

From: "David Mitchell" <[REDACTED]>

To: "Jeffrey Epstein" <jeevacation@gmail.com>

Subject: Fw: R8B Zoning

Date: Wed, 26 Jun 2013 19:28:34 +0000

Importance: Normal

Sent via BlackBerry from T-Mobile Please note new location:
David Mitchell

MITCHELL HOLDINGS LLC
801 Madison Avenue
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From: Doug Arnaudin <[REDACTED]>

Date: Wed, 26 Jun 2013 19:26:41 +0000

To: David Mitchell <[REDACTED]>

Subject: FW: R8B Zoning

9 East 71 Street

Ratio of Building SF to Lot SF (FAR)

Max allowed FAR	4
FAR as built	3.68 
Maximum usable floor area	20,432
Usable floor area	18,797

PLEASE NOTE NEW ADDRESS:

Doug Arnaudin
Mitchell Holdings LLC
801 Madison Avenue, 4th Floor
New York, NY 10065

From: Doug Arnaudin <[REDACTED]>

Date: Wednesday, June 26, 2013 3:25 PM

To: David Mitchell <[REDACTED]>

Subject: R8B Zoning

What is an R8B Zoning District?

R8B districts usually present the same unified blocks of "brownstone" row houses as R5B and R6B districts, but the higher floor area ratio of 4.0 creates a taller building. The mandatory Quality Housing regulations encourage new, six-story apartment buildings, with a one-story setback, to fit in with the rows of 19th century houses.

The base height of a new building before a 10-foot setback is 55 to 60 feet. The maximum building height is 75 feet. Many buildings are set back from the street by stoops and shallow front yards. To maintain the traditional streetscape, curb cuts are prohibited on lots narrower than 40 feet and the front wall of a new building, on any lot up to 50 feet wide, must be as deep as one adjacent front wall but no deeper than the other. On lots with at least 50 feet of frontage, the front wall must be no closer to the street line than the front wall of an adjacent building. Front walls need not be set back beyond 15 feet.

Off-street parking is not allowed in front of a building and any area between the front wall and the street line must be landscaped. Parking is required for 50% of dwelling units, and can be waived if 15 or fewer spaces are required.

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