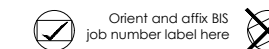




ZD1 Zoning Diagram

Must be typewritten.



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15. Yes No

Location Information

House No(s) 24
 Street Name MIDDLETON STREET
 Borough Brooklyn
 Block 2239
 Lot (s) 3
 BIN 3428904

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Name (please print) _____

Signature Jongmin Kim Date _____

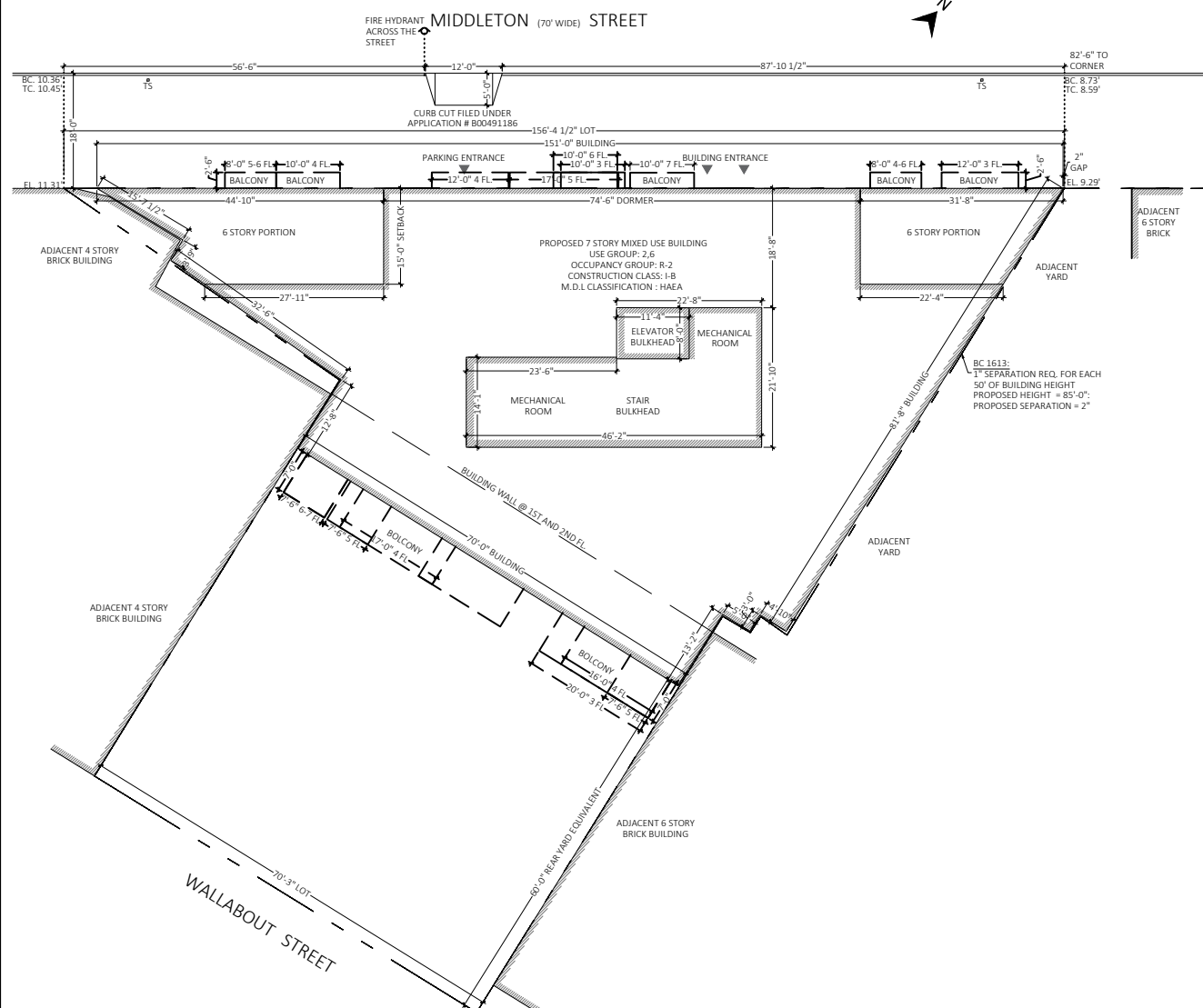


P.E. / R.A. Seal (apply seal, then sign and date over seal)

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ZONING ANALYSIS:			
	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-12	USE PERMITTED	USE GROUP 2, 6,	USE GROUP 2,4
ZR 23-154	MAX F.A. R7-1	3.44: 10,866 x 3.44 = 37,379 SF	36,986 SF = 3.40
ZR 24-11	MAX F.A. COMMUNITY FACILITY	4.80: 10,866 x 4.80 = 52,156.8 SF	780 SF = .07
ZR 23-22	DENSITY	MAX PERMITTED FOR ZONING LOT: 4.80 = 52,156 SF. TOTAL USED FOR COMM. FACILITY: 780 SF. 52,156 - 780 = 51,576 37,379 / 680 = 54 D.U.	16 UNITS
ZR 23-153	LOT COVERAGE	65% 10,866 x .65 = 7,063 SF	6,536.6 SF = .60% SEE SHEET Z-002
ZR 23-32	MINIMUM LOT AREA	1,700 SF	10,866
ZR 23-32	MINIMUM LOT WIDTH	18 FT	156'-4 1/2"
ZR 23-132	BALCONIES	balconies are permitted at 3rd story and up, not exceeding 50% of the width of building wall nor projecting greater than 7' from building wall	BUILDING WIDTH 151'-0" / 2 = 75'-6" PERMITTED WIDTH 3RD FL. BALCONIES 22'-0", 4TH FL. BALCONIES 30'-0", 5TH FL. BALCONIES 33'-0", 6TH FL. BALCONIES 26'-0", 7TH FL. BALCONIES 10'-0", PROJECTING 2'-6" - OK BUILDING WIDTH AT REAR YARD 70'-0" / 2 = 35'-0" PERMITTED WIDTH. 3RD FL. BALCONIES 35'-0", 4TH FL. BALCONIES 33'-0", 5TH FL. BALCONIES 15'-0", 6TH FL. BALCONIES 7'-6", PROJECTING 7'-0" - OK
YARDS			
ZR 23-45	FRONT YARD	NOT REQUIRED	0'-0"
ZR 23-462	SIDE YARD	NOT REQUIRED	0'-0"
ZR 23-533 (a)	REAR YARD EQUIVALENT	for through lots with a depth of 180 feet or less, an open area with a minimum depth equivalent to the depth required pursuant to Section 23-534 may be provided, and additionally, one of the following rear yard equivalents may be provided as an alternative: (a) two open areas, each adjoining and extending along the full length of a street line and each with a minimum depth of 30 feet measured from such street line, except the depth of such required open area along one street line may be decreased, provided that a corresponding increase in the depth of the open area along the other street line is made	An open area of 60' along wallabout street proposed, increased in depth corresponding to the decrease along middleton street. 0'-0" yard proposed on middleton street
HEIGHT AND SETBACK			
ZR 23-661 (b)(1)	STREET WALL LOCATION	On zoning lots with at least 50 ft of frontage along a street line, the street wall shall be located no closer to the street line than the closest street wall, of an existing adjacent building on the same or an adjoining zoning lot located on the same street frontage, that is both within 15 feet of the street line and within 25 feet of such Quality Housing building	STREET WALL IS LOCATED AT THE STREET LINE MATCHING ADJACENT BUILDINGS, SEE PLOT PLAN AND SURVEY.
23-662 (a)	MINIMUM BASE HEIGHT	40'-0"	64'-1"
	MAX. BASE HEIGHT	75'-0"	
	MAX. BUILDING HEIGHT	80'-0"	
ZR 23-662 (c)(1)(2)	SETBACK ABOVE MAX BASE HT.	15'-0"	15'-0"
ZR 23-62 (g)(3)(ii)	PERMITTED OBSTRUCTION STAIR/ELEVATOR BULKHEAD	Such obstructions shall be located not less than 10 feet from the street wall of a building, all mechanical equipment shall be screened on all sides, the lot coverage of all such obstructions does not exceed 20 percent of the lot coverage of the building. And where the maximum permitted height of a building is less than 120 feet, such obstructions are limited to a maximum height of 25 feet.	BULKHEAD IS LOCATED 18'-1" OF ST. WALL BUILDING LOT COVERAGE IS 6,536.6 SF BULKHEAD LOT COVERAGE IS - 738.0 SF SEE SHEET Z-003.5 6536.6 / 5 = 1307.3 < OK BULKHEAD OBSTRUCTION HEIGHT 21'-0" ABOVE ROOF TOP
ZR 23-621 (c)(1)	PERMITTED OBSTRUCTION DORMERS	Dormers shall be allowed as a permitted obstruction, the aggregate width of all dormers at the maximum base height does not exceed 60% of the width of the street wall of the highest story entirely below the maximum base height. For each ft. above the maximum base height, the aggregate width of all dormers shall be decreased by 1% of the street wall width of the highest story entirely below the maximum base height.	PROPOSED DORMER HEIGHT (above max base height) 10'-0" = %10. BUILDING IS 151'-0" / %50 = 75'-6" DORMER IS 74'-6" - OK
PARKING REQUIREMENTS			
ZR 25-241	PARKING RESIDENTIAL	50% OF DWELLING UNITS: 16 RESIDENTIAL UNITS X .50 = 8	8 PARKING SPOTS PROPOSED AT 1ST FLOOR, SEE SHEET A-100
ZR 25-811	BICYCLE PARKING RESIDENTIAL	1 PER 2 DWELLING UNITS: 16 UNITS / 2 = 8	8 PARKING SPOTS PROPOSED AT 1ST FLOOR, SEE SHEET A-100
ZR 25-03	STREET TREE PLANTING	1 PER 25' OF ST. FRONTAGE: 156'-4 1/2" + 70'-3" / 25'-0" = 9 TREE REQ'D	9 TREES TO BE PAID INTO TREE FUND

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Orient and affix BIS job number label here

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