

# 452-454 GRAHAM AVENUE

## ZONING STUDY



SITE

# GRAHAM LOOKING SOUTH



# GRAHAM LOOKING NORTH

NEW  
DEVELOPMENTS

NEW  
DEVELOPMENTS



# ZONING LOCATION - ZOLA

**BLOCK 2735**  
**LOTS: 9 + 10**



TAX LOT | BBL 3027350010

### 168 RICHARDSON STREET, 11211

Brooklyn (Borough 3) | Block 2735 | Lot 10

**Zoning District:** R6A C2-4

INTERSECTING MAP LAYERS: Transit Zone

ZONING DETAILS:  
[Digital Tax Map](#)  
[Zoning Map: 13a \(PDF\)](#)  
[Historical Zoning Maps \(PDF\)](#)

Owner	Show Owner
Land Use	Mixed Residential & Commercial Buildings
Lot Area	1,650 sq ft
Lot Frontage	22 ft
Lot Depth	75 ft
Year Built	1920
Building Class	Residence (Multiple Use) - Primarily Two Family with One Store or Office ( S2 )

TAX LOT | BBL 3027350009

### 452 GRAHAM AVENUE, 11211

Brooklyn (Borough 3) | Block 2735 | Lot 9

**Zoning District:** R6A C2-4

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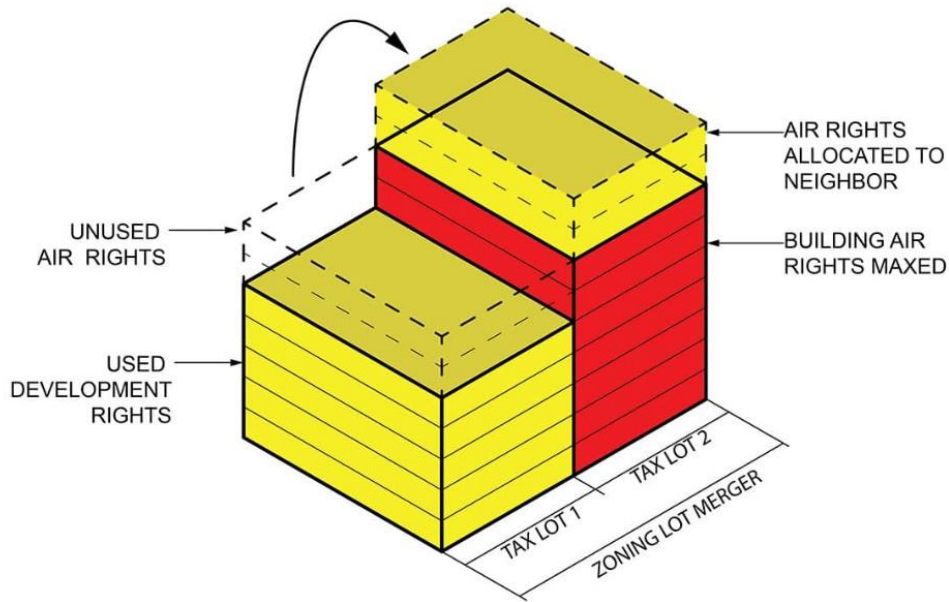
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[Digital Tax Map](#)  
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Owner	Show Owner
Land Use	Mixed Residential & Commercial Buildings
Lot Area	1,650 sq ft
Lot Frontage	22 ft
Lot Depth	75 ft
Year Built	1920
Building Class	Residence (Multiple Use) - Primarily Three F. with One Store or Office ( S3 )
Number of Buildings	1
Number of Floors	2
Gross Floor Area	1,628 sq ft
Total # of Units	4
Residential Units	3

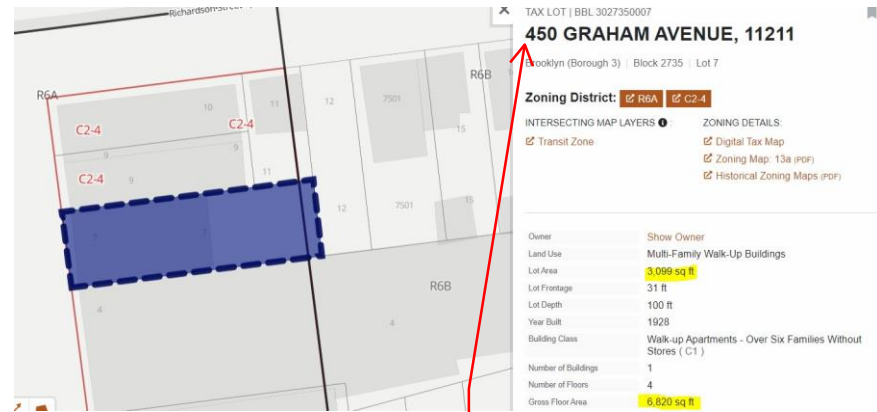
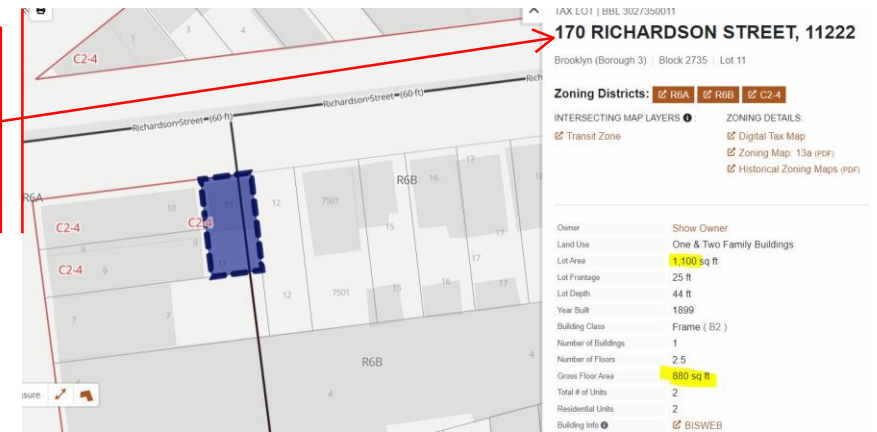
# NYC Air Rights & Air Rights Transfers

by Jorge Fontan | Last updated May 31, 2020 | New York City, NYC Zoning, Property Development

## AIR RIGHTS



**3080 sf of Air rights available for inclusionary. 2420 sf available for non inclusionary**



**4336 sf air Rights available inclusionary- 2477 sf for non inclusionary**

## What are air rights?

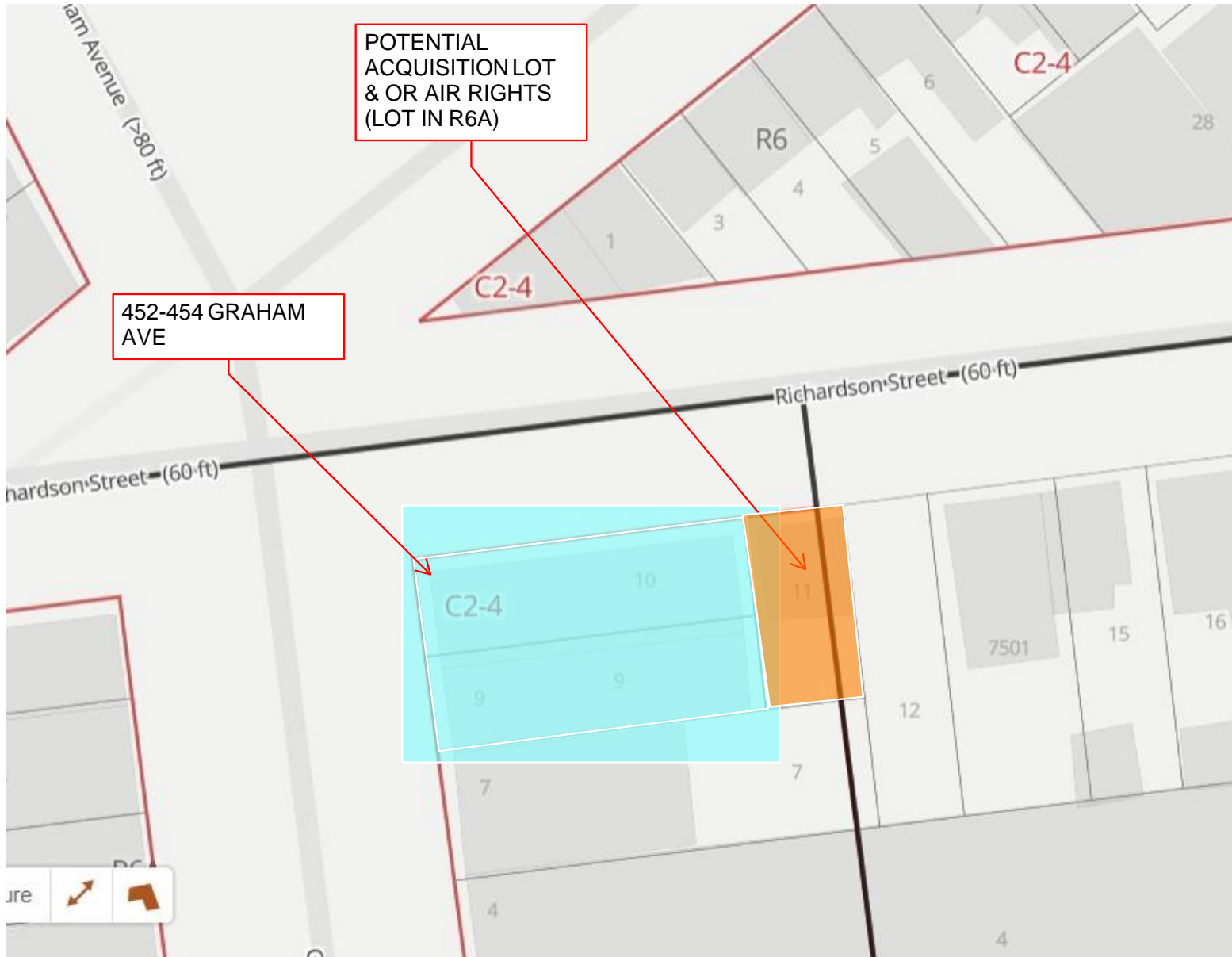
The term air rights is not in the New York City Zoning Resolution. The Zoning Code uses the term "development rights" which is what people normally mean when they say "air rights".

## Air Rights NYC Development Rights

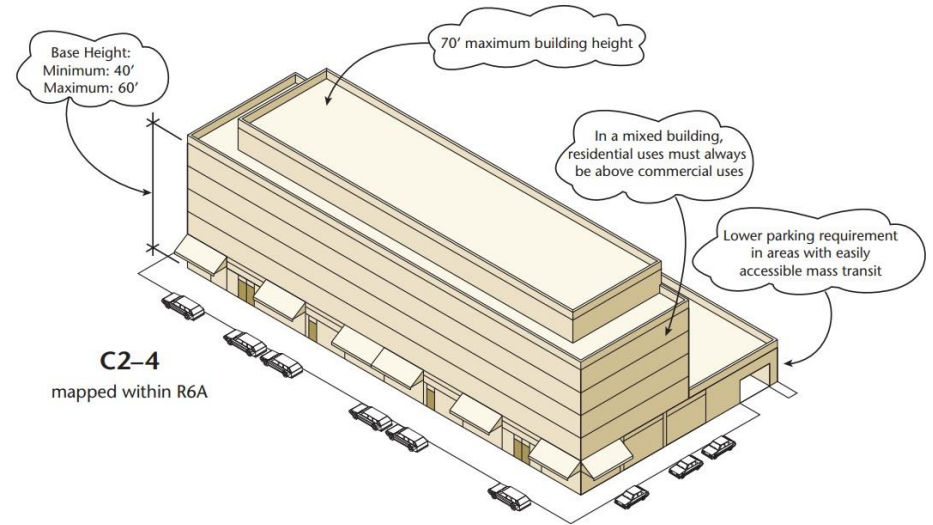
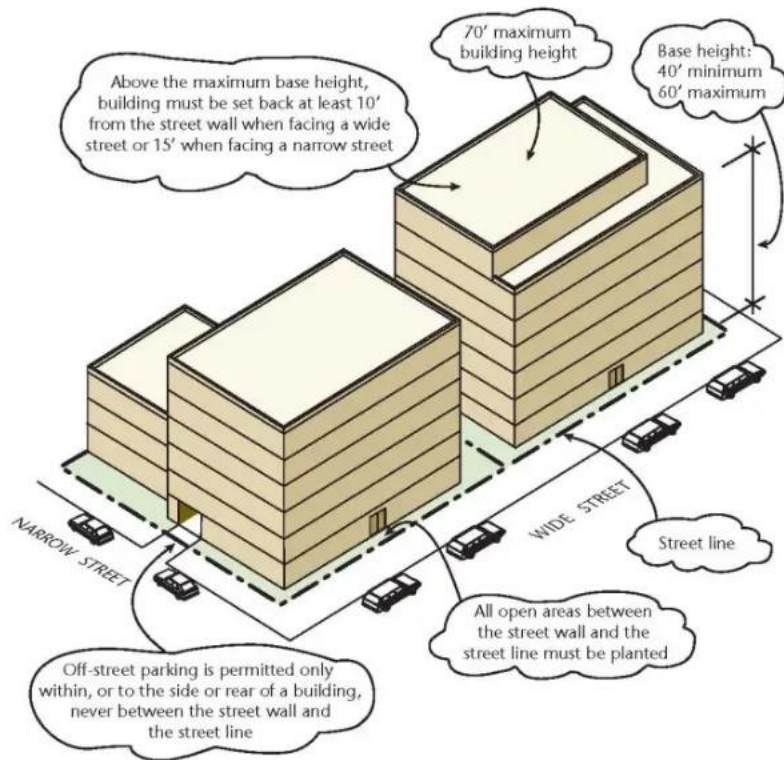
Air Rights or Development Rights are the unused floor area that can be developed on a property. The unused floor area can be added to the property or sold to a neighboring property. In New York City Air Rights can be transferred to other properties commonly referred to as a "Development Rights Transfer" or "Air Rights Deal". There are 2 ways to buy and sell air rights.

1. Zoning Lot Merger
2. Development Rights Transfer

# AIR RIGHT POTENTIAL



# DEVELOPMENT POTENTIAL



R6A General Residence District						
R6A	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking <sup>2</sup> (min)
		Corner Lot	Interior/Through Lot			
		3.0 <sup>1</sup>	80%			

<sup>1</sup> 3.6 FAR with Inclusionary Housing designated area bonus

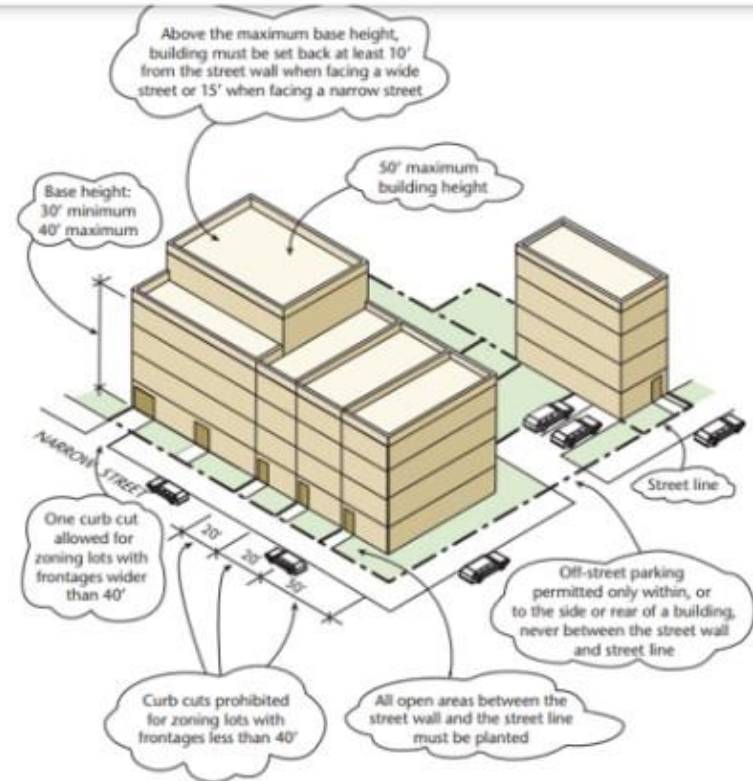
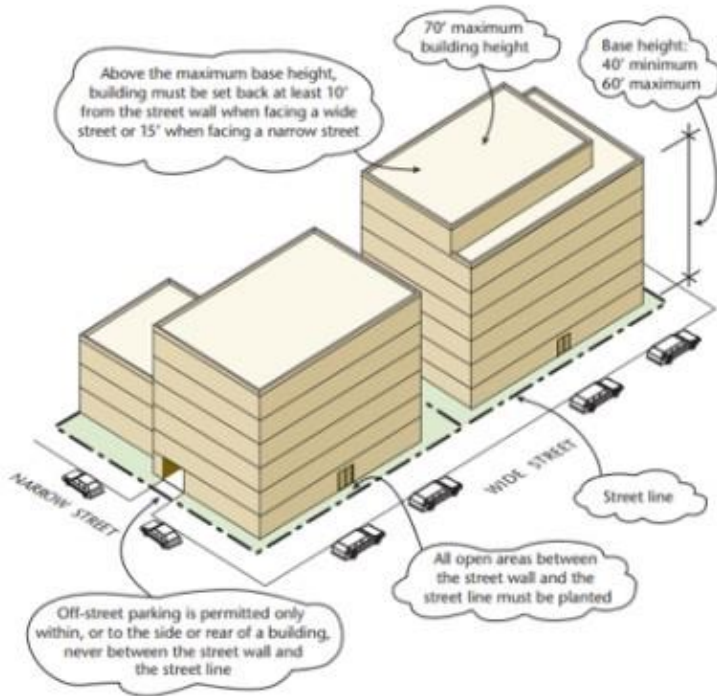
<sup>2</sup> Waived if 5 or lower spaces required

C1 & C2 Commercial Overlay Districts										
	C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
Commercial FAR within R1-R5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Commercial FAR within R6-R10	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Depth of Overlay District (in feet)	200	150	150	100	100	150	150	150	100	100

## R6A VS R6B

**-R6A MUCH MORE DEVELOPMENT POTENTIAL-  
DUE TO THE FOLLOWING:**

- F.A.R. ADVANTAGE
- HEIGHT ADVANTAGE - BASE & BLDG.
- LOT COVERAGE ADVANTAGE



R6A General Residence District						
R6A	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking* (min)
		Corner Lot	Interior/Through Lot			
	3.0 <sup>1</sup>	80%	65%	40-60 ft	70 ft	50% of dwelling units

<sup>1</sup> 3.8 FAR with Inclusionary Housing designated area bonus

<sup>2</sup> Waived if 5 or fewer spaces required

R6B General Residence District						
R6B	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking* (min)
		Corner Lot	Interior/Through Lot			
	2.0 <sup>1</sup>	80%	60%	30-40 ft	50 ft	50% of dwelling units

<sup>1</sup> 2.2 FAR with Inclusionary Housing designated area bonus

<sup>2</sup> Waived if 5 or fewer spaces required



# COMPARABLE PROPERTIES

**452-454 GRAHAM AVE - HIGHER DEVELOPMENT POTENTIAL THEN BOTH COMPS**



**Zillow**

**465 Humboldt St**  
Brooklyn, NY 11211

< Overview Facts & Features

**Units**

1 Agent listings

5 Bed

**\$3,950**  
5 bd 3 ba Pending

Listing by: Capri Jet Realty Corp

**Travel times**

Add work destination



**Zillow** Save Share Hide More

**\$4,677,000** 5 bd 3 ba 10,000 sqft

455 Humboldt St, Brooklyn, NY 11211

• For sale | Zestimate®: \$4,466,439

Est. payment: \$29,320/mo Get pre-qualified

Request a tour as early as today at 3:30 pm Contact agent

Overview Facts and features Home value Price and tax >

- Multifamily
- Built in 1899
- No data
- No data
- No data
- \$468 price/sqft

**Overview**

**QUIET TREE LINED STREET**

Listing by: **New York Realty Minimax Inc**  
Thony Revelo - Licensed Real Estate Salesperson

Welcome to 453-455 Humboldt Street, situated on a quiet tree lined street nestled right on the border of Williamsburg and Greenpoint, Brooklyn. Not only is this a corner double lot but you will be close to the best of what

# 465 Humboldt ST #2, Bklyn NY

**Zoning District:** R6B

**INTERSECTING MAP LAYERS:**  
 Transit Zone

**ZONING DETAILS:**  
 Digital Tax Map  
 Zoning Map: 13a (PDF)  
 Historical Zoning Maps (PDF)

**Owner:** Show Owner

**Land Use:** Multi-Family Walk-Up Buildings

**Lot Area:** 1,183 sq ft

**Lot Frontage:** 23.67 ft

**Lot Depth:** 50 ft

**Year Built:** 1899

**Building Class:** Walk-up Apartments - Three Families ( C0 )

**Number of Buildings:** 1

**Number of Floors:** 3

**Gross Floor Area:** 2,241 sq ft

**Total # of Units:** 3

**Residential Units:** 3

**Building Info:**  BISWEB

**Property Records:**  View ACRIS

**Housing Info:**  View HPD's Building, Registration & Violation Records

465 Humboldt St.

1183sf \* 2 F.A.R. = 2,366 sf (Max FAR)

1971sf\* 2 F.A.R. = 3,942 sf (Max FAR)

Total : 6,308 sf Max FAR (not incl. inclusionary)

**452-454 Graham Ave**

1650sf\* 3 F.A.R. = 4950

1650sf\* 3 F.A.R. = 4950

Total: 9900 sf Max FAR (Not incl. inclusionary)

6308/9900 = .637

All things equal 452 Graham Ave

= Valued at **\$6,200,000.**

**\*more sought after commercial location.**

**Air right options to build 14k+. Large prospect**

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**ZONING DETAILS:**  
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**Owner:** Show Owner

**Land Use:** Commercial & Office Buildings

**Lot Area:** 1,971 sq ft

**Lot Frontage:** 27 ft

**Lot Depth:** 73 ft

**Year Built:** 1920

**Building Class:** Store Buildings (Taxpayers Included) - One Story Retail Building ( K1 )

**Number of Buildings:** 1

**Number of Floors:** 1

**Gross Floor Area:** 1,971 sq ft

**Total # of Units:** 1

**Building Info:**  BISWEB

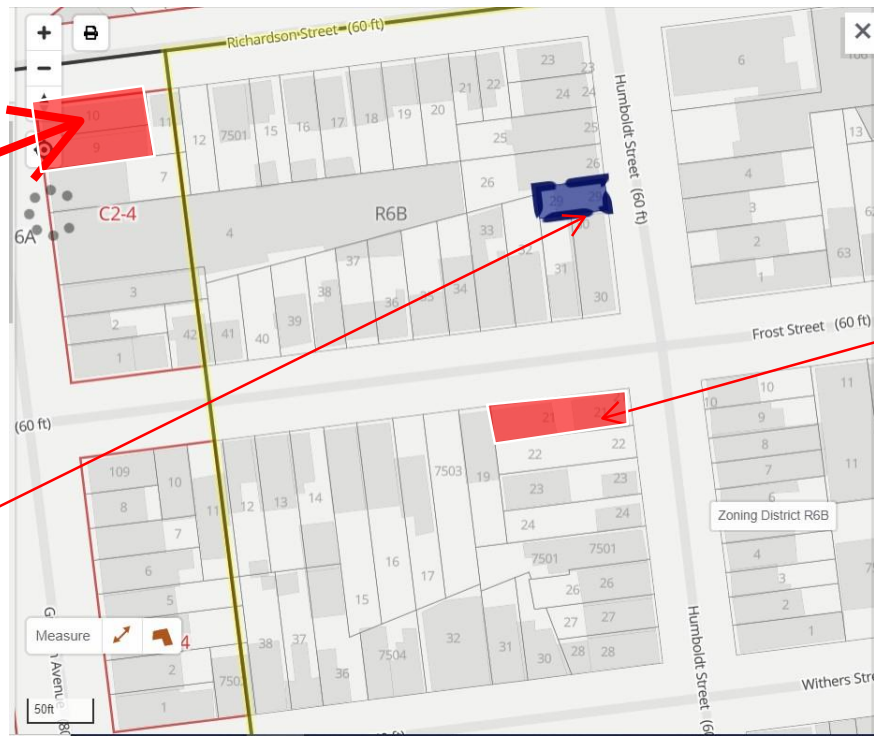
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**452-454 GRAHAM AVE. THE BEST DEAL. - R6A/C2-4 OVERLAY MORE DEVELOPMENT UPSIDE THAN BOTH COMPS WITHIN 1 BLOCK RADIUS.**

**465 HUMBOLT - R6B -RECENTLY SOLD FOR \$626 PER SF**

**R6B - STRICTER BASE HEIGHT, BUILDING HEIGHT & LOT COVERAGE THAN R6A- HUMBOLT IS 1 WAY STREET - NOT NEARLY AS MUCH FOOT TRAFFIC AS GRAHAM AVE**



**Zillow** Share Report

**465 Humboldt St**  
Brooklyn, NY 11211

View Facts & Features FAQ Nearby schools Neighborhoods

Units For Sale

1 Agent listings 0 Other listings

5 Bed

**\$3,950,000**  
5 bd | 3 ba | 4,212 sqft  
Pending

Listing by: Capri Jet Realty Corp

Travel times Add work destination



**Zillow** Save Share Hide More

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# POTENTIAL SCHEMATIC DEV. PROPOSALS

452-454 GRAHAM AVENUE ZONING STUDY

R6A = DU OF 680  
 9900/680 = 14 DWELLING UNITS MAX.  
 OPTIMIZE FOR 2BDRM

2023 LOW RISE APARTMENT COST  
 CONSTRUCTION COST OF \$150  
 PER SF.

REISIDENTIAL CONDO'S PRICE PER  
 SQ. FT. MEDIAN FOR  
 WILLIAMSBURG 2023 = \$1,363

PROPOSAL A  
COST TO BUILD  
 9900SF \* \$150 =  
**\$1,485,000\***

PROPOSAL B  
COST TO BUILD  
 11,880SF \* \$150 =  
**\$1,782,000\***

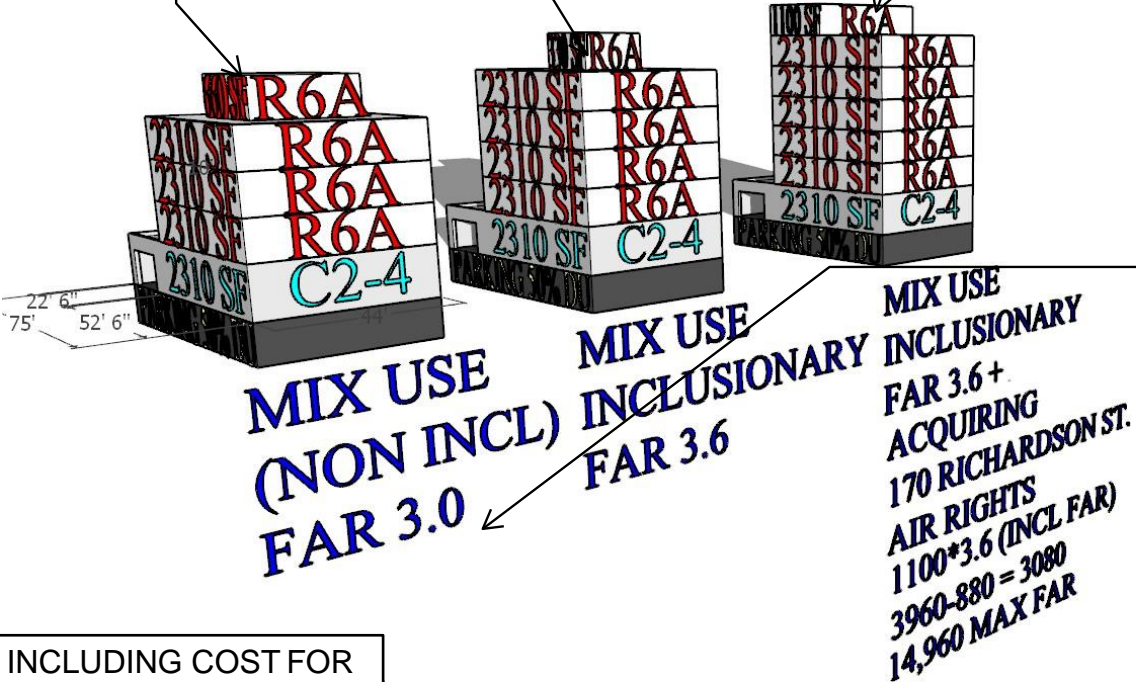
PROPOSAL C  
COST TO BUILD  
 14,960SF \* \$150 =  
**\$2,244,000\***

Current Versus Historical Williamsburg, New York, NY Rents

Beds	Price / Sqft	Feb 2023 Rent
Studio	\$72	\$3,554
1 BR	\$75	\$4,506
2 BR	\$50	\$5,442
3 BR	\$107	\$4,975
4+ BR	\$39	\$6,964

**PROPOSAL A**  
 GROUND FLR.  
 COMMERCIAL \$80 SF/YR =  
 \$15,400 A MO. \$184,800  
 PER YR. - BANK LOAN LESS  
 THAN 100K A YR.  
 (6) 2 BEDRM'S @ \$4,600  
 PER MO. - \$331,200 1ST YR.  
 BANK COST COVERED IN  
 3YRS

ALL CONTENTS OF THIS  
 DOCUMENT ARE FOR PRIVATE &  
 EDUCATIONAL PURPOSES ONLY



\* NOT INCLUDING COST FOR  
 UNDERGROUND PARKING