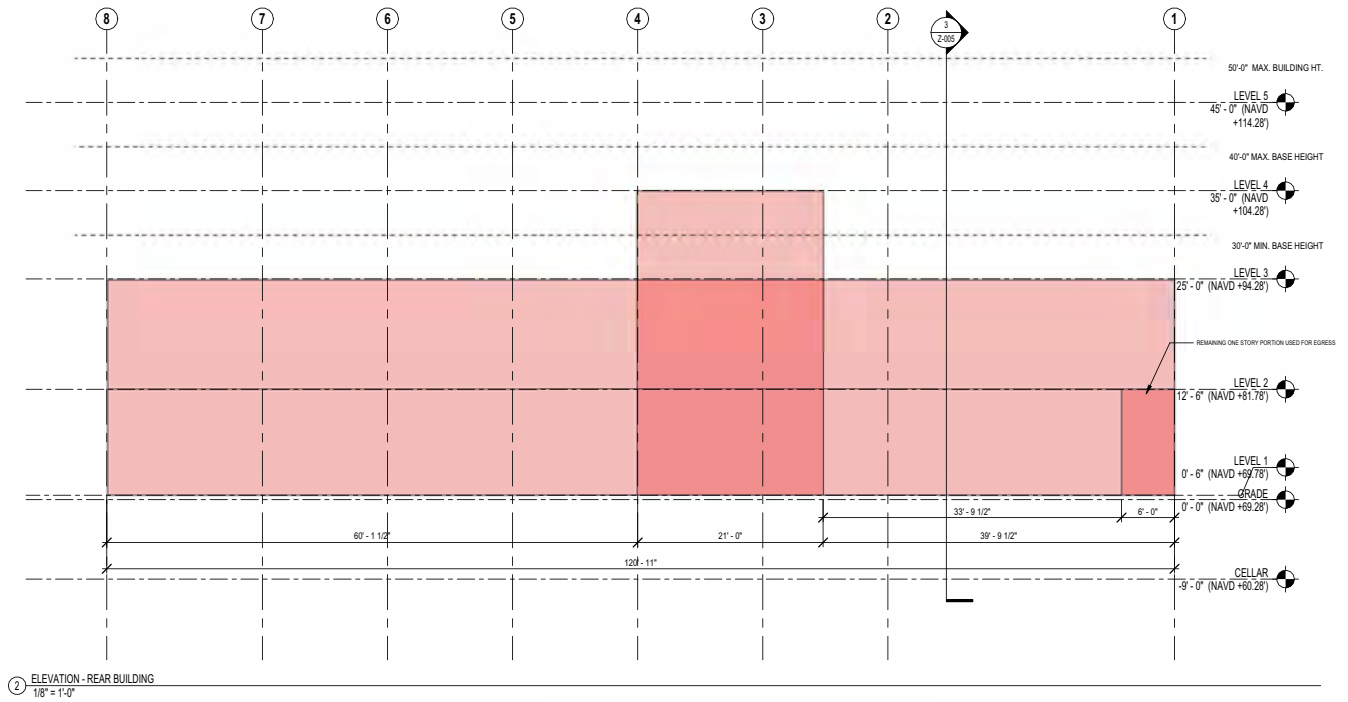
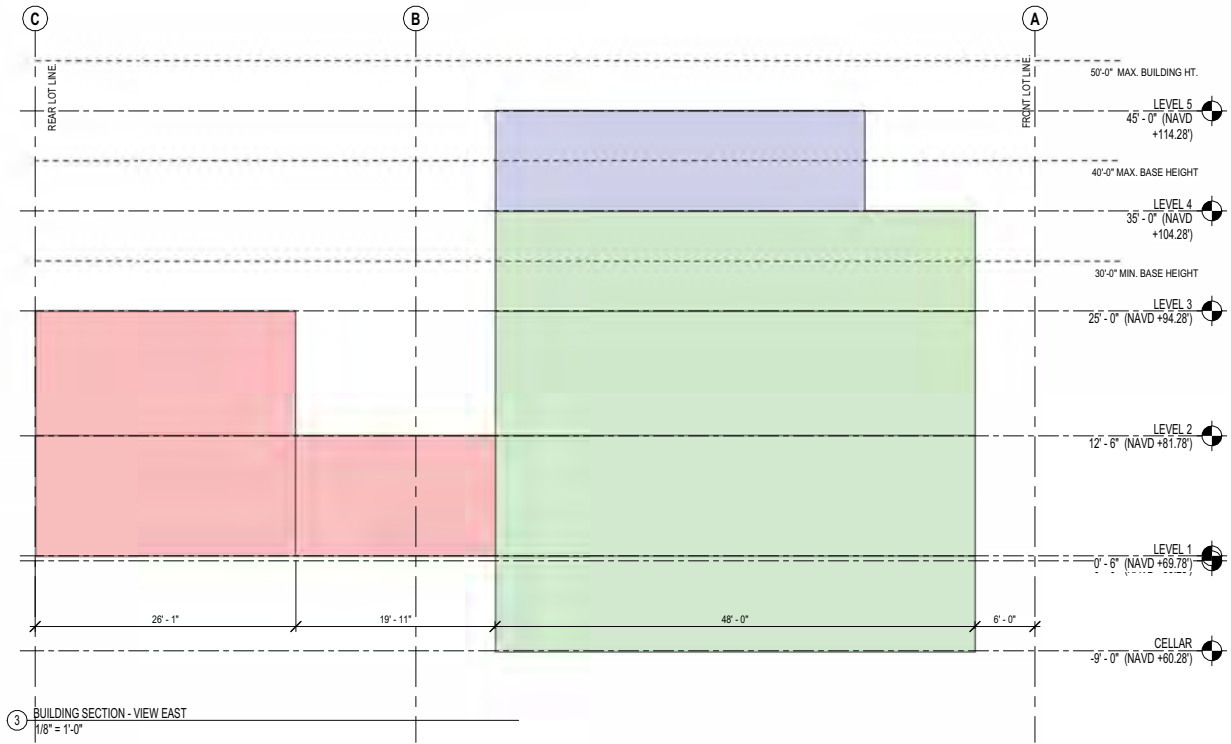
EX'G BULK CALCULATIONS		PROPOSE BULK CALCULATIONS	
4,674 SF	EX'G COMPLIANT BULK	3,693 SF	EX'G COMPLIANT BULK
9,864 SF	EX'G NON COMPLIANT BULK	9,864 SF	EX'G NON COMPLIANT BULK
0 SF	NEW COMPLIANT BULK	981 SF	NEW COMPLIANT BULK
14,538 SF	TOTAL	14,538 SF	TOTAL

5 ZONING CALCULATIONS  
1" = 20'-0"



1 ELEVATION - FRONT BUILDING  
1/8" = 1'-0"





# Brown Harris Stevens



## Eileen Robert

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