

Zoning Feasibility Analysis

351 PLEASANT AVENUE
BBL: 1-01806-0025



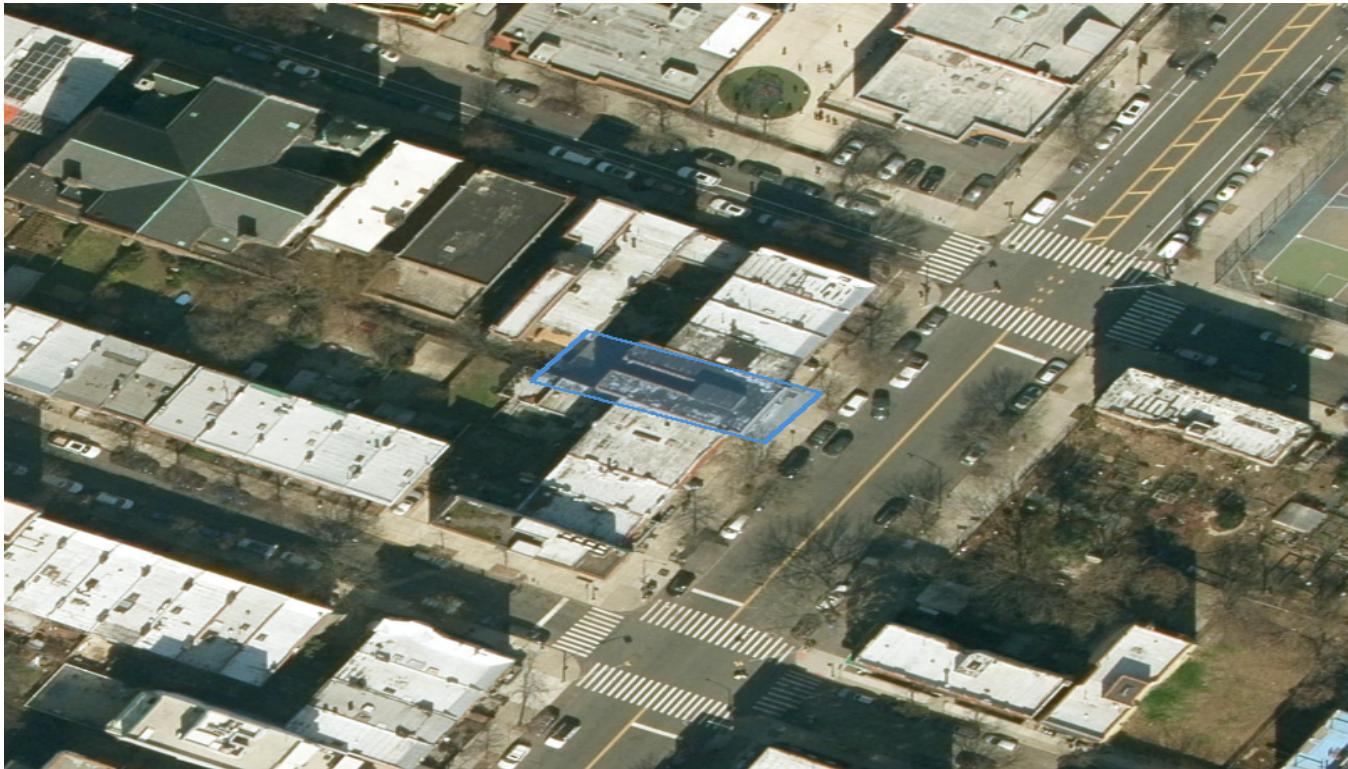
Borough	Manhattan
Lot Area	2,500 SF
Lot Type	Interior
Zoning District	R7A
Date Generated	February 25, 2026
Report ID	0ff9a6a5

Prepared by West Egg Development

Automated Zoning Feasibility Analysis Engine

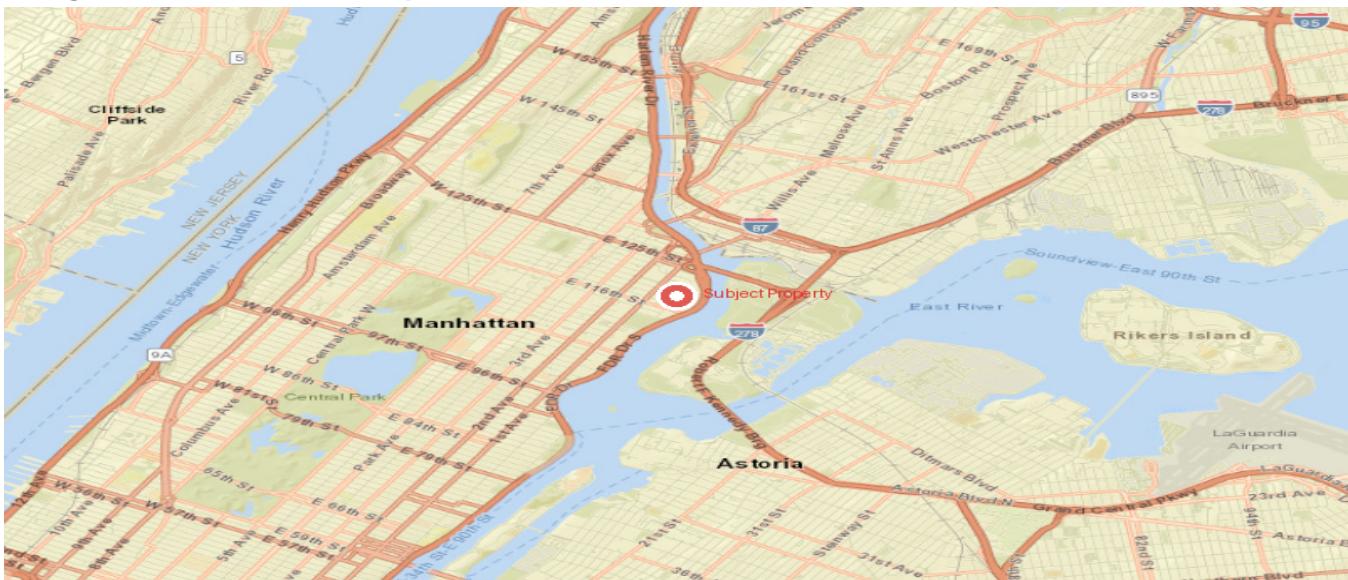
2. Property Maps

Satellite View with Lot Boundary



Lot boundary outlined in blue. Source: ESRI World Imagery.

Neighbourhood Context Map



Zoomed-out view showing property location within the borough. Red marker indicates subject property. Source: ESRI.

3. Site Summary

Property Information

Address	351 PLEASANT AVENUE	Community District	111
BBL	1-01806-0025	ZIP Code	10035
Borough	Manhattan	Year Built	1900
Lot Area	2,500 SF	Existing FAR	3.20
Lot Type	Interior	Existing Floors	4
Street Width	Wide street	Existing Bldg Area	7,999 SF
Split Zone	No	Current Land Use	Code 2

4. Key Development Features

Important zoning characteristics and development features for this site:

Zoning District R7A <small>Medium-density residential (apartment buildings, elevator)</small>	Street Classification Wide Street <small>Wide street (75'+ mapped width) — higher FAR and height limits may apply</small>
Building Program Quality Housing <small>Contextual envelope with base height, setback, and max height limits</small>	Lot Type Interior <small>Interior lot — standard front/rear/side yard requirements</small>
Parking No Parking Required <small>Transit zone location or small building exemption</small>	

5. Zoning Overview

Zoning Map — Subject Property Location



Subject property marked in blue. Zoning districts colour-coded. Source: NYC Dept. of City Planning / ESRI.

Districts & Overlays

Primary District	R7A
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Floor Area Ratio (FAR)

Use	FAR	Max ZFA
Residential	4.00	10,000 SF
Community Facility	4.00	10,000 SF

Height & Setback

Program	Quality Housing (Contextual)
Min Base Height	40.0 ft
Max Base Height	75.0 ft
Max Bldg Height	85.0 ft
Rear Yard	20.0 ft
Side Yards	Not required
Lot Coverage	65.0%

Key Zoning Rules for This District

- **Residential FAR:** 4.00 (10,000 SF max ZFA)
- **Community Facility FAR:** 4.00 (10,000 SF max ZFA)
- **Max Lot Coverage:** 65% (1,625 SF max building footprint)
- **Max Building Height:** 85 ft
- **Yard Requirements:** rear 20', no side yards
- **Parking:** Per ZR Article V — varies by unit count, borough, and transit zone. Small buildings (≤ 10 units) may qualify for waiver.
- **Dwelling Unit Factor:** Max 14 units (ZR 23-52: ZFA 10,000 \div 680 = 14.71)
- **Building Program:** Quality Housing — contextual envelope with base height, setback above base, and max height limit

6. Detailed Calculations

Step-by-step breakdown of key zoning calculations for this site. ZFA = FAR x Lot Area (gross area minus exemptions).

6a. Lot & Buildable Footprint

Lot Area	2,500 SF
Rear Yard	667 SF (20.0')
Buildable FP	1,833 SF
Max Coverage	65.0% = 1,625 SF

6b. FAR Breakdown

Use	FAR	Max ZFA
Res.	4.00	10,000 SF
CF	4.00	10,000 SF

6c. Residential Unit Count

Max Res. ZFA	10,000 SF
DU Factor	680 SF/unit
Raw Count	14.71
Rounding	≥ 0.75 rounds up
Max DUs	14

6d. Height & Floor Count

Program	Quality Housing
Base Ht Range	40.0–75.0'
Base Floors	7
Max Height	85.0'
Setback Floors	1
Total Floors	8

7. Development Scenarios

Scenario 1: Max Residential

Maximize residential floor area with ground-floor commercial if overlay permits.

Summary

ZFA	8,300 SF
Gross SF	10,000
Net SF	5,630
Floors	7
Height	75 ft
FAR Used	3.32
Res. SF	5,630
Units	7

Building Core

Stairs	2 (300 SF/fl)
Elevators	2 (150 SF/fl)
MEP	49 SF/fl
Corridor	130 SF/fl
Core Total	629 SF (38.7%)

Efficiency: 56.3% (loss: 43.7%)

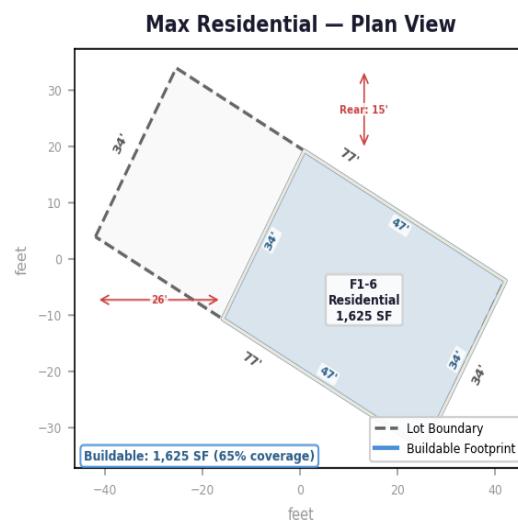
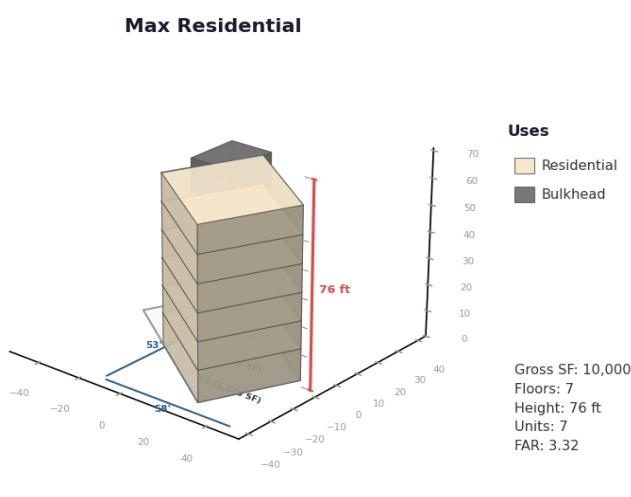
Unit Mix

Type	Count	Avg SF
Studio	1	400
1 br	3	625
2 br	2	875
3 br	1	1150
Total	7	804

Floor Breakdown

Fl	Use	Gross	Ht
1	Resident	1,625	12'
2	Resident	1,625	10'
3	Resident	1,625	10'
4	Resident	1,625	10'
5	Resident	1,625	10'
6	Resident	1,625	10'
7	Resident	250	10'

3D Massing Views



Rendered from massing model. Colours indicate use type. Not to architectural scale.

Scenario 2: Max Units

Maximize dwelling unit count to 14 units (DU factor: ZFA 10,000 / 680 = 14.71, rounded per ZR 23-52). Uses smaller unit sizes.

Summary

ZFA	8,300 SF
Gross SF	10,000
Net SF	5,630
Floors	7
Height	75 ft
FAR Used	3.32
Res. SF	5,630
Units	14

Building Core

Stairs	2 (300 SF/fl)
Elevators	2 (150 SF/fl)
MEP	49 SF/fl
Corridor	130 SF/fl
Core Total	629 SF (38.7%)

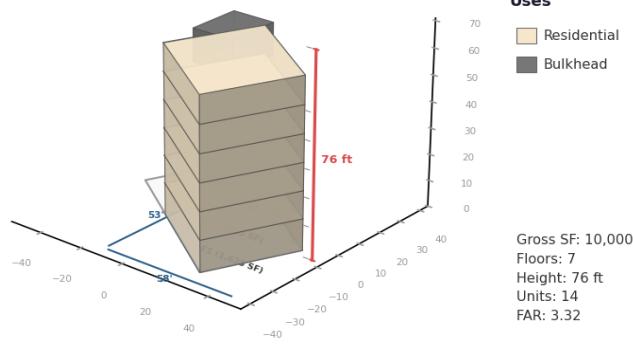
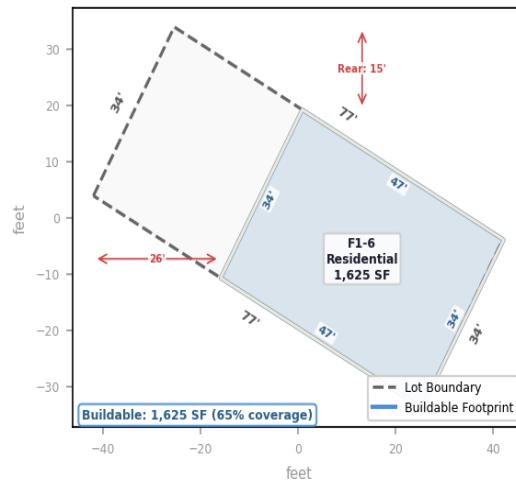
Efficiency: 56.3% (loss: 43.7%)

Unit Mix

Type	Count	Avg SF
Studio	7	400
1 br	5	625
2 br	1	875
3 br	1	1150
Total	14	402

Floor Breakdown

Fl	Use	Gross	Ht
1	Resident	1,625	12'
2	Resident	1,625	10'
3	Resident	1,625	10'
4	Resident	1,625	10'
5	Resident	1,625	10'
6	Resident	1,625	10'
7	Resident	250	10'

3D Massing Views**Max Units****Max Units — Plan View**

Rendered from massing model. Colours indicate use type. Not to architectural scale.

Scenario 3: 4+1 Penthouse (No Elevator)

4.3 floors: 4 full floors + penthouse at 1/3 roof area (542 SF, ZR 12-10). Penthouse doesn't count as a story → no elevator required. Single staircase saves ~150 SF/floor.

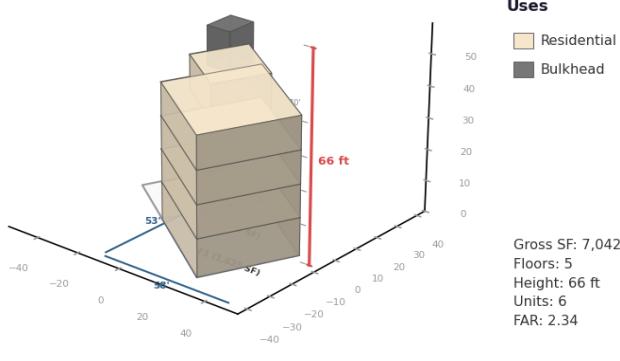
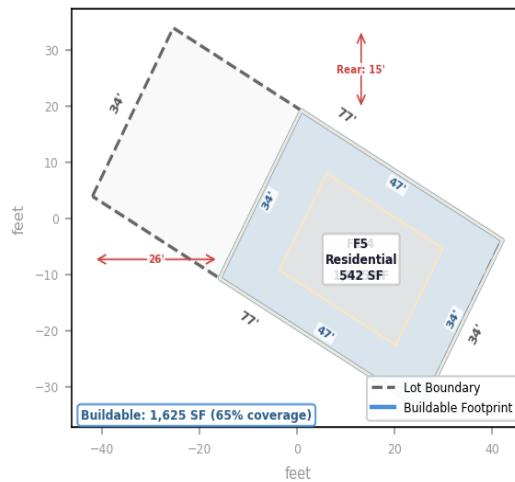
Summary

ZFA	5,845 SF
Gross SF	7,042
Net SF	5,119
Floors	5
Height	54 ft
FAR Used	2.34
Res. SF	5,119
Units	6

Building Core

Stairs	1 (150 SF/fl)
Elevators	0 (0 SF/fl)
MEP	49 SF/fl
Corridor	130 SF/fl
Core Total	329 SF (20.2%)

Efficiency: 72.7% (loss: 27.3%)

3D Massing Views**4+1 Penthouse (No Elevator)****4+1 Penthouse (No Elevator) — Plan View**

Rendered from massing model. Colours indicate use type. Not to architectural scale.

Scenario 4: Residential + Community Facility

Combined use: residential (FAR 4.0) + CF (FAR 0.0). Total bulk limited to highest single-use FAR (4.0).

Summary

ZFA	8,600 SF
Gross SF	10,000
Net SF	5,630
Floors	7
Height	70 ft
FAR Used	3.44
Res. SF	5,630
Units	7

Building Core

Stairs	2 (300 SF/fl)
Elevators	2 (150 SF/fl)
MEP	49 SF/fl
Corridor	130 SF/fl
Core Total	629 SF (38.7%)

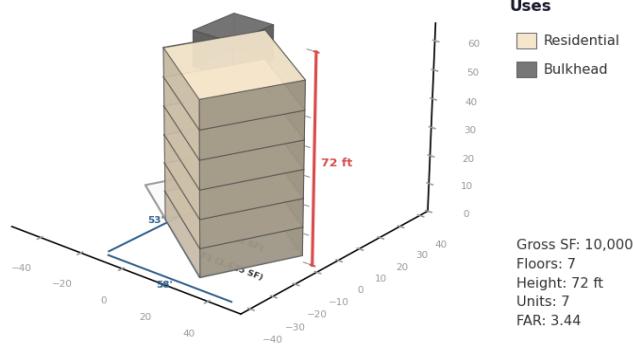
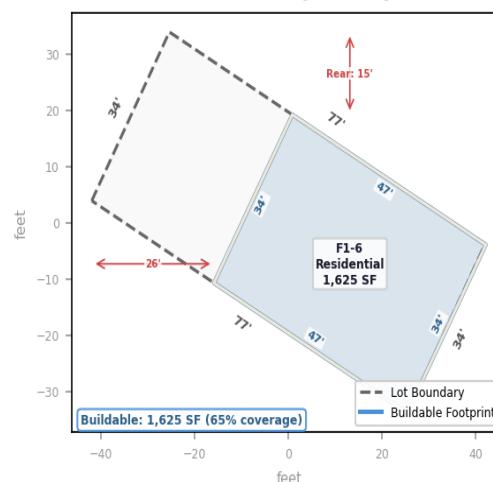
Efficiency: 56.3% (loss: 43.7%)

Unit Mix

Type	Count	Avg SF
Studio	1	400
1 br	3	625
2 br	2	875
3 br	1	1150
Total	7	804

Floor Breakdown

Fl	Use	Gross	Ht
1	Resident	1,625	10'
2	Resident	1,625	10'
3	Resident	1,625	10'
4	Resident	1,625	10'
5	Resident	1,625	10'
6	Resident	1,625	10'
7	Resident	250	10'

3D Massing Views**Residential + Community Facility****Residential + Community Facility – Plan View**

Rendered from massing model. Colours indicate use type. Not to architectural scale.

Scenario 5: UAP (City of Yes)

Universal Affordability Preference: FAR 5.01 (+1.01 bonus) with affordable housing at avg ≤60% AMI. Height: 115 ft.

Summary

ZFA	10,396 SF
Gross SF	12,525
Net SF	7,178
Floors	8
Height	86 ft
FAR Used	4.16
Res. SF	7,178
Units	9

Building Core

Stairs	2 (300 SF/fl)
Elevators	2 (150 SF/fl)
MEP	49 SF/fl
Corridor	130 SF/fl
Core Total	629 SF (38.7%)

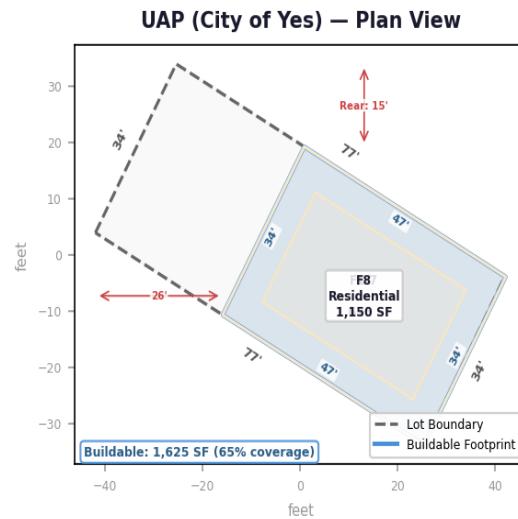
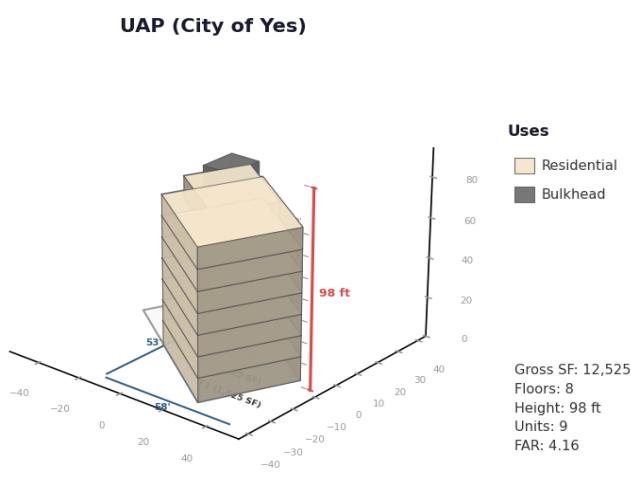
Efficiency: 57.3% (loss: 42.7%)

Unit Mix

Type	Count	Avg SF
Studio	1	400
1 br	4	625
2 br	3	875
3 br	1	1150
Total	9	798

Floor Breakdown

Fl	Use	Gross	Ht
1	Resident	1,625	12'
2	Resident	1,625	10'
3	Resident	1,625	10'
4	Resident	1,625	10'
5	Resident	1,625	10'
6	Resident	1,625	10'
7	Resident	1,625	10'
8	Resident	1,150	10'

3D Massing Views

Rendered from massing model. Colours indicate use type. Not to architectural scale.

8. Scenario Comparison

Side-by-side comparison of all development scenarios analyzed:

Metric	Max Res.	Max Units	4+1 PH (No Elev.)	Res. + CF	UAP (CoY)
Total ZFA	8,300	8,300	5,845	8,600	10,396
Total Gross SF	10,000	10,000	7,042	10,000	12,525
Max Height (ft)	75	75	54	70	86
Floors	7	7	5	7	8
FAR Used	3.32	3.32	2.34	3.44	4.16
Residential SF	5,630	5,630	5,119	5,630	7,178
Commercial SF	—	—	—	—	—
Total Units	7	14	6	7	9
Parking Spaces	0	0	0	0	0
Loss Factor	43.7%	43.7%	27.3%	43.7%	42.7%

Highlighted column: highest buildable SF scenario (UAP (City of Yes))

9. Parking Analysis

No parking is required for any evaluated scenario. This may be due to transit zone location or small building waiver eligibility.

11. Notes & Disclaimers

- This report is for preliminary feasibility analysis only.
- All calculations should be verified by a licensed architect and zoning attorney.
- Special permits, variances, and certifications are not included in this analysis.
- Environmental review (CEQR/SEQRA) requirements are not addressed.
- Landmark and historic district restrictions may apply and are not fully evaluated.
- Actual development potential should be confirmed with NYC Department of Buildings and Department of City Planning.
- 3D massing renderings are diagrammatic and are not to architectural scale.

Data sources: NYC PLUTO, NYC Geoservice/Geoclient, NYC Zoning Resolution, City of Yes for Housing Opportunity amendments, ESRI World Imagery. Report generated: February 25, 2026 19:13. Report ID: 0ff9a6a5.