

279 EAST BURNSIDE AVENUE

Bronx, NY 10457

PRELIMINARY ZONING ANALYSIS REPORT (REVISED)
1 MAY 2026

DIA

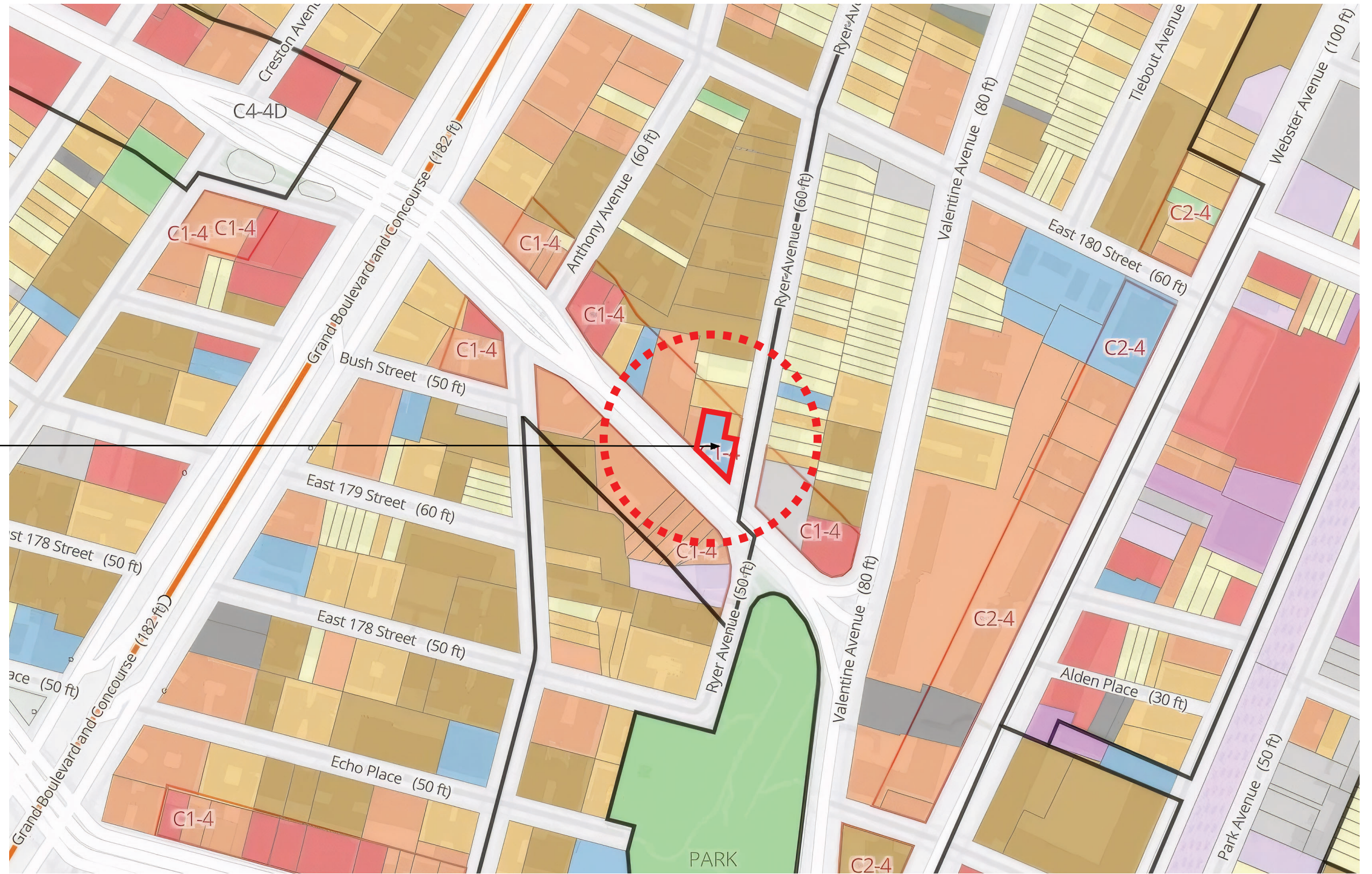
 **ZONING CHECK+**

Preliminary Zoning Analysis and Architectural Feasibility Studies
by **DESIGN INNOVATIONS FOR ARCHITECTURE**

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CONTEXT: ENLARGED LAND USE MAP

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



**279 EAST BURNSIDE AVE.
BRONX, NY 10457**

279 EAST BURNSIDE AVENUE, BRONX, NY, 10457

PRELIMINARY ZONING ANALYSIS (REVISED)

1/5/2026

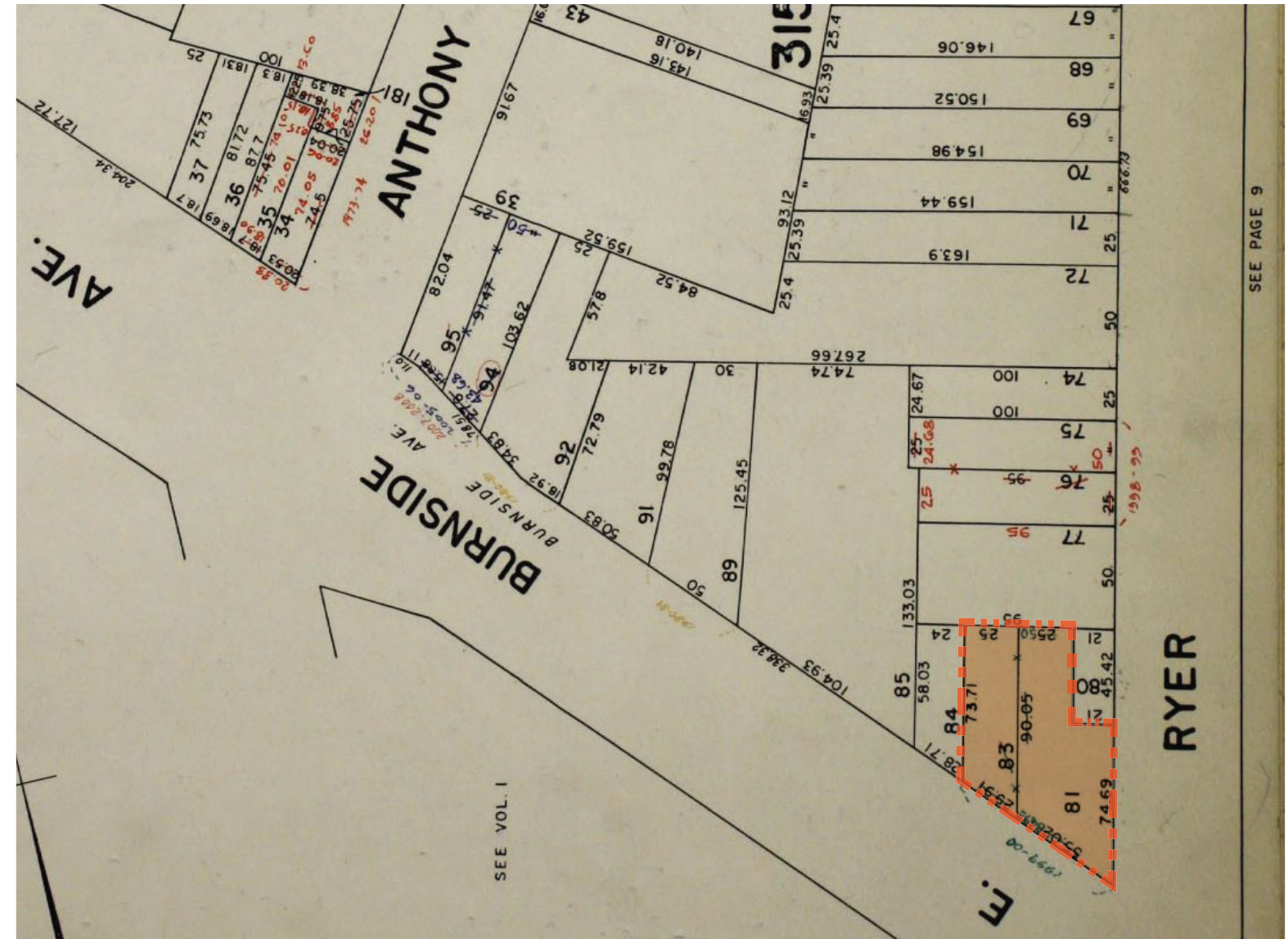
This drawing is intended for preliminary zoning analysis purposes only.
It is not for construction, nor for bid or permit submission if required.

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CONTEXT: TAX MAPS



CURRENT TAX MAP



TAX MAP 1969

CONTEXT: AERIAL VIEWS



SOUTHEAST AERIAL VIEW



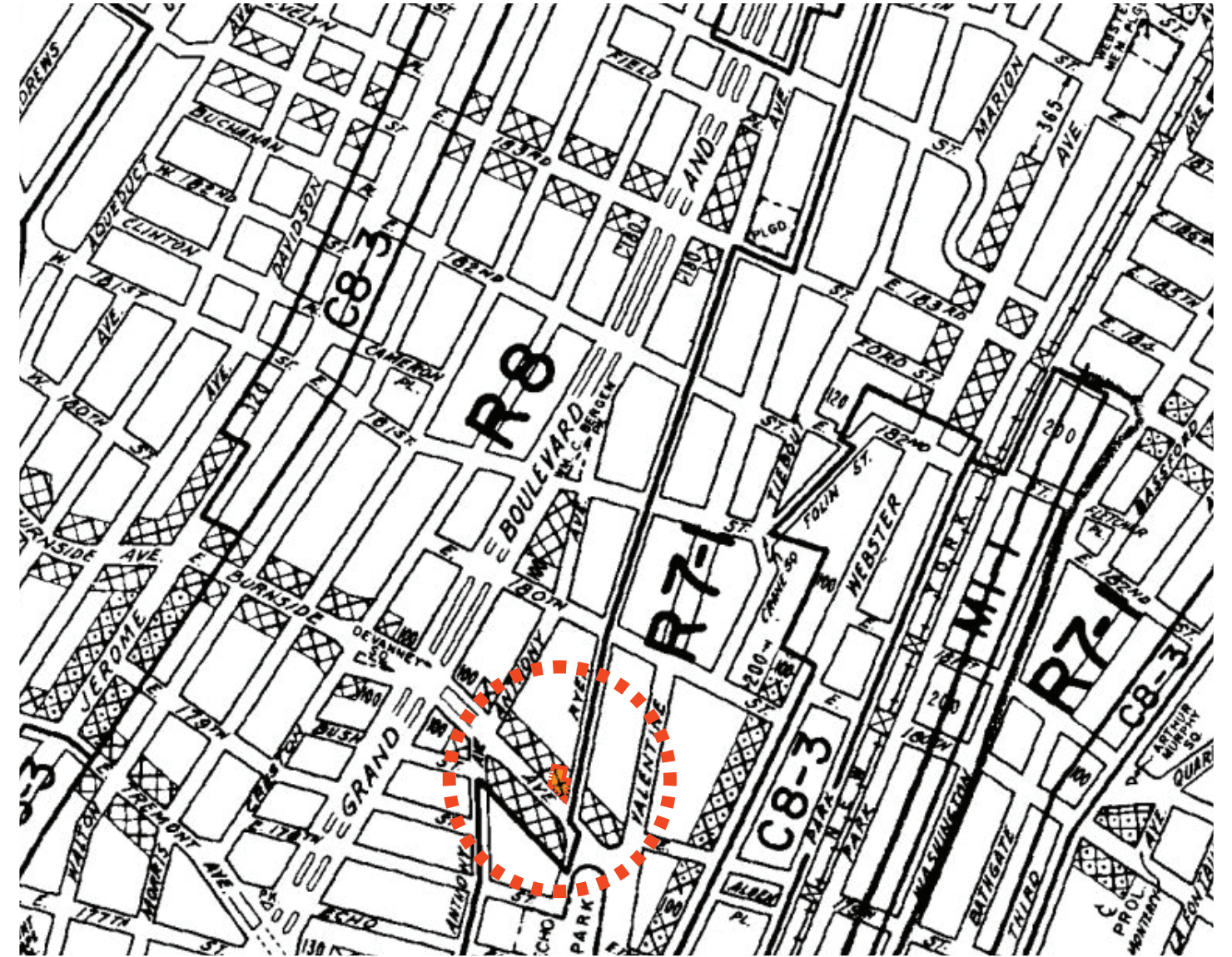
EAST AERIAL VIEW

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

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

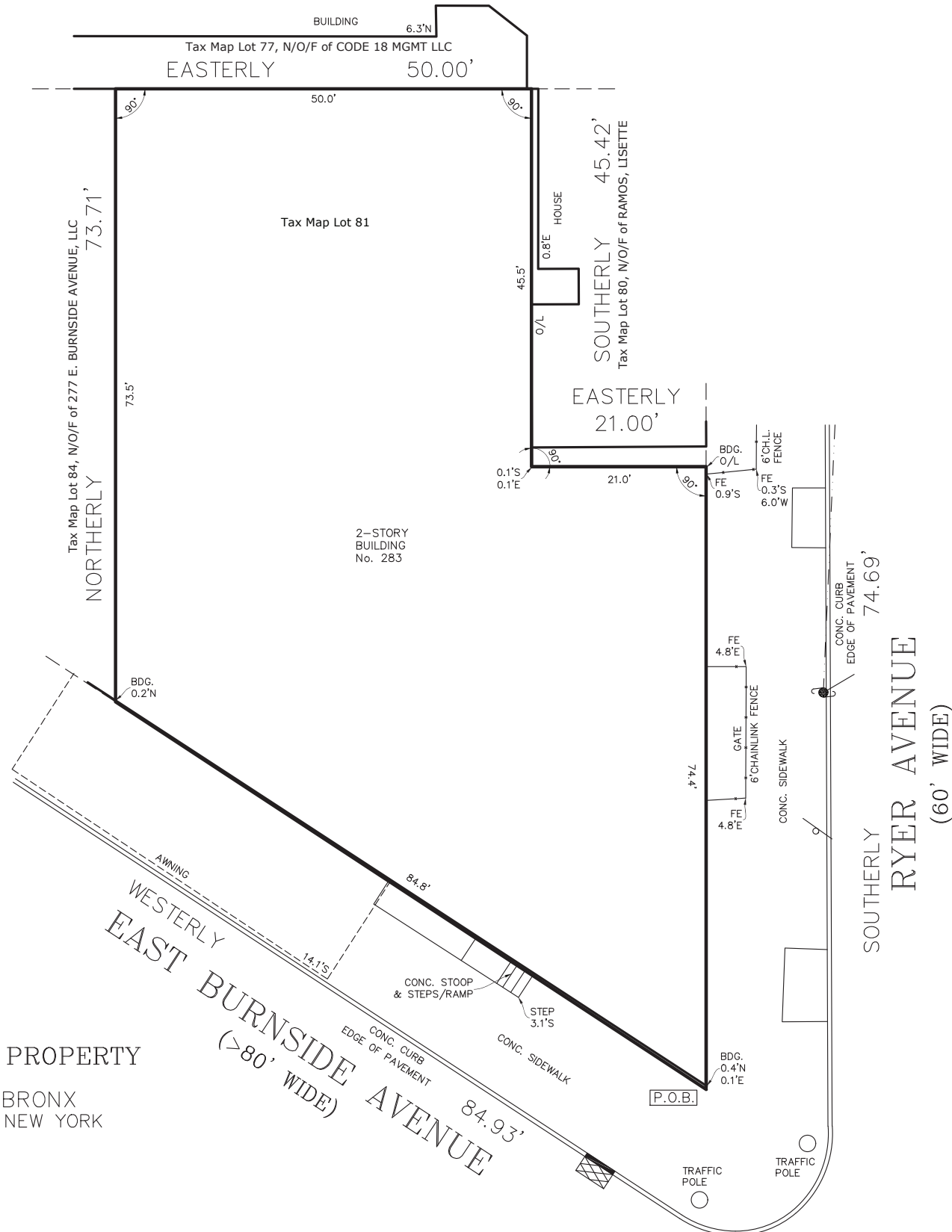


ZONING MAP 3c



HISTORICAL ZONING MAP 3c

PROPERTY SURVEY



SURVEY OF PROPERTY
SITUATE
BOROUGH OF BRONX
BRONX COUNTY, NEW YORK
TAX No. 3156-81

APRIL 14, 2026

AREA = 5,934 sq. ft.
0.136 ac.

LEGEND:

- P.O.B. POINT OF BEGINNING
- UTILITY POLE
- OVERHEAD WIRES
- SIGN
- CATCH BASIN

		AERIAL LAND SURVEYING, D.P.C. 53 PROBST DRIVE SHIRLEY, NY 11967 PHONE: 833-787-8393 E-MAIL: SURVEYS@AERIALLANDSURVEYING.COM WEBSITE: WWW.AERIALLANDSURVEYING.COM		NOTES: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT READILY VISIBLE, ARE NOT CERTIFIED. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE. ANY SYMBOLS SHOWN ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. *UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134, SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW* *Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered a valid true copy.* *Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.*
		DISTRICT: N/A	LOT: 81	
MAP/FILE NO.: N/A		TITLE NO.: N/A		
MAP OF: NOT ON FILED SUBDIVISION MAP		MAP FILED DATE: N/A		
COUNTY TAX MAP ID: 3156-81		SITUATED AT: BOROUGH OF BRONX		
SUBDIVISION MAP LOT & BLOCK #'S: N/A		CERTIFIED TO: EDWARD KALISVAART		
DATE: APRIL 14, 2026		JOB NO.: 26-1080		

DIA
DESIGN INNOVATIONS FOR ARCHITECTURE

It is mutually understood and agreed that the information contained herein is preliminary in nature and is subject to further review and verification by the client's Land Use Counsel. Accordingly, and to the fullest extent permitted by law, Design Innovations for Architecture, PLLC and its principals, officers, employees and consultants shall have no liability in connection with the information provided herein.

279 EAST BURNSIDE AVENUE, BRONX, NY, 10457

PRELIMINARY ZONING ANALYSIS (REVISED)

1/5/2026

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BULK REQUIREMENTS

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

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.)	
279 East Burnside Ave.	3156/81	5,934.00	R8 / C1-4	6.50 ¹	2.00 ²	Community Facility mixed with commercial use	38,571.00	N/A	Not required	Not required, but if provided minimum 8 ft	Not Required ³	20 (Narrow St) ⁴ 15 (Wide 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 STANDARD RESIDENCES ONLY)

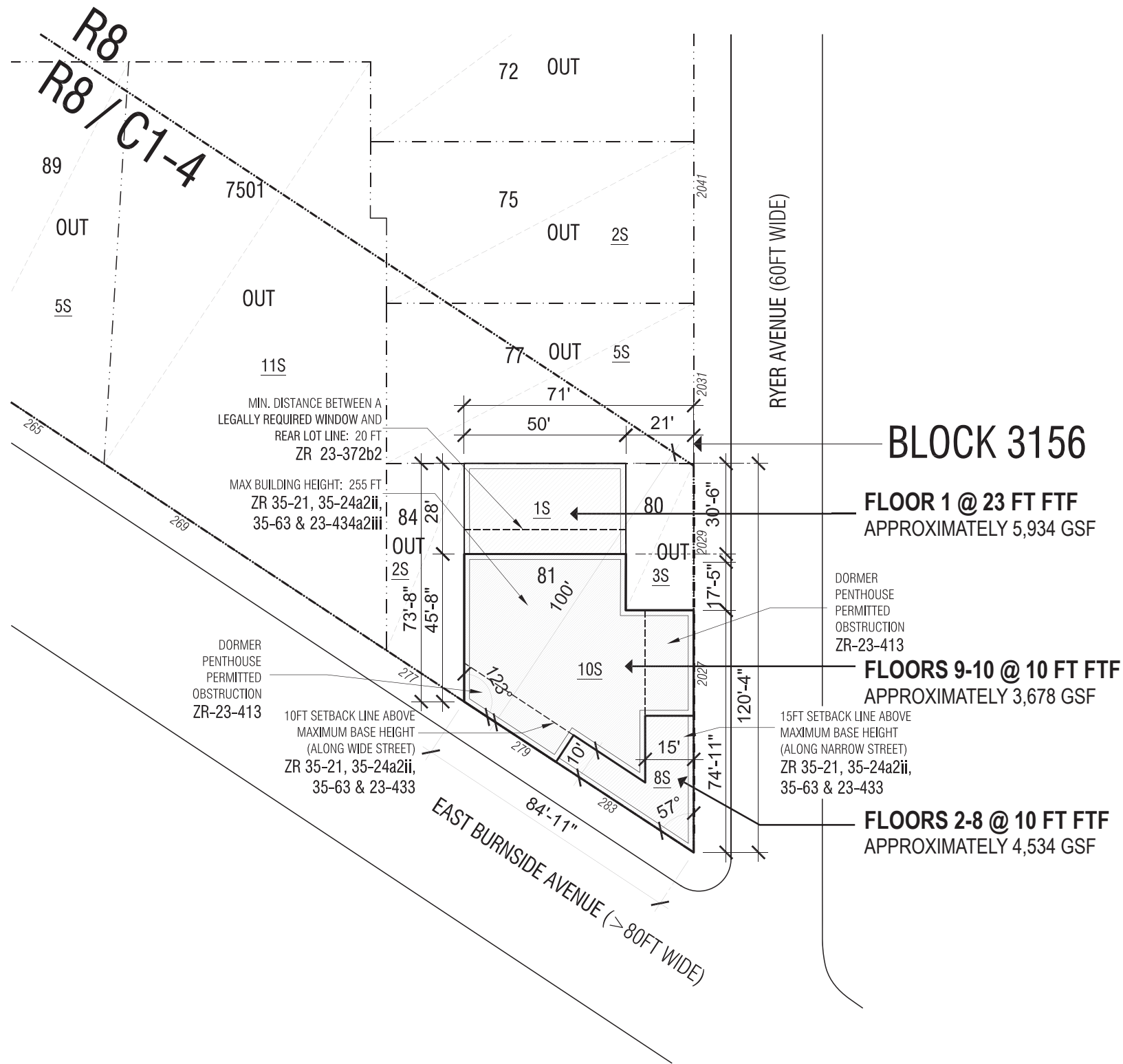
Address	Block/Lot	Lot Area (SF)	Zoning District	Maximum FAR			Maximum Permitted ZFA (SF)	Max. Lot Coverage (%)	Front Yard Requirements (ft)	Side Yard Requirements (ft)	Rear Yard Requirements (ft)	Initial SetBack (ft)	Minimum Base Height (ft)	Maximum Base Height (ft)	Maximum Height of Building or other Structures (ft)	Maximum Number of Stories
				Max. Total FAR	Max. Commercial Overlay (C1-3) FAR	Uses for Max. FAR										
279 East Burnside Ave.	3156/81	5,934.00	R8 / C1-4	7.20 ⁸	2.00 ⁹	Residential mixed with commercial use	42,724.80	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	95 ¹⁴	215 ¹⁵	N/A

MIXED USE OPTION FOR MAX BUILD OUT AND ZONING FLOOR AREA (WITH QUALIFYING AFFORDABLE HOUSING)

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										
279 East Burnside Ave.	3156/81	5,934.00	R8 / C1-4	8.64 ⁸	2.00 ⁹	Residential mixed with commercial use	51,269.76	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

- 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**.
- 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**.
- 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.
- 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**.
- 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.
- Per ZR 33-431, sloped Sky Exposure Plane starts **85ft** above the street line.
- 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**.
- Per ZR 35-31 and 23-22, the maximum residential floor area ratio shall be **7.20** for zoning lots located **within 100 feet** of a **wide street** in an R8 district. 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**.
- Per ZR 35-21, 35-24-a-2-ii, and 33-121, the maximum commercial floor area ratio shall not exceed **2.00**.
- 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.
- Per ZR 35-21, 35-24-a-2-ii, and 23-322, in the R8 district, **no front yard** requirements shall apply.
- 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.
- 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**.

MIXED-USE MASSING With Multifamily Residential (Standard Residences Only)



BLOCK 3156

FLOOR 1 @ 23 FT FTF
APPROXIMATELY 5,934 GSF

FLOORS 9-10 @ 10 FT FTF
APPROXIMATELY 3,678 GSF

FLOORS 2-8 @ 10 FT FTF
APPROXIMATELY 4,534 GSF

Maximum Floor Area Ratio (FAR):

Residential use (Standard):	7.20 (R8) (ZR 23-22) Outside MIH, within 100ft of Wide Street
Residential use (Affordable):	8.64 (R8) (ZR 23-22) Outside MIH, UAP Development within 100ft of Wide Street
Commercial use:	2.00 (C1-4) (ZR 33-121)
Community Facility use:	6.50 (C1-4) (ZR 33-121)
Mixed-use option (with Standard Res.):	7.20 (C1-4, R-8) (ZR 35-20, 33-121 & 23-22)
Mixed-use option (with Affordable Res.):	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	5,934.00

Zoning Lot Area: 5,934.00 SF (Per the Property Survey done on April 14, 2026)

Maximum Permitted Zoning Floor Area:

<u>Residential Only (Standard Residences) Build-Out</u>	<u>Residential Only (Qualifying Affordable Housing) Build-Out</u>
7.20 x 5,934.00 = 42,724.80 ZSF	8.64 x 5,934.00 = 51,269.76 ZSF
<u>Commercial Only Build-Out</u>	<u>Community Facility Only Build-Out</u>
2.00 x 5,934.00 = 11,868.00 ZSF	6.50 x 5,934.00 = 38,571.00 ZSF
<u>Mixed-Use Build-Out with Standard Housing</u>	<u>Mixed-Use Build-Out with Affordable Housing</u>
7.20 x 5,934.00 = 42,724.80 ZSF*	8.64 x 5,934.00 = 51,269.76 ZSF*

* Max. **11,868.00 ZSF** for Commercial, and max. **38,571.00 ZSF** for CF

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

(7.20 Total Max FAR)	Used FAR	Lot Area (SF)	ZFA (SF)	GFA (SF)	
Residential Use:	6.49	5,934.00	38,511.66	41,035.51	(with estimated 8-10% deductions)
Commercial Use:	0.71	5,934.00	4,213.14	4,489.25	(with estimated 8-10% deductions)
TOTAL	7.20		42,724.80	45,524.76	(GFA refers to above grade Gross Floor Area)

Maximum # of Residential Units:

Maximum # of residential units permitted by zoning regulations calculated by dividing the maximum permitted residential zoning floor area to 680, the current dwelling unit factor used for all residential zoning districts:

38,511.66 ZSF / 680 = 56.63 -> **Maximum 56 Standard Residential Units allowed per NYC Zoning (ZR 23-52)**

Required Off-Street Parking:

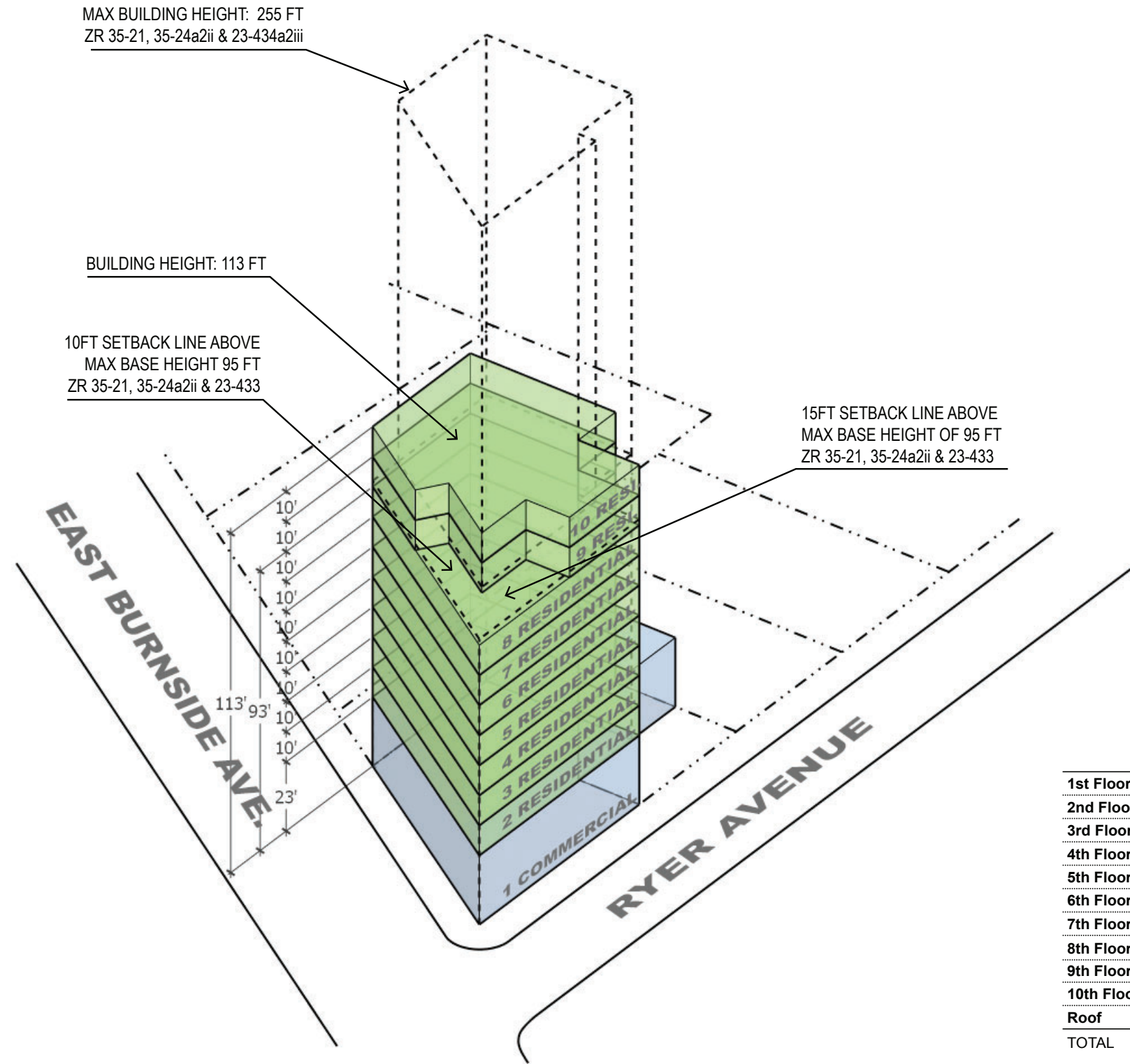
For Residential Use: Per **ZR 25-222**, in the **R8** district, within the **Outer Transit Zone**, *accessory* off-street parking spaces shall be provided for **12%** of the Standard Dwelling Units and up to **30 parking spaces** can be **waived**.

Maximum 56 residential units per **ZR-23-52**. -> 12% x 56 = 6.72 -> 6 parking spaces.
6 parkings spaces < waiver for max. 30 spaces -> No residential parking spaces required

Per ZR 25-222, in the R8 district, within the Outer Transit Zone, no accessory off-street parking spaces shall be required for qualifying affordable housing units.

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 **ZR 36-20**.

MIXED-USE MASSING With Multifamily Residential (Standard Residences)

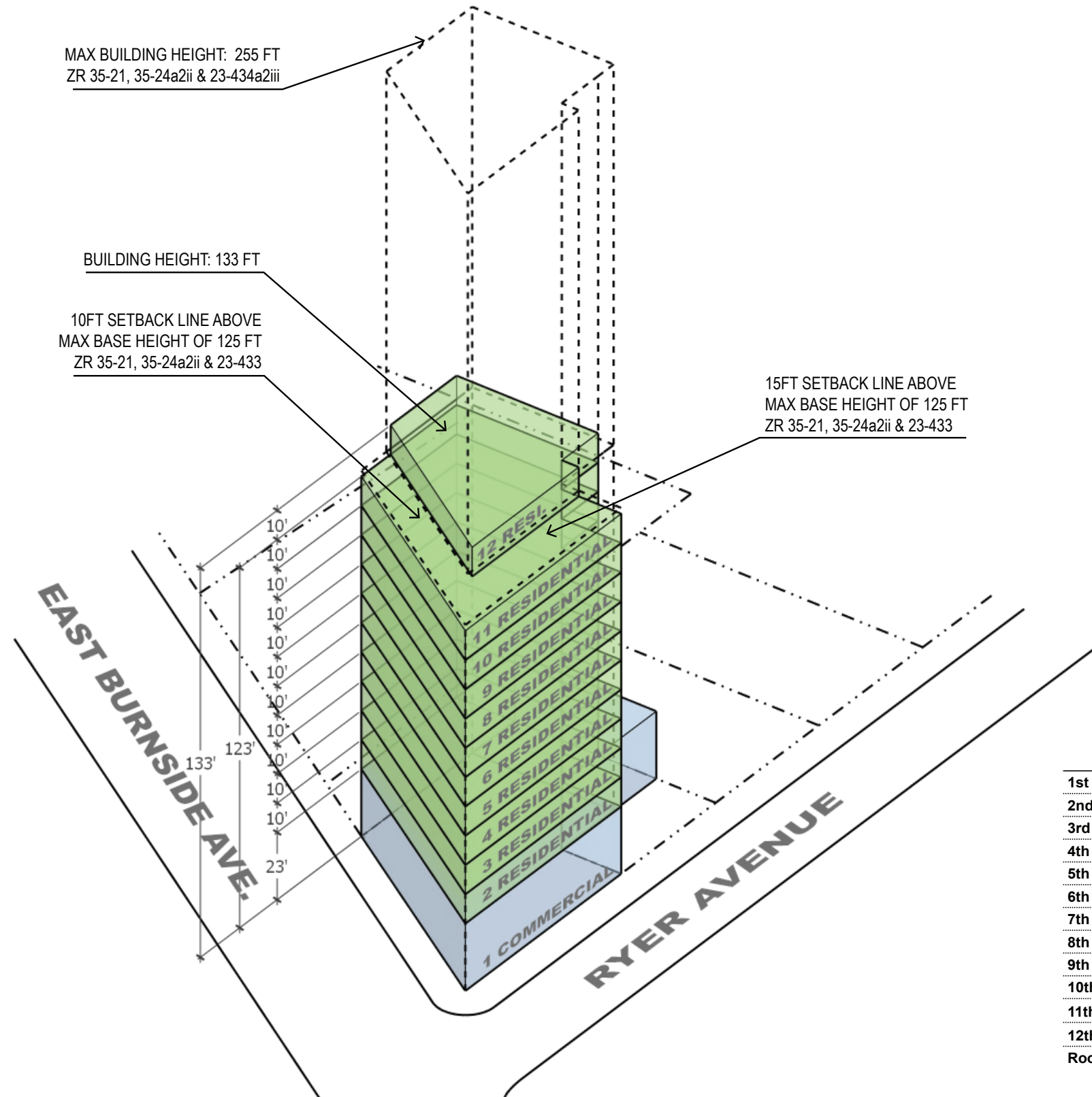


FLOOR AREA BREAKDOWN

	Utilized Total FAR	Utilized Residential FAR	Utilized Commercial FAR	Total Utilized Zoning Floor Area	Utilized Residential Zoning Floor Area	Utilized Commercial Zoning Floor Area	Zoning Floor Area Deductions (Approximate)	Building Code Gross Floor Area
1st Floor	0.92	0.20	0.71	5,434.00	1,200.00	4,234.00	500.00	5,934.00
2nd Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
3rd Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
4th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
5th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
6th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
7th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
8th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
9th Floor	0.59	0.59	0.00	3,477.10	3,477.10	0.00	200.00	3,677.10
10th Floor	0.59	0.59	0.00	3,477.10	3,477.10	0.00	200.00	3,677.10
Roof	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
TOTAL	7.20	6.49	0.71	42,724.80	38,490.80	4,234.00	2,800.00	45,524.80

MIXED-USE MASSING

With Multifamily Residential (Qualifying Affordable Housing)



	FLOOR AREA BREAKDOWN						Zoning Floor Area Deductions (Approximate)	Building Code Gross Floor Area
	Utilized Total FAR	Utilized Residential FAR	Utilized Commercial FAR	Total Utilized Zoning Floor Area	Utilized Residential Zoning Floor Area	Utilized Commercial Zoning Floor Area		
1st Floor	0.92	0.20	0.71	5,434.00	1,200.00	4,234.00	500.00	5,934.00
2nd Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
3rd Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
4th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
5th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
6th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
7th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
8th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
9th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
10th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
11th Floor	0.73	0.73	0.00	4,333.80	4,333.80	0.00	200.00	4,533.80
12th Floor	0.42	0.42	0.00	2,497.76	2,497.76	0.00	200.00	2,697.76
Roof	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00