

## VIKATOS ARCHITECT PC

25-26 50<sup>TH</sup> STREET, SUITE 206C  
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### Zoning Analysis

Re: 987 Pacific Street  
Brooklyn

To whom it may concern:

987 Pacific Street  
M1-2A/R6A and C6-3A, AAM Special Atlantic Mixed Use District  
Inner Transit Zone  
Not within 200 of Subway Line  
Zoning Map 16C  
Lot Size 25'-0"W x 120'-0"D  
Total Lot Area 3,000 sf  
Lot portion on M1-2A/R6A: 25'-0" x 100'-0" = 2,500 sf  
Lot portion on C6-3A (R9A equivalent): 25'-0" x 20'-0" = 500 sf

ZR 146-04 Applicability of Mandatory Inclusionary Housing Program (MIH)

ZR 146-042 Applicability of Article XII, Chapter 3

\*M1 Districts paired with Residence District → Use, Bulk as per Article XII, Chapter 3 applies, except where modified by Chapter 6 Special Atlantic Mixed-Use District (AAM)

ZR 146-20 Special Bulk Regulations

ZR 146-21 Floor Area Regulations

ZR 146-211 Total Combined FAR:

M1-2A/R6A → FAR 5.0 (When Residential and non-Residential combined)

Therefore, maximum permitted Zoning Floor Area = 2,500 x 5.0 = 12,500 sf

ZR 146-22 Special Yard Regulations as per underlying district

ZR 146-23 Special Height and Setback Regulations

ZR 146-232(b)

M1-2A/R6A → Max Base Height 95'-0" Max Building Height 125'-0"

ZR 146-30 Special Off Street Parking Regulations

ZR 146-31 Off Street Parking for non-Residential Uses Not Required

ZR 146-04 Applicability of Mandatory Inclusionary Housing (MIH) as per ZR 27-10 "Affordable Housing"

Affordable Housing FAR 3.9 (Residential)

Standard Housing FAR 3.0 (residential)

As per Appendix F – Map 16c, CD#8, Map 1 (5/28/2025)

Area 9: MIH Program Option 1

Option 1, ZR 237-131(a)(3)

(i) Option 1 – 25% affordable units

Parking Requirements for residential uses

ZR 25-211 – Inner Transit Zone → No Parking Required

Article XII, Chapter 3 (MX) as per ZR 146-042

ZR 123-61	Residential FAR (see above ZR 146-04)		
	Manufacturing	ZR 43-13	FAR 3.0
	Commercial	ZR 43-13	FAR 3.0
	Community Facility	ZR 43-122	FAR 4.8 ***

\*\*\*ZR 123-621 Max Community Facility restricted to permitted as per residence district ZR 24-10, ZR 24-11 (R6A) FAR 3.0, Lot Coverage 60%

ZR 123-622 Max Residential Only (see above ZR 146-04)

Standard	FAR 3.0
Affordable	FAR 3.9

ZR 123-623 Max Combined FAR N/A, ZR 146-211 Applies FAR Combined 5.0

ZR 123-63 Special Yard and Lot Coverage Regulations

ZR 123-631 Residential Front Yard : N/R

ZR 123-632 Lot Coverage:

Residential Only	60% ZR 24-11
Mixed Use	N/A, no lot coverage restriction

ZR 123-651 Streetwall Location

(a) 0 to 8'-0" Recessed up to 30%

ZR 123-652 Special Height and Setback Requirements

ZR 146-232(b) applies Base 95'-0" and Building 125'-0"

Calculations for additional floor area for portion of lot under C6-3A

Lot Area 25'-0" x 20'-0" = 500 sf

ZR 23-22 (R9A)	FAR 7.52 Standard	3,760 sf
	FAR 9.02 Affordable	4,510 sf

Total Zoning Floor Area	12,500 + 3,760 =	16,260 sf	Standard
	12,500 + 4,510 =	17,010 sf	Affordable



Sincerely, Panos Vikatos R.A.