



**IN THE MATTER OF** an application submitted by 624 Morris B, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a by establishing within an existing R7-1 District a C1-4 District bounded by Morris Avenue, a line 175 feet northerly of East 151st Street, a line 70 feet easterly of Morris Avenue, and East 151st Street.

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The applicant, 624 Morris B, LLC, seeks a zoning map amendment to establish a C1-4 commercial overlay over an existing R7-1 zoning district on a portion of Block 2411, Lot 4 in the Melrose neighborhood of Bronx, Community District 1. The proposed action would legalize an existing use on the ground-floor of 624 Morris Avenue that has existed since at least 1973.

**BACKGROUND**

The project area, contiguous with the area to be rezoned, is comprised of approximately 12,000 square feet of lot area over seven lots (Block 2411, Lots 1, 4, 5, 6, 7, 8, and 9). The project area is generally bounded by East 153<sup>rd</sup> Street to the north, Cortlandt Avenue to the east, East 151<sup>st</sup> Street to the south and Park Avenue to the west, along Morris Avenue. The rezoning area has approximately 160 feet of frontage along Morris Avenue. Considered a wide street, Morris Avenue is an 80-foot-wide street running north- south. East 153<sup>rd</sup> Street and East 151<sup>st</sup> Street are both 50-foot-wide narrow streets running east-west.

The project area consists of privately-owned sites within an area that includes seven lots within Block 2411. Lot 1 (618 Morris Avenue) which is a 4,130-square-foot lot improved with a two-story building, has a built floor area ratio (FAR) of approximately 2.0. Lot 4 (624 Morris Avenue), which is a 1,200-square-foot lot improved with a four-story building, has a built FAR of approximately 3.0. Lot 5 (626 Morris Avenue), which is a 1,130-square-foot lot improved with a four-story building, has a FAR of approximately 3.0. Lot 6 (628 Morris Avenue), which is a 1,826-square-foot lot improved with a two-story building has a built FAR of approximately 1.5. Lot 7 (630 Morris Avenue), which is a 1,245-square-foot lot improved with a four-story

building, has a built FAR of approximately 3.0. Lot 8 (632 Morris Avenue), which is a 1,263-square-foot lot improved with a four-story building, has a built FAR of approximately 3.0 and Lot 9 (634 Morris Avenue), which is a 1,598-square-foot lot improved with a two-story building has a built FAR or approximately 1.5.

Land uses in the area surrounding the project area include a mix of primarily high-density residential buildings. Mixed-use and commercial buildings, as well as some multi-family homes, are located along Morris Avenue. There is a concentration of commercial uses along Morris Avenue, where there are C1-4 overlays present north of East 153<sup>rd</sup> Street in a R6 district, and to the west is an R7-2 district with C1-4 and C2-4 overlays present along Morris Avenue. To the south is another R6 district that extends east from Morris Avenue with a C1-4 overlay present along the avenue.

Bus service is accessible from the project area, with a stop for the Bx32 line along Morris Avenue and the Bx9, Bx19 and Bx99 line two blocks south along 149<sup>th</sup> Street. The project area is two blocks north and two blocks east of Grand Concourse and 149<sup>th</sup> Street where the subway station of the 2, 4 and 5 line is present. The Melrose Metro-North station is four blocks north of the project area.

The project area is located within an existing R7-1 zoning district. R7-1 zoning districts are high density residential districts that do not permit commercial uses as-of-right. R7-1 zoning districts permit a residential FAR of up to 3.44 under height factor regulations or 4.0 FAR under Quality Housing regulations. The R7 in conjunction with the C1-4 commercial overlay permits Use Groups 5-6 at a maximum FAR of 2.0. This generally results in mixed-use buildings with ground floor commercial retail space and residential units above.

The project area was initially mapped in 1961 with an R6/C1-4 zoning district. This was changed to R7-1/C1-4 in 1970 and to R7-1 without the commercial overlay in 1973, although the buildings in the project area all had ground floor commercial uses at this time. C1-4 overlays remained on the blockfront facing the project area on the west side of Morris Avenue and on the blockfront immediately to the south of the project area.

After the C1-4 overlay was removed in 1973, the existing commercial uses remained as legal nonconforming uses, but the commercial uses could not be expanded or extended to other parts of the buildings in which they were located. The applicant proposes to map a C1-4 zoning district over the existing R7-1 zoning district. The proposed C1-4 overlay permits local retail and service establishments with certain exceptions and additional uses. Within R7-1/C1-4 zoning districts, the maximum FAR for commercial uses is generally 2.0.

This proposed action would allow the longstanding business to continue to operate and bring any non-conforming commercial uses into conformance with the use provisions of the Zoning Resolution.

#### **ENVIRONMENTAL REVIEW**

This application (C 210339 ZMX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 21DCP089X. The lead is the City Planning Commission.

#### **UNIFORM LAND USE REVIEW**

This application (C 210339 ZMX) was certified as complete by the Department of City Planning on May 3<sup>rd</sup>, 2021 and was duly referred to Bronx Community Board 1 and the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

#### **Community Board Public Hearing**

Bronx Community Board 1 held a public hearing on this application (C 210339 ZMX) on July 14<sup>th</sup> 2021, and on that date a quorum was not present at the hearing; however a consensus of those present supported the proposal.

### **Borough President Recommendation**

This application (C 210339 ZMX) was considered by the Bronx Borough President, who held a public hearing on August 4th, 2021 and, on August 10<sup>th</sup>, 2021, issued a recommendation to approve the application.

### **City Planning Commission Public Hearing**

On July 28<sup>th</sup>, 2021 (Calendar No. 2), the City Planning Commission scheduled August 18<sup>th</sup>, 2021, for a public hearing on this application (C 210339 ZMX). The hearing was duly held on August 18<sup>th</sup>, 2021 (Calendar No. 45). There was one speaker in favor of the application, and none opposed.

A representative from the applicant team gave an overview of the project, describing the history of the site, neighborhood context, and requested actions.

### **CONSIDERATION**

The Commission believes that the proposed zoning map amendment (C 210339 ZMX) is appropriate.

The Commission notes the presence of commercial businesses within the project area, which predate the residential zoning. Consequently, neither the historic uses nor the longstanding commercial uses on the site today are consistent with the existing R7-1 zoning district, a high density residential zoning district.

The proposed C1-4 district will permit the existing local retail uses, and the uses permitted by the proposed district are consistent with those seen along the Morris Avenue corridor to the south. The proposed C1-4 commercial overlay is well-suited for the area, as it will accommodate the existing commercial building. The Commission believes the proposed C1-4 district will better align with the current longstanding commercial uses in the project area and apply more appropriate regulations.

### **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 4d, by establishing within an existing R7-1 District a C1-4 District bounded by Morris Avenue, a line 175 feet northerly of East 151st Street, a line 70 feet easterly of Morris Avenue, and East 151st Street.

The above resolution (C 210339 ZMX), duly adopted by the City Planning Commission on October 6, 2021 (Calendar No. 9), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**ANITA LAREMONT, ESQ.,** *Chair*  
**KENNETH J. KNUCKLES, ESQ.,** *Vice Chair*  
**DAVID J. BURNEY, ALFRED C. CERULLO III, JOSEPH I. DOUEK,**  
**RICHARD W. EADDY, HOPE KNIGHT,**  
**ANNA HAYES LEVIN, ORLANDO MARIN,**  
**LARISA ORTIZ, RAJ RAMPERSHAD** *Commissioners*



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> 624 Morris Avenue	
<b>Applicant:</b> 624 Morris B, LLC	<b>Applicant's Primary Contact:</b> Adam Rothkrug
<b>Application #</b> 210339ZMX	<b>Borough:</b>
<b>CEQR Number:</b> 21DCP089X	<b>Validated Community Districts:</b> X01

**Docket Description:**

IN THE MATTER OF an application submitted by 624 Morris B, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a by establishing within an existing R7-1 District a C1-4 District bounded by Morris Avenue, a line 175 feet northerly of East 151st Street, a line 70 feet easterly of Morris Avenue, and East 151st Street Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated May 3, 2021.

*Please use the above application number on all correspondence concerning this application*

<b>RECOMMENDATION: Waiver of Recommendation</b>			
<b># In Favor:</b>	<b># Against:</b>	<b># Abstaining:</b>	<b>Total members appointed to the board:</b>
<b>Date of Vote:</b> 7/14/2021 12:00 AM		<b>Vote Location:</b> Lincoln Hospital	

*Please attach any further explanation of the recommendation on additional sheets as necessary*

<b>Date of Public Hearing:</b> 7/14/2021 5:30 PM	
<b>Was a quorum present?</b> No	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
<b>Public Hearing Location:</b>	Lincoln Hospital

**CONSIDERATION:** Quorum was not present at the hearing, however a consensus of those present supported the proposal

Recommendation submitted by	BX CB1	Date: 7/26/2021 11:29 AM
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# BOROUGH PRESIDENT RECOMMENDATION

<b>Project Name:</b> 624 Morris Avenue	
<b>Applicant:</b> 624 Morris B, LLC	<b>Applicant's Administrator:</b> Adam Rothkrug
<b>Application #</b> 210339ZMX	<b>Borough:</b> Bronx
<b>CEQR Number:</b> 21DCP089X	<b>Validated Community Districts:</b> X01

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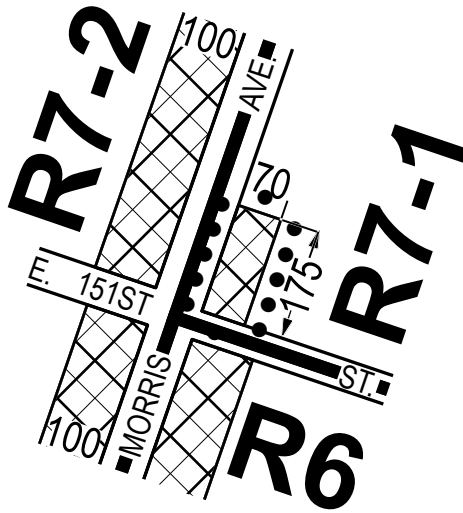
*Please use the above application number on all correspondence concerning this application*

**RECOMMENDATION:** Favorable

*Please attach any further explanation of the recommendation on additional sheets as necessary*

**CONSIDERATION:**

Recommendation submitted by	BX BP	Date: 8/10/2021 11:48 AM
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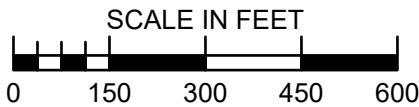
CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP

**6a**  
 BOROUGH OF  
**BRONX**




*S. Lenard*  
 S. Lenard, Director  
 Technical Review Division



New York, Certification Date:  
 May 3, 2021



**NOTE:**

-  Indicates Zoning District Boundary
-  The area enclosed by the dotted line is proposed to be rezoned by establishing a C1-4 District within an existing R7-1 District.
-  Indicates a C1-4 District