

*Building Better Communities With.....*



# Rand Commercial

**RAND COMMERCIAL** is pleased to present the following East Bronx property

**FOR SALE OR FOR LEASE - PRICE AVAILABLE ON REQUEST**

## **1121 MORRIS PARK AVENUE, BRONX, NY**

This is a unique opportunity to own or lease a corner property located two minutes from the Morris Park Subway. (A Morris Park Metro Station is underway and will provide direct access from Morris Park to Manhattan's Penn Station, Westchester County and Connecticut.)

1121 Morris Park Avenue is minutes from Montefiore and Einstein medical facilities. Some possible uses are: legal or accounting offices, day care center, senior center, retail, community center and other uses.

Building SF: 4,730  
Lot Size SF: 5,565

Lot Width, Depth: 53 X 100  
Year Built: 1957



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This building is currently 3 levels. The owner is willing to work with the tenant to allow a build-out that meets their needs. Floor Plans with dimensions will be provided at showing.

**BLOCK/LOT: 4132/39**  
**ZONING: R4**  
**AS BUILT HEIGHT: 22.78'**

#### R4: Residential District

R4 districts allow all types of housing at a slightly higher density than permitted in R3-2 districts. The floor area ratio (FAR) of 0.75, plus an attic allowance of up to 20% for inclusion of space under the pitched roof common to these districts, usually produces buildings with three stories instead of the two-story homes characteristic of R3 districts. Much of the residential development in North Corona in Queens and Arden Heights in Staten Island is typical of R4 districts. To accommodate a potential third floor beneath a pitched roof, the perimeter wall in R4 districts may rise to 25 feet before being set back to the maximum building height of 35 feet. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to provide sufficient space for on-site parking. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; the driveway must be within the side lot ribbon unless the lot is wider than 35 feet. Detached houses must have two side yards that total at least 13 feet and each one must be at least five feet wide. Semi-detached buildings need one side yard with a minimum width of eight feet. The maximum street wall length for a building on a single zoning lot is 185 feet. One off-street parking space is required for each dwelling unit. However, requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone.

Low-Density Non-Contextual Residence District															
R4		Lot Width (min)	Lot Area (min)	FAR (max)	Lot Coverage (percent)	Front Yard (min)	Rear Yard (min)	Side Yards (min)	Building Height/Perimeter Wall (max)						
Single and Two Family	Detached	40 ft	3,800 sf	0.75	45%	10 ft	30 ft	2	13 ft	5 ft	35 ft/25 ft				
	Semi-Detached	18 ft	1,700 sf					1	8 ft	8 ft					
	Attached							N/A	N/A	N/A					
Multi-Family	All							2	16 ft	8 ft					



### Building and Property Information

Borough	Block	Lot	Address
Bronx	4132	39	1121 MORRIS PARK AVENUE
Frontage(ft.)	Depth (ft.)	Area (sf.)	Building Area (sf.)
50.00	100.00	5,000.00	4,730.00
Land Use	Buildings	Floors	Zoning District
Commercial & Office Buildings	1	1	R4
Maximum Height(ft.)	Special Designations	Landmark	Zoning Documents
35.0	none	none	0

1121 MORRIS PARK AVENUE

R4

### FAR Calculations

Land Use	FAR	Lot Area (sf)	FAR Bonus	Total Buildable FAR (sf)	Transferred Floor Area (sf)	Received Floor Area(sf)	As Built Gross Floor Area (sf)	Remaining Buildable Gross Floor Area (sf)
Residential R4	0.75	5,000.00	0.9	4,500.00				
				4,500.00	0.00	0.00	4,730.00	-230.00

Attic

### Results

According to the above FAR calculations, we can calculate that the building is using 230.00 square feet more than its available gross floor area.

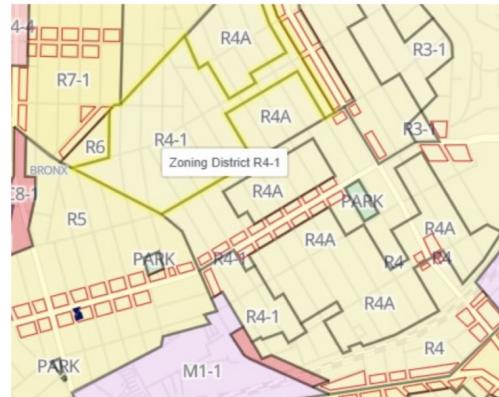
Figure 1: 230.00 feet is approximately 5% of the building's current Gross Floor Area. Therefore, the current buildup is using all of its FAR with no room to grow. As this building is only slightly overbuilt, this figure illustrates the building as it stands with no additional square footage.



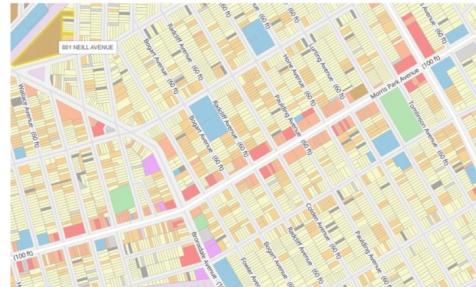
#### Notes

It is common for a building to exceed its maximum allowable FAR. This may be a result of the building having been constructed prior to zoning law or a result of zoning law amendments.

#### Zoning Boundaries and Street Map



Land Use Map



- One & Two Family Building
- Mult-Family Walk-Up Building
- Mult-Family Elevator Building
- Mixed Residential & Commercial Building
- Commercial & Office Building
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities and Institutions
- Open Space & Recreation
- Parking
- Vacant Land
- Other

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# Zoning Data Tables, Residence Districts

## ZONING DATA TABLE 2

R4-R5 Lower-Density Residence Districts									
	R4	R4-1 <sup>7</sup>	R4A <sup>7</sup>	R4B	R4/R5 Infill	R5	R5A	R5B	R5D
Single-family detached residences	✓	✓	✓	✓	✓	✓	✓	✓	✓
Two-family detached residences	✓	✓	✓	✓	✓	✓	✓	✓	✓
Semi-detached residences	✓	✓	-	✓	✓	✓	-	✓	✓
All residences	✓	-	-	✓	✓	✓	-	✓	✓
Residential FAR (max)	0.75	0.75	0.75	0.9	R4: 1.35 R5: 1.65	1.25	1.1	1.35	2.0
with attic allowance	0.9	0.9	0.9	-	-	-	-	-	-
Community facility FAR (max)	2.0	2.0	2.0	2.0	-	2.0	2.0	2.0	2.0
Lot width (min)	Detached	40 ft	25 ft	30 ft	25 ft	40 ft	40 ft	30 ft	25 ft
	Other	18 ft	18 ft	-	18 ft	18 ft	18 ft	-	18 ft
Lot area (min)	Detached	3,800 sf	2,375 sf	2,850 sf	2,375 sf	3,800 sf	3,800 sf	2,850 sf	2,375 sf
	Other	1,700 sf	1,700 sf	-	1,700 sf	1,700 sf	1,700 sf	-	1,700 sf
Open space ratio (min)	-	-	-	-	-	-	-	-	-
Lot coverage (max)	Corner lot	45%	- <sup>2</sup>	- <sup>2</sup>	55%	55%	55%	- <sup>2</sup>	80%
	Interior lot				55%	55%	55%		60%
Front yard depth (min)	10 ft <sup>1</sup>	10 ft <sup>3</sup>	10 ft <sup>3</sup>	5 ft <sup>3</sup>	18 ft	10 ft <sup>1</sup>	10 ft <sup>3</sup>	5 ft <sup>3</sup>	5 ft <sup>3</sup>
Side yards (number)	Detached	2	2	2	2	2	2	2	2 <sup>8</sup>
	Semi-detached	1	1	-	1	1	1	-	1 <sup>8</sup>
Total width of side yards (min)	Detached	13 ft	8 ft <sup>4,5</sup>	10 ft <sup>5</sup>	8 ft <sup>4,5</sup>	13 ft	13 ft	10 ft <sup>5</sup>	8 ft <sup>4,5</sup>
	Semi-detached	8 ft	4 ft <sup>5</sup>	-	4 ft <sup>5</sup>	8 ft	8 ft	-	4 ft <sup>5</sup>
Each side yard (min)	Detached	5 ft	-	2 ft	-	5 ft	5 ft	2 ft	-
	Semi-detached	-	-	-	-	-	-	-	-
Rear yard depth (min)	30 ft	30 ft	30 ft	30 ft	30 ft				
Perimeter wall height (max)	25 ft	25 ft	21 ft	-	R4: 25 ft R5: 30 ft	30 ft <sup>6</sup>	25 ft	30 ft <sup>6</sup>	-
Building height (max)	35 ft	35 ft	35 ft	24 ft	R4: 35 ft R5: 33 ft	40 ft	35 ft	33 ft	40 ft
Off-street parking	1 per dwelling unit	66% of dwelling units	85% of dwelling units	1 per dwelling unit	66% of dwelling units	66% of dwelling units			

<sup>1</sup> If front yard depth exceeds 10 ft, it must be at least 18 feet

<sup>2</sup> Governed by yard requirements

<sup>3</sup> Front yard must be at least as deep as an adjacent front yard; in R4B, R5B & R5D districts, must be as deep as one adjacent front yard but no deeper than the other

<sup>4</sup> Zero lot line buildings require only one side yard, at least 8 feet wide

<sup>5</sup> Minimum of 8 ft required between buildings on adjacent zoning lots

<sup>6</sup> Street wall height in R5 and R5B districts

<sup>7</sup> Regulations may differ in Lower Density Growth Management Areas

<sup>8</sup> Side yards not required for existing zoning lots less than 30 feet wide

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