

283 East Burnside Ave
Bronx NY 10457



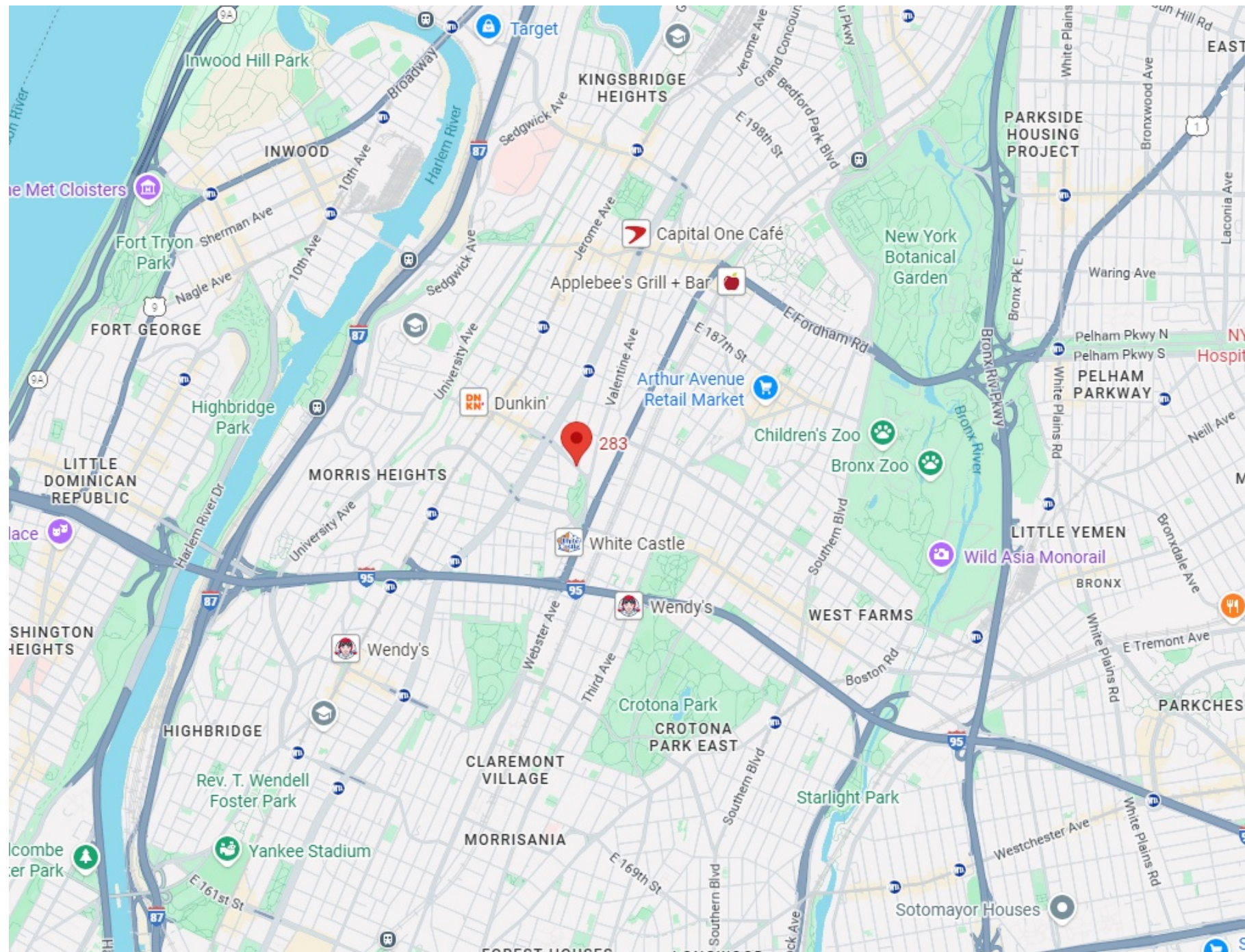
Corner site with 49,958 GFA for a mixed use new development

NEW AMSTERDAM
TEAM

Edward Kalisvaart
Lic. Assoc. RE Broker
EdwardK@kw.com
(646) 321-4311



283 East Burnside Ave Bronx, NY 10457



Block & Lot	3156 - 81
Zoning area	R8 / C1-4
Lot sqft	5,204 SF
Max FAR (UAP)	8.64
Commercial:	0.90 FAR - 4,684 ZFA / 5,204 GFA
Residential:	7.74 FAR - 40,278 ZFA / 44,754 GFA
Total:	8.64 FAR - 44,962 ZFA / 49,958 GFA

Asking price \$4,500,000

Corner lot with a total of 170 ft of frontage for a mixed use development. Currently improved with a 12,281 sf two story building plus basement.

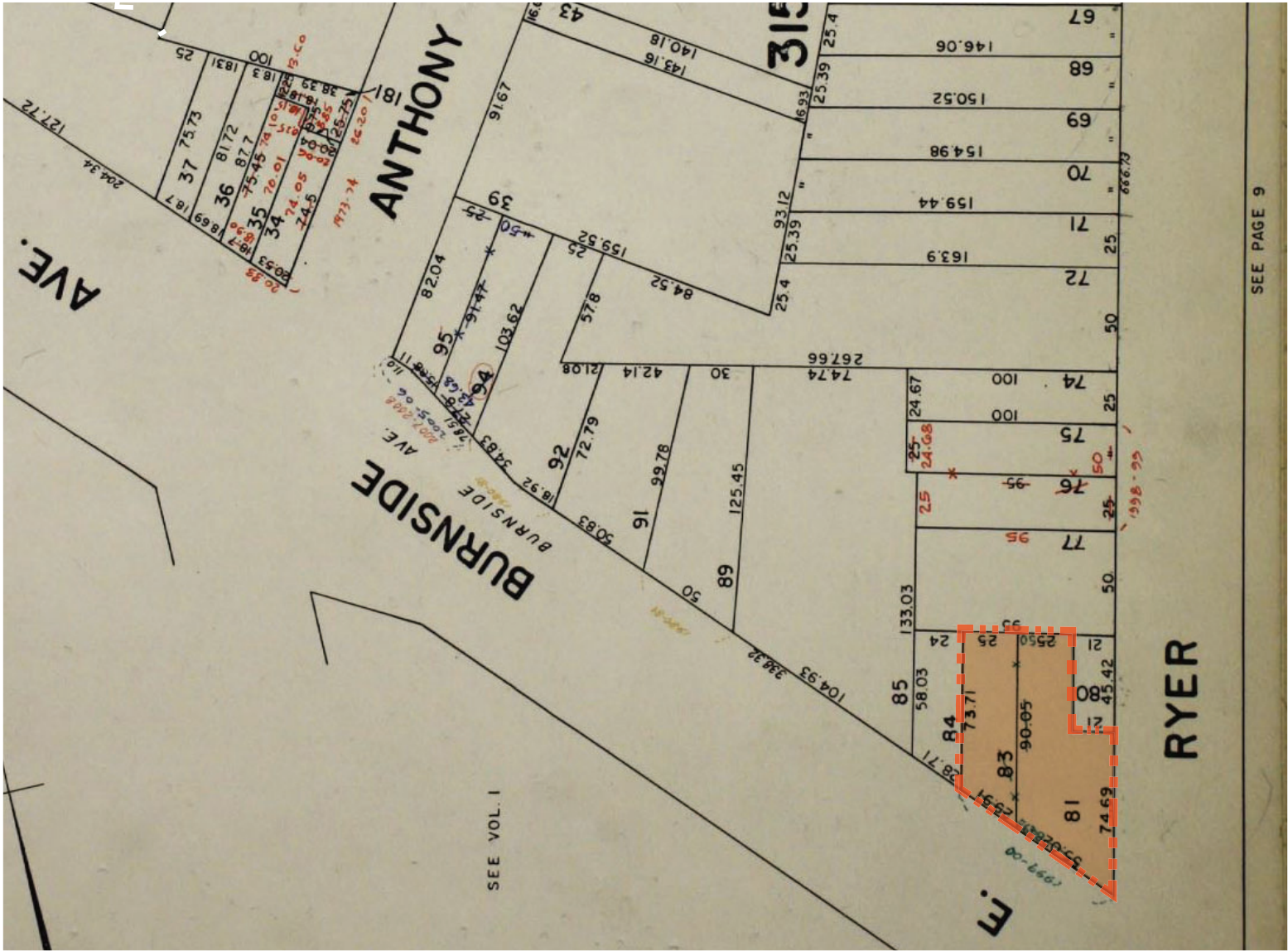
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CURRENT TAX MAP

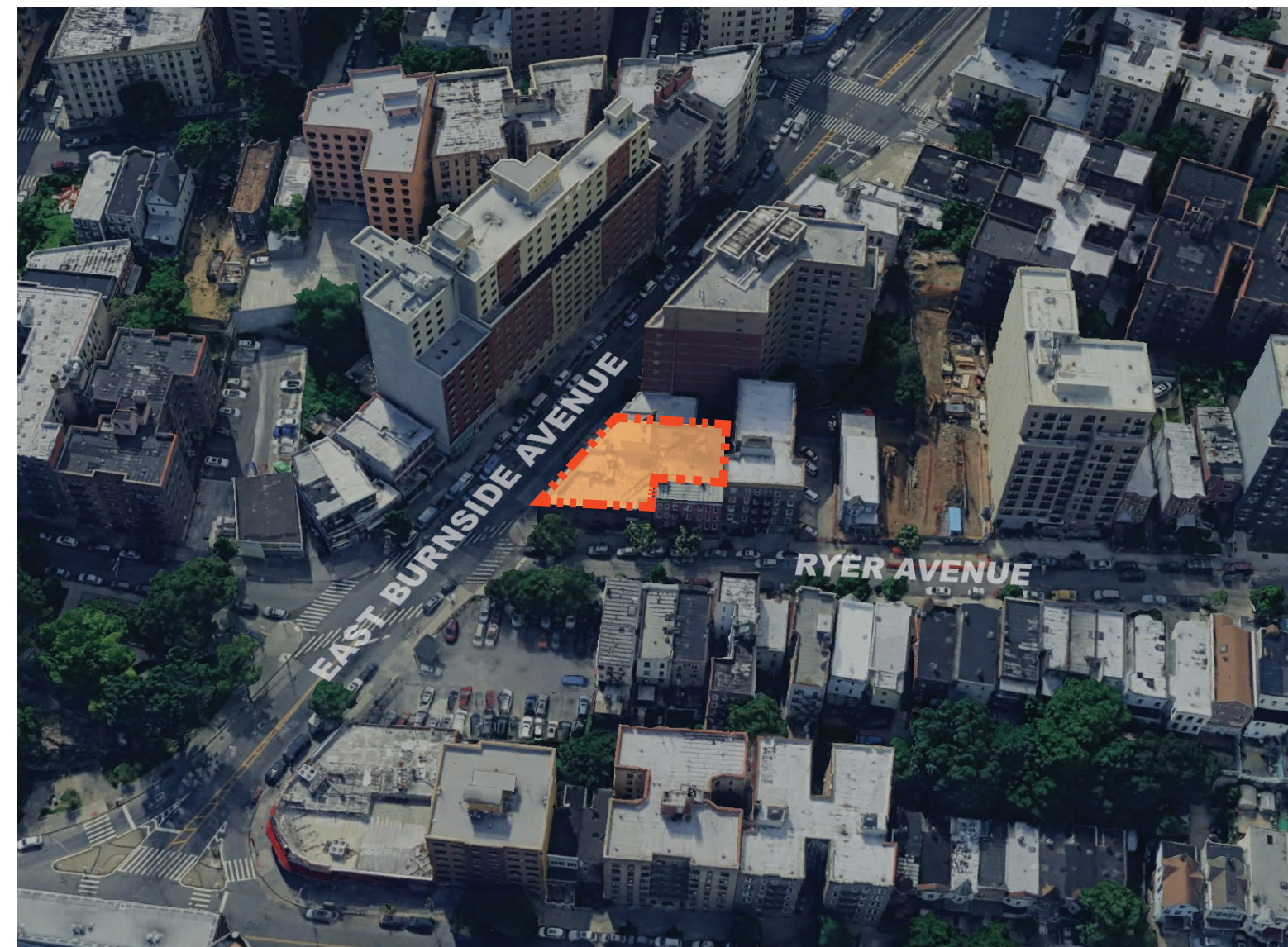


TAX MAP 1969

283 East Burnside Ave
Bronx, NY 10457



SOUTHEAST AERIAL VIEW



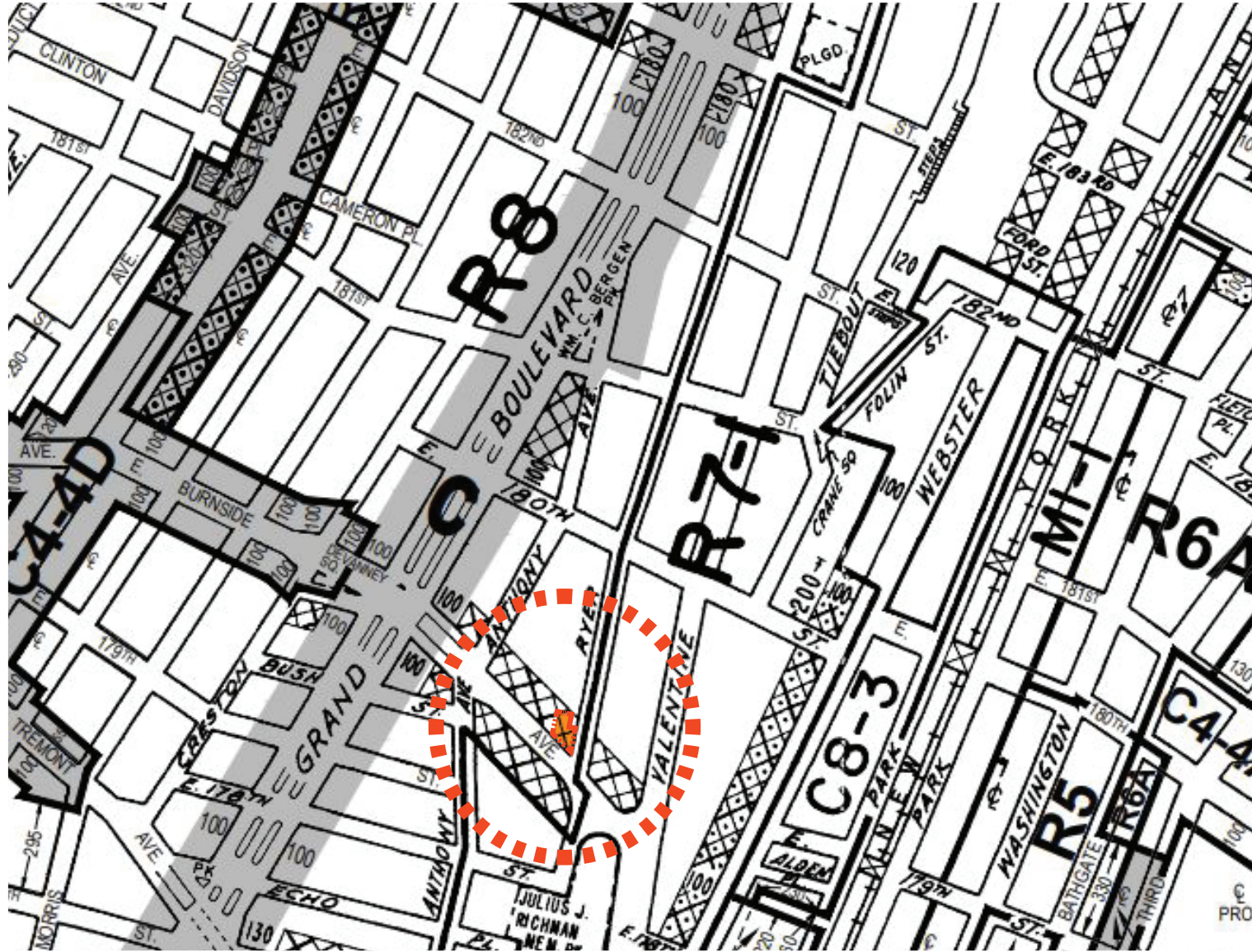
EAST AERIAL VIEW

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Development site: 283 East Burnside Avenue
Borough: Bronx
Block 3156 Lot 81
Community Board: #5, Bronx
Zoning Map #: 3c
Zoning District: C1-4/R8
Landmark Status: No
Historic District: No
MIH Area: No
UAP Area: Yes



ZONING MAP 3c

Greater Transit Zone: Yes
Transit Zones: Outer Transit Zone
Limited Height District: No
Lower Density Growth Management Area: No
Flood Zone: No
Environmental Designation: No



HISTORICAL ZONING MAP 3c

283 EAST BURNSIDE AVENUE, BRONX, NY, 10457
PRELIMINARY ZONING ANALYSIS

4/28/2025

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MIXED USE OPTION FOR MAX BUILD OUT AND ZONING FLOOR AREA (NON-RESIDENTIAL)

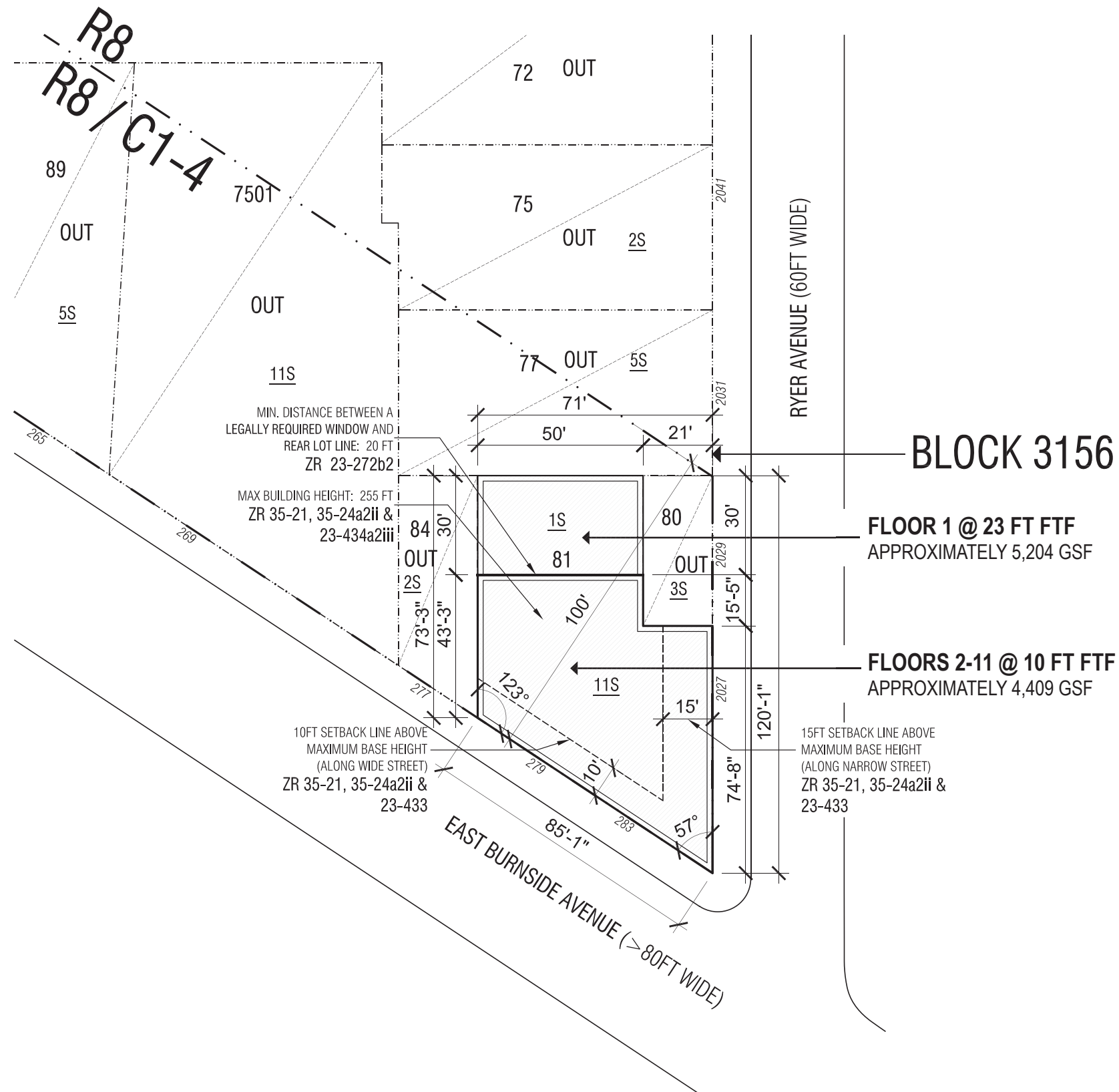
Address	Block/Lot	Lot Area (SF)	Zoning District	Maximum FAR			Maximum Permitted ZFA (SF)	Max. Lot Coverage (%)	Front Yard Requirements (ft)	Side Yard Requirements (ft)	Rear Yard Requirements (ft)	Initial SetBack (ft)	Maximum Height of a Front Wall	Sky Exposure Plane		Maximum Building Height (ft)
				Max. Total FAR	Max. Commercial Overlay (C1-3) FAR	Uses for Max. FAR								Height above the Street Line (ft)	Ratio (Ver. to Hor.)	
283 East Burnside Ave.	3156/81	5,204.00	R8 / C1-4	6.50 ¹	2.00 ²	Community Facility mixed with commercial use	33,826.00	N/A	Not required	Not required, but if provided minimum 8 ft	Not Required ³	20 (Wide St) ⁴ 15 (Narrow St) ⁴	85ft or 6 stories, whichever is less ⁵	85 ⁶	2.7 to 1 (Narrow St.) ⁷ 5.6 to 1 (Wide St.) ⁷	N/A

MIXED USE OPTION FOR MAX BUILD OUT AND ZONING FLOOR AREA (WITH RESIDENTIAL)

Address	Block/Lot	Lot Area (SF)	Zoning District	Maximum FAR			Maximum Permitted ZFA (SF)	Max. Lot Coverage (%)	Front Yard Requirements (ft)	Side Yard Requirements (ft)	Rear Yard Requirements (ft)	Initial SetBack (ft)	Minimum Base Height (ft)	Maximum Base Height (ft)	Maximum Height of Building or other Structures (ft)	Maximum Number of Stories
				Max. Total FAR	Max. Commercial Overlay (C1-3) FAR	Uses for Max. FAR										
283 East Burnside Ave.	3156/81	5,204.00	R8 / C1-4	8.64 ⁸	2.00 ⁹	Residential mixed with commercial use	44,962.56	100 ¹⁰	Not required ¹¹	Not required, but if provided minimum 5 ft ¹²	Not Required ³	10 (Wide St) ¹³ 15 (Narrow St) ¹³	60 ¹⁴	125 ¹⁴	255 ¹⁵	N/A

1. Per **ZR 33-121**, the maximum floor area ratio for a zoning lot containing **community facility uses**, or for a zoning lot containing both **commercial** and **community facility uses** in **R8** (w/ **C1-4** overlay) is **6.50**.
2. Per **ZR 33-121**, the maximum floor area ratio for **commercial uses** on a zoning lot containing commercial uses, or both **commercial** and **community facility uses**, within an **R8** district with a **C1-4** overlay, is **2.00**.
3. Per **ZR 33-261**, no rear yard is required because the depth of the corner lot is **less than 100 feet** when measured perpendicular to both bounding street lines.
4. Per **ZR 33-431**, an initial setback distance over the front wall shall be **20ft** on a **narrow street** and **15ft** on a **wide street**.
5. Per **ZR 33-431**,maximum height of a front wall, or other portion of a building or other structure within the initial setback distance is **85 feet** or **6 stories**, whichever is less.
6. Per **ZR 33-431**, sloped Sky Exposure Plane starts **85ft** above the street line.
7. Per **ZR 33-431**, Sky Exposure Plane's slope over zoning lot, expressed as a ratio of vertical distance to horizontal distance, is **2.7 to 1** on **narrow street**, and **5.6 to 1** on **wide street**.
8. Per **ZR 35-31** and **23-22**, the maximum residential floor area ratio shall be **8.64** for zoning lots containing **qualifying affordable housing (UAP development)** in an **R8** district, outside of **Mandatory Inclusionary Housing** areas, and located **within 100 feet** of a **wide street**.
9. Per **ZR 35-21**, **35-24-a-2-ii**, and **33-121**, the maximum commercial floor area ratio shall not exceed **2.00**.
10. Per **ZR 35-21**, **35-24-a-2-ii**, and **23-362-a**, the **maximum residential lot coverage** for corner lots shall be **100 percent** in the **R8** Zoning district with a **C1-4** overlay.
11. Per **ZR 35-21**, **35-24-a-2-ii**, and **23-322**, in the R8 district, **no front yard** requirements shall apply.
12. Per **ZR 35-21**, **35-24-a-2-ii**, and **23-361-b**, no front yards or side yards are required.However, for multiple dwelling residences, if any open area extending along a side lot line is provided at any level, it shall have a minimum width of five feet, measured perpendicular to the side lot line.
13. Per **ZR 35-21**, **35-24-a-2-ii** and **23-433**, a setback with a depth of at least **10 feet** shall be provided from any street wall fronting on a **wide street**, and a setback with a depth of at least **15 feet** shall be provided from any street wall fronting on a **narrow street**.
14. Per **ZR 35-21**, **35-24-a-2-ii** and **23-432**, the initial setback shall be provided at a height not lower than a **minimum base height** of **60 feet** and not higher than the **maximum base height** of **125 ft** in **R8** district (outside of **MIH areas**, located within **100 feet** of a **wide street**, containing **UAP developments**).
15. Per **ZR 35-21**, **35-24-a-2-ii** and **23-434-a-2-iii**, the modified maximum height of buildings or other structures shall be **255 feet** in **R8** district for **UAP developments** or portions thereof, within **100 feet** of a **wide street**

MIXED-USE MASSING With Multifamily Residential



Maximum Floor Area Ratio (FAR):

Residential use	8.64 (R8) (ZR 23-22) UAP Residential Development within 100ft of Wide Street
Commercial/Manufacturing use:	2.00 (C1-4) (ZR 33-121)
Community Facility use:	6.50 (C1-4) (ZR 33-121)
Mixed-use option:	8.64 (C1-4, R-8) (ZR 35-20, 33-121 & 23-22)

Zoning Lot Area	Address	Block	Lot	Zoning District	Lot Area (SF)
	283 East Burnside Ave.	3156	81	R8 / C1-4	5,204

Zoning Lot Area: 5,204.00 SF

Maximum Permitted Zoning Floor Area:

Residential Only Build-Out
$$8.64 \times 5,204.00 = 44,962.56 \text{ ZSF}$$
Commercial Only Build-Out
$$2.00 \times 5,204.00 = 10,408.00 \text{ ZSF}$$

Community Facility Only Build-Out

$$6.50 \times 5,204.00 = 33,826.00 \text{ ZSF}$$

Mixed-Use Build-Out

8.64 x 5,204.00 = **44,962.56 ZSF** (Max. **10,408.00 ZSF** for Commercial, and max. **33,826.00 ZSF** for CF)

ZFA and GFA for Mixed-Use Option (No Residential):

<u>(6.50 Total Max FAR)</u>	Used FAR	Lot Area (SF)	ZFA (SF)	GFA (SF)	
Community Facility Use:	5.60	5,204.00	29,142.40	32,380.44	(with estimated 8-10% deductions)
Commercial Use:	0.90	5,204.00	4,683.60	5,204.00	(with estimated 8-10% deductions)
TOTAL	6.50		33,826.00	37,584.44	(GFA refers to above grade Gross Floor Area)

ZFA and GFA for Mixed-Use Option (With Residential):

<u>(8.64 Total Max FAR)</u>	Used FAR	Lot Area (SF)	ZFA (SF)	GFA (SF)	
Residential Use:	7.74	5,204.00	40,278.96	44,754.40	(with estimated 8-10% deductions)
Commercial Use:	0.90	5,204.00	4,683.60	5,204.00	(with estimated 8-10% deductions)
TOTAL	8.64		44,962.56	49,958.40	(GFA refers to above grade Gross Floor Area)

Required Off-Street Parking:

For Commercial & Community Uses: Accessory off-street parking spaces for commercial and community uses shall be provided in conformity with the requirements set forth in section 36-20.

For Residential Use: Accessory off-street parking spaces shall be provided for 12% of the Standard Dwelling Units. No accessory off-street parking spaces shall be required for qualifying affordable housing units. ZR 25-222

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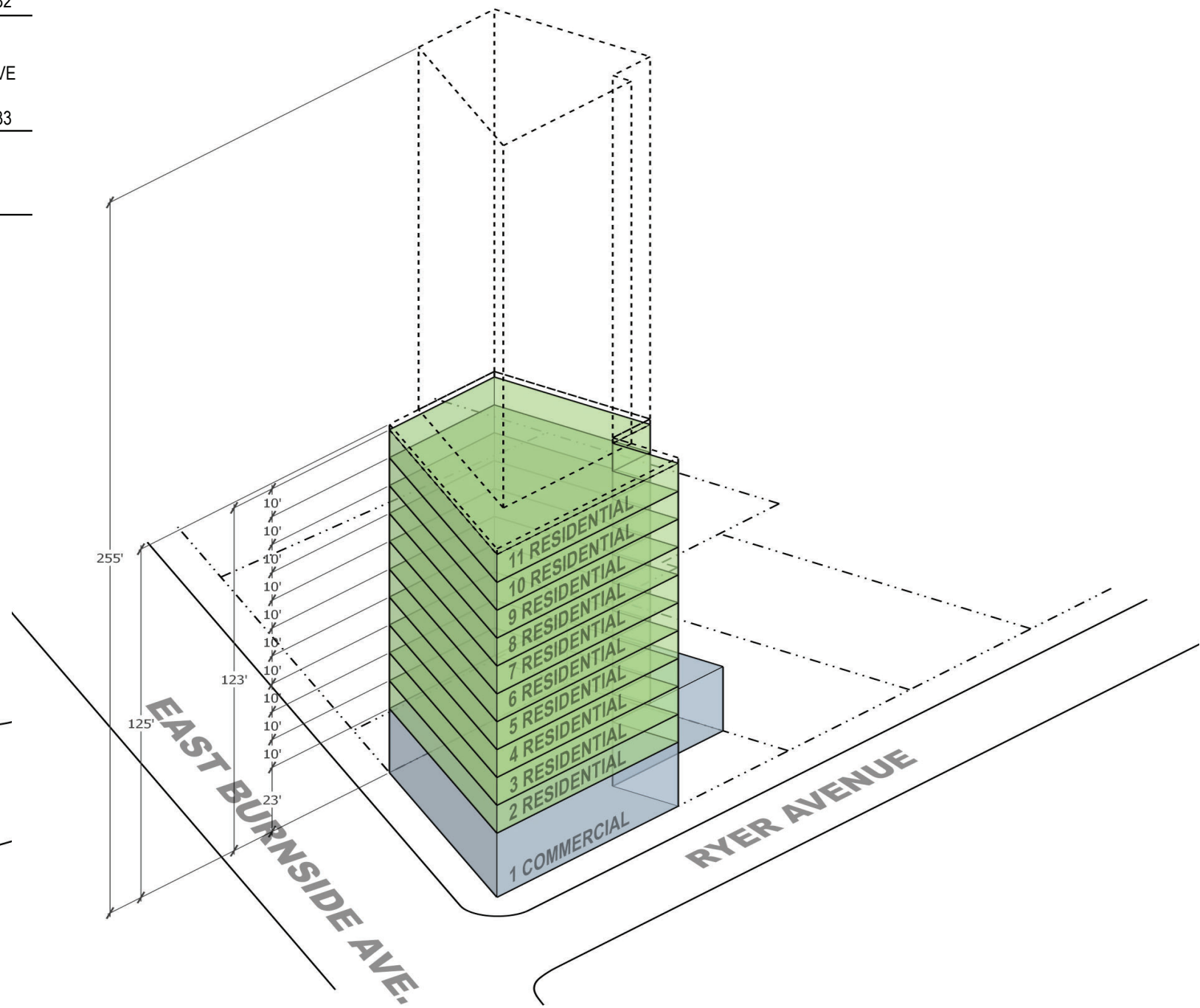
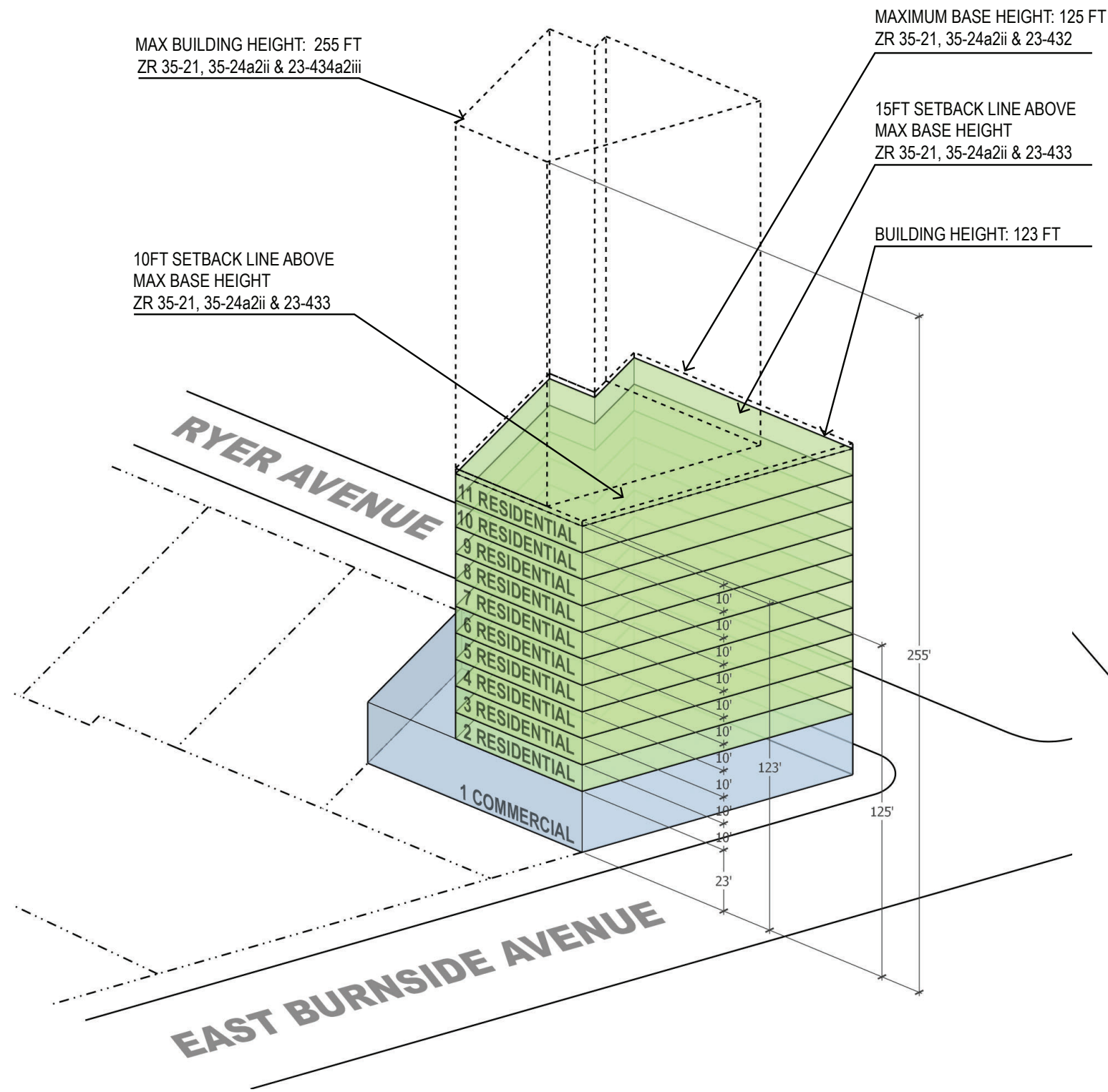
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MIXED-USE MASSING
With Multifamily Residential

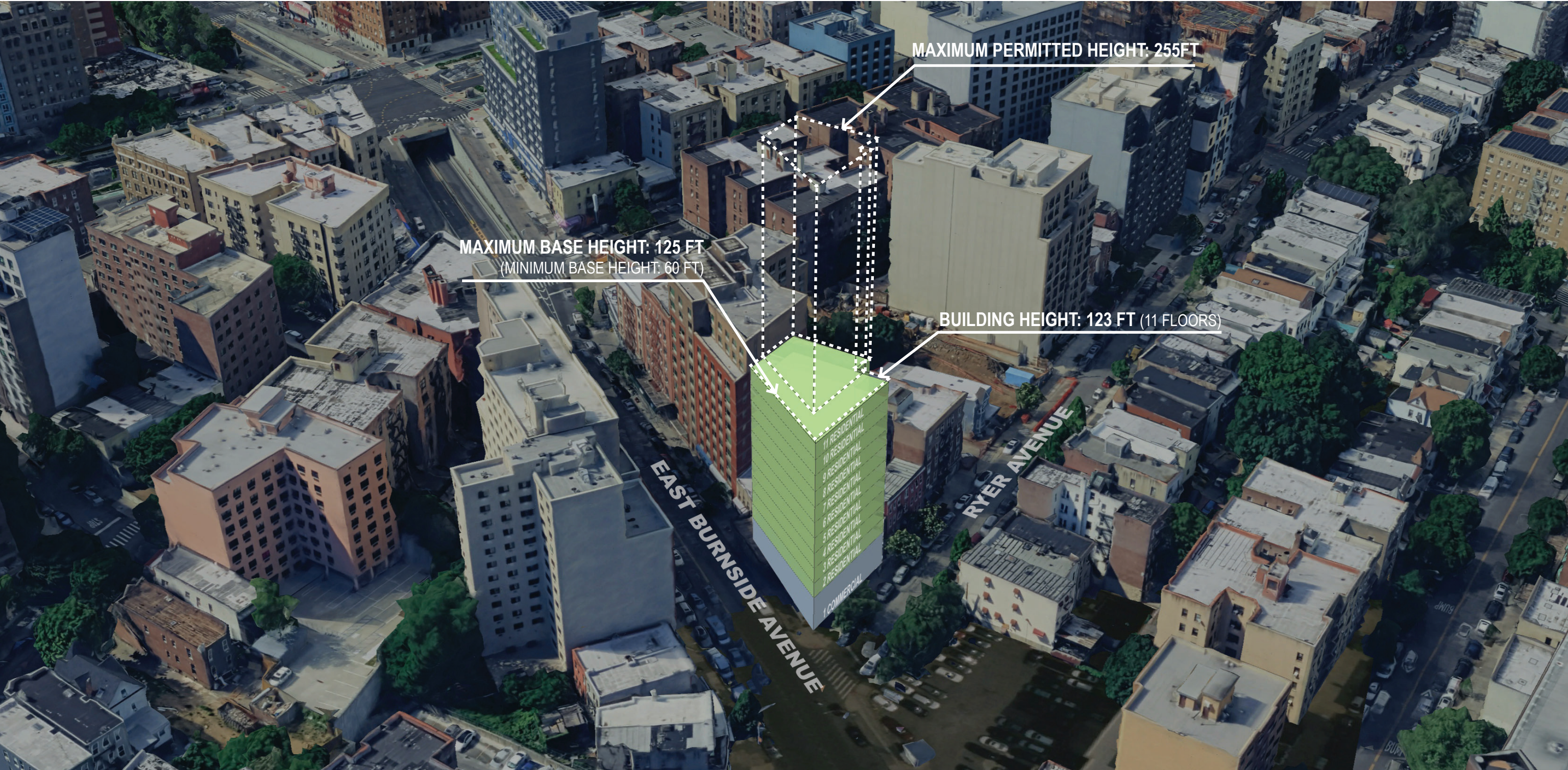


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MASSING DIAGRAM



MIXED USE WITH MULTIFAMILY RESIDENTIAL - AERIAL SOUTHEAST VIEW (LOOKING NORTHWEST)

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