






# LEGEND

## R7-1 QUALITY HOUSING PROGRAM

-  PROPERTY LINE
-  DISTRICT BOUNDARY
-  PROPOSED BUILDING
-  EXISTING BUILDING
-  EXISTING TREE

## 2177 60TH STREET BROOKLYN NY 11204 PROPOSED 8 STORY + CELLAR MIXED-USE BUILDING

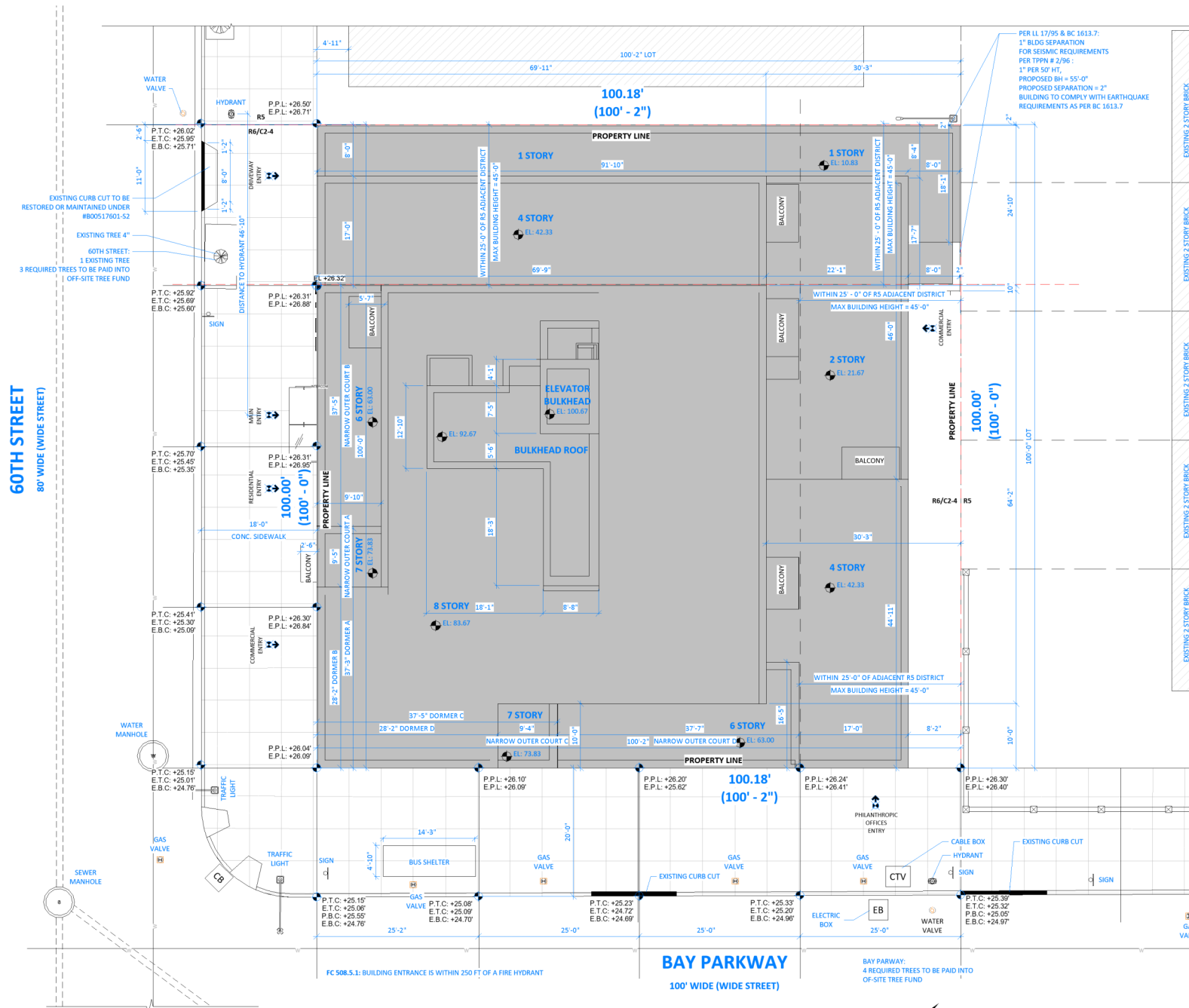
BLOCK: 5515  
LOT: 43  
OCCUPANCY CLASS:  
USE GROUP:  
44 CLASS 'A' DWELLING UNITS  
CONSTRUCTION CLASS: IB  
STRUCTURAL OCCUPANCY: II  
FIRE DISTRICT: INSIDE  
BUILDING HEIGHT: 83' - 8"  
LOT AREA: 10,018 SF

### ZR 23-662 (C)(1) REQUIRED SETBACKS 10' - 0" AT WIDE STREETS (60TH STREET/BAY PARKWAY)

### ZR 23-661 (C)(1) & (2) STREET WALL

- (1) 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FEET OF THE STREET LINE AND SHALL EXTEND TO A LEAST THE MINIMUM BASE HEIGHT
- (3) FOR ZONING LOTS BOUNDED BY MORE THAN ONE STREET LINE, THESE STREET WALL LOCATION PROVISIONS SHALL BE MADATORY ALONG ONLY ONE STREET LINE

PROPOSED SREET WALL IS WITHIN 8'-0" OF STREET LINE ON 60TH STREET & BAY PARKWAY



**1 ZD1 SITE PLAN**  
SCALE: 1/2" = 1'-0"

### ZR 23-644 (b) BUILDING HEIGHT

MIN. BASE HEIGHT: 45' - 0"  
PROPOSED: 63' - 0"  
  
MAX. BASE HEIGHT: 65' - 0"  
PROPOSED: 63' - 0"  
  
MAX BUILDING HEIGHT: 85' - 0"  
PROPOSED: 83' - 8"

LOT AREA : 10,018 SQ.FT.

### ZR 23-156 (a)(2) LOT COVERAGE

LOT COVERAGE ALLOWABLE: 100%  
LOT COVERAGE PROPOSED: 93%

### ZR 23-47 REAR YARDS

REQUIRED REAR YARD: WITHIN 100'-0" OF INTERSECTION NO REAR YARD SHALL BE REQUIRED  
NO REAR YARD PROPOSED



**DORMERS ANALYSIS:**  
**DORMER C:**  
60% OF STREET WALL LENGTH BELOW MAX. BASE HT. REDUCE WIDTH BY 1% PER EVERY FT. OF HEIGHT ABOVE MAX. BASE HEIGHT  
**PROPOSED DORMER:**  
HEIGHT ABOVE MAX. BASE HT = 8' - 10"  
60% x 8' = 4.8' < 5.1' OK  
75' - 0" (WALL LENGTH) X .51 = 38' - 5" (MAXIMUM DORMER LENGTH)  
PROPOSED DORMER = 37' - 7" < 38' - 5" OK  
**DORMER D:**  
60% OF STREET WALL LENGTH BELOW MAX. BASE HT. REDUCE WIDTH BY 1% PER EVERY FT. OF HEIGHT ABOVE MAX. BASE HEIGHT  
**PROPOSED DORMER:**  
HEIGHT ABOVE MAX. BASE HT = 18' - 8"  
60% x 18.75 = 11.25' < 11.3' OK  
75' - 0" (WALL LENGTH) X .41 = 31' - 0" (MAXIMUM DORMER LENGTH)  
PROPOSED DORMER = 28' - 2" < 31' - 0" OK  
**DORMER E:**  
60% OF STREET WALL LENGTH BELOW MAX. BASE HT. REDUCE WIDTH BY 1% PER EVERY FT. OF HEIGHT ABOVE MAX. BASE HEIGHT  
**PROPOSED DORMER:**  
HEIGHT ABOVE MAX. BASE HT = 8' - 10"  
60% x 8' = 4.8' < 5.1' OK  
75' - 0" (WALL LENGTH) X .51 = 38' - 5" (MAXIMUM DORMER LENGTH)  
PROPOSED DORMER = 37' - 7" < 38' - 5" OK  
**DORMER F:**  
60% OF STREET WALL LENGTH BELOW MAX. BASE HT. REDUCE WIDTH BY 1% PER EVERY FT. OF HEIGHT ABOVE MAX. BASE HEIGHT  
**PROPOSED DORMER:**  
HEIGHT ABOVE MAX. BASE HT = 18' - 8"  
60% x 18.75 = 11.25' < 11.3' OK  
75' - 0" (WALL LENGTH) X .41 = 31' - 0" (MAXIMUM DORMER LENGTH)  
PROPOSED DORMER = 28' - 2" < 31' - 0" OK

**COURTS ANALYSIS:**  
**NARROW OUTER COURT A:**  
DEPTH OF PROPOSED OUTER COURT = 9' - 10"  
MIN. WIDTH OF OUTER COURT = 10' X 1.0 = 10' - 0" (THEREFORE OK)  
**PROPOSED WIDTH OF OUTER COURT = 9' - 5" (THEREFORE OK)**  
**NARROW OUTER COURT B:**  
DEPTH OF PROPOSED OUTER COURT = 9' - 10"  
MIN. WIDTH OF OUTER COURT = 10' X 1.0 = 10' - 0" (THEREFORE OK)  
**PROPOSED WIDTH OF OUTER COURT = 13' - 7" (THEREFORE OK)**  
**NARROW OUTER COURT C:**  
DEPTH OF PROPOSED OUTER COURT = 10' - 0"  
MIN. WIDTH OF OUTER COURT = 10' X 1.0 = 10' - 0" (THEREFORE OK)  
**PROPOSED WIDTH OF OUTER COURT = 9' - 4" (THEREFORE OK)**  
**NARROW OUTER COURT D:**  
DEPTH OF PROPOSED OUTER COURT = 10' - 0"  
MIN. WIDTH OF OUTER COURT = 10' X 1.0 = 10' - 0" (THEREFORE OK)  
**PROPOSED WIDTH OF OUTER COURT = 13' - 7" (THEREFORE OK)**



## ZD1 Zoning Diagram

Must be typewritten.

 Orient and affix BIS job number label here 

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes  No

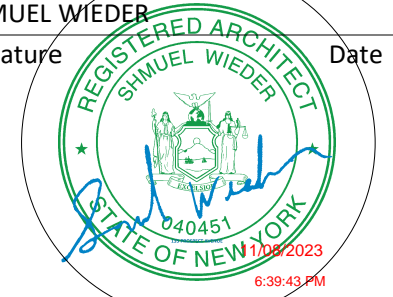
### Location Information

House No(s) 2177 60TH STREET  
Street Name \_\_\_\_\_  
  
Borough BROOKLYN  
Block 5515  
Lot (s) 43  
BIN \_\_\_\_\_

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications of documents with the Department.

Name (please print) \_\_\_\_\_

Signature SHMUEL WIEDER Date \_\_\_\_\_



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

### Internal Use Only




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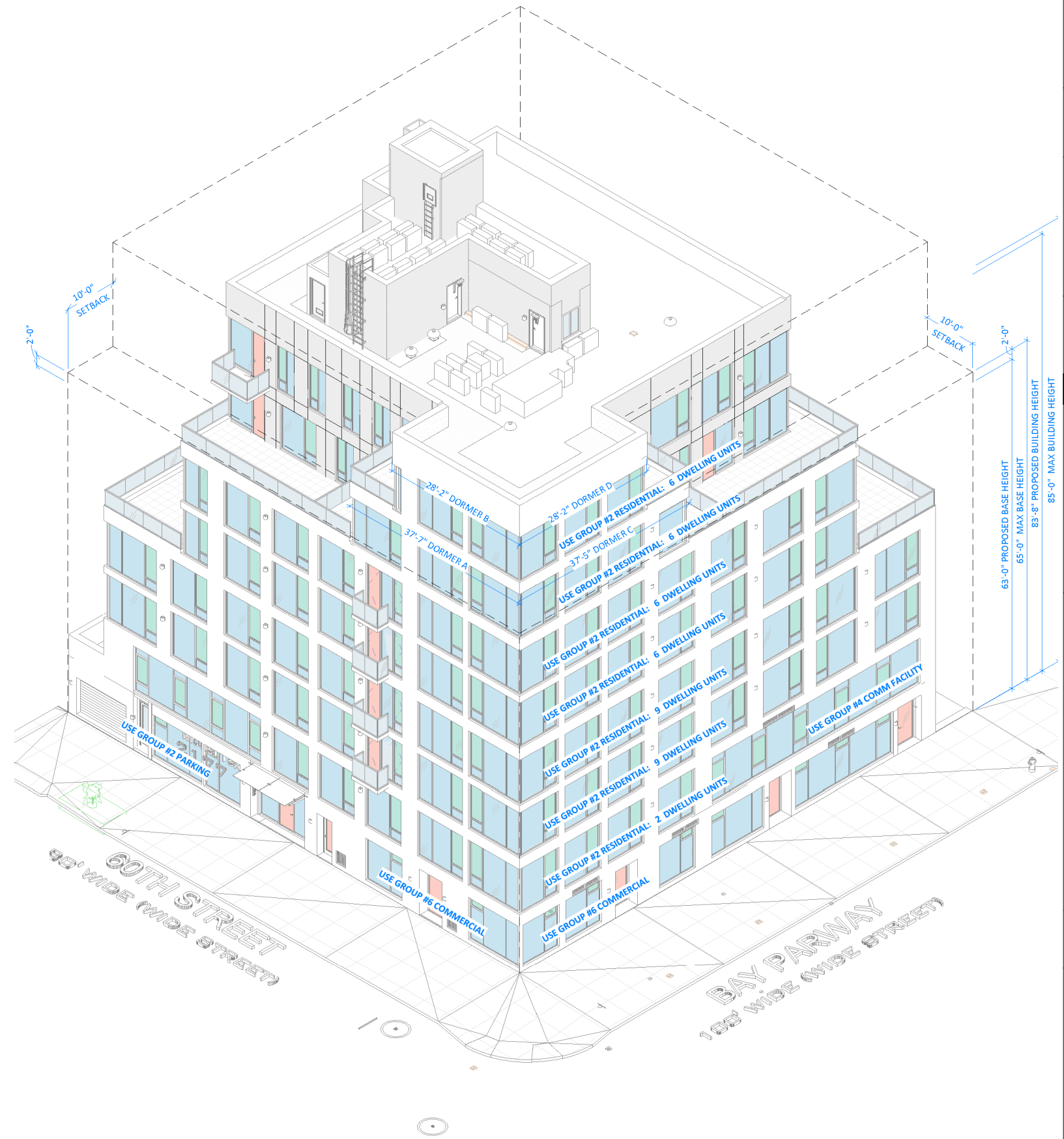
PLAN EXAMINER SIGN AND DATE

# AXONOMETRIC DIAGRAM

NOT TO SCALE

## LEGEND

-  MAXIMUM BUILDING ENVELOPE
-  PROPOSED BUILDING
-  PERMITTED OBSTRUCTION



### ZR 23-644 (b) BUILDING HEIGHT

MIN. BASE HEIGHT: 45' - 0"  
 PROPOSED: 63' - 0"

MAX. BASE HEIGHT: 65' - 0"  
 PROPOSED: 63' - 0"

MAX BUILDING HEIGHT: 85' - 0"  
 PROPOSED: 83' - 8"

### ZR 23-662 (C)(1) REQUIRED SETBACKS

10' - 0" AT WIDE STREETS (60TH STREET/BAY PARKWAY)

### ZR 23-661 (C)(1) & (2) STREET WALL

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PROPOSED SREET WALL IS WITHIN 8'-0" OF STREET LINE ON 60TH STREET & BAY PARKWAY

**1 ZD1 AXONOMETRIC DIAGRAM**  
 SCALE: 12" = 1'-0"



## ZD1 Zoning Diagram

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Name (please print)

SHMUEL WIEDER

Signature \_\_\_\_\_ Date \_\_\_\_\_



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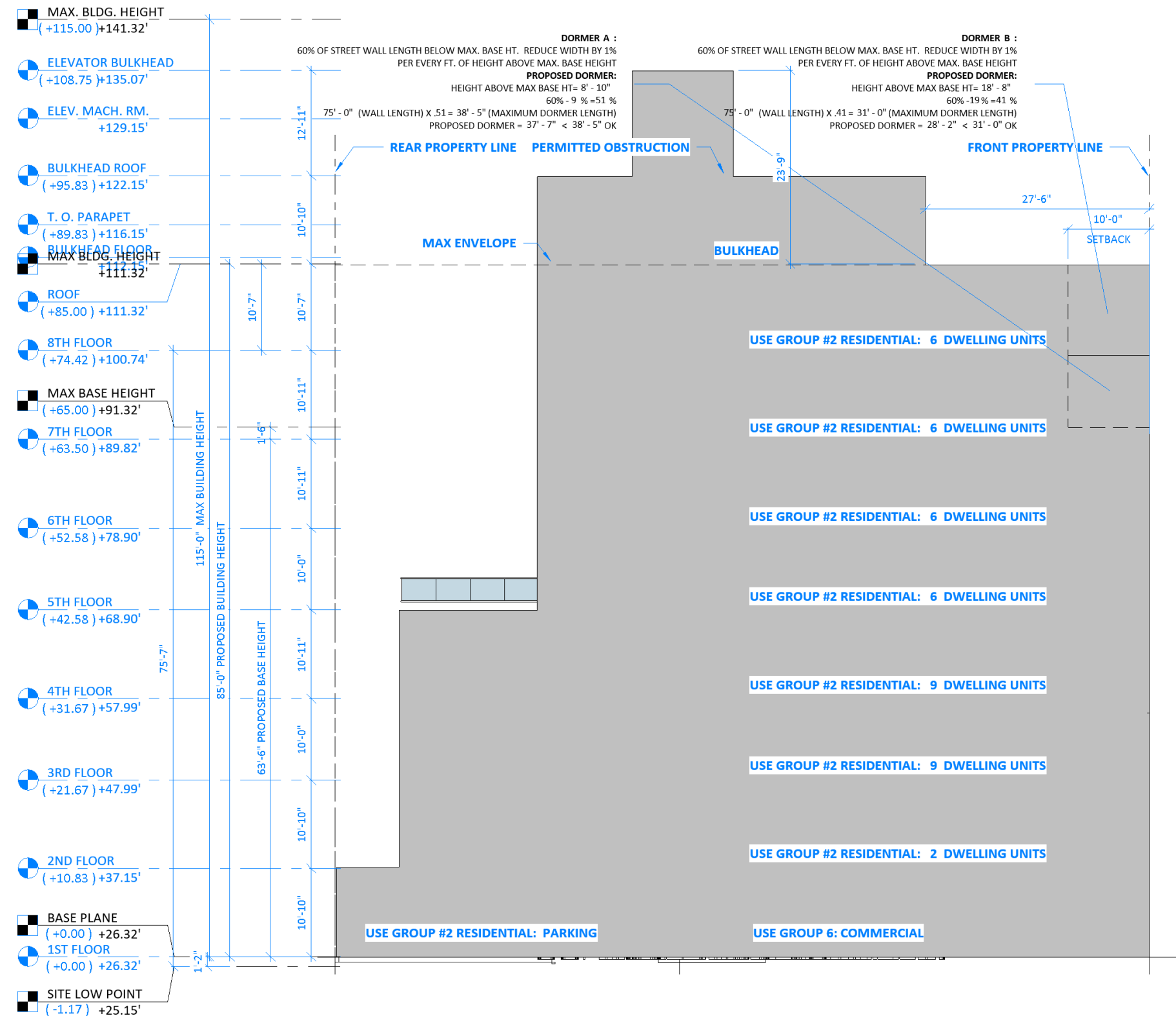
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PLAN EXAMINER SIGN AND DATE



**ZR 23-662 (C)(1) REQUIRED SETBACKS**  
 REQUIRED SETBACK: 10' - 0" AT WIDE STREETS (60TH STREET/ BAY PARKWAY)

PROPOSED SETBACK: 10'-0"

**ZR 23-644 (b) BUILDING HEIGHT**  
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MAX. BASE HEIGHT: 65' - 0"  
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MAX BUILDING HEIGHT: 85' - 0"  
 PROPOSED: 83' - 8"

## ZD1 ZONING SECTION DIAGRAM

1

SCALE: 12" = 1'-0"



