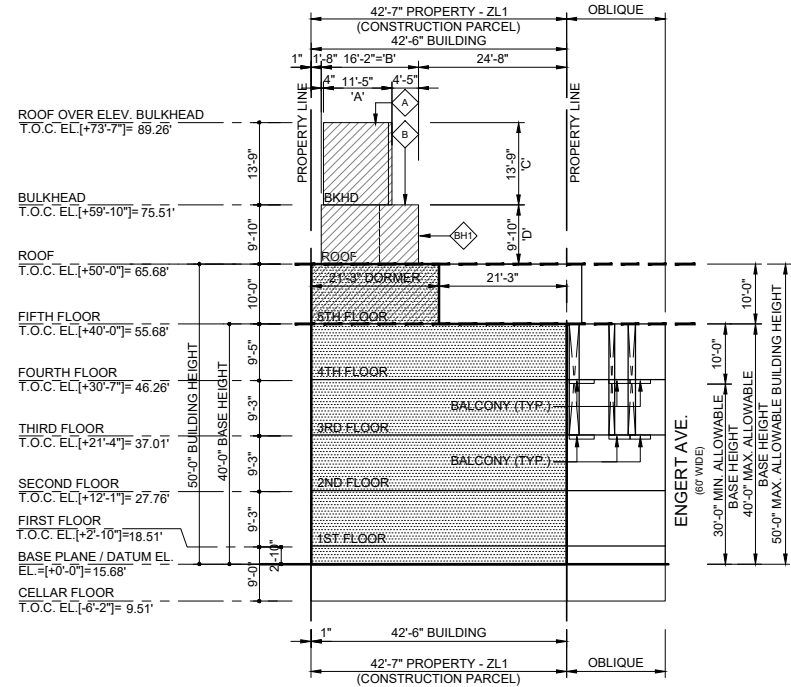
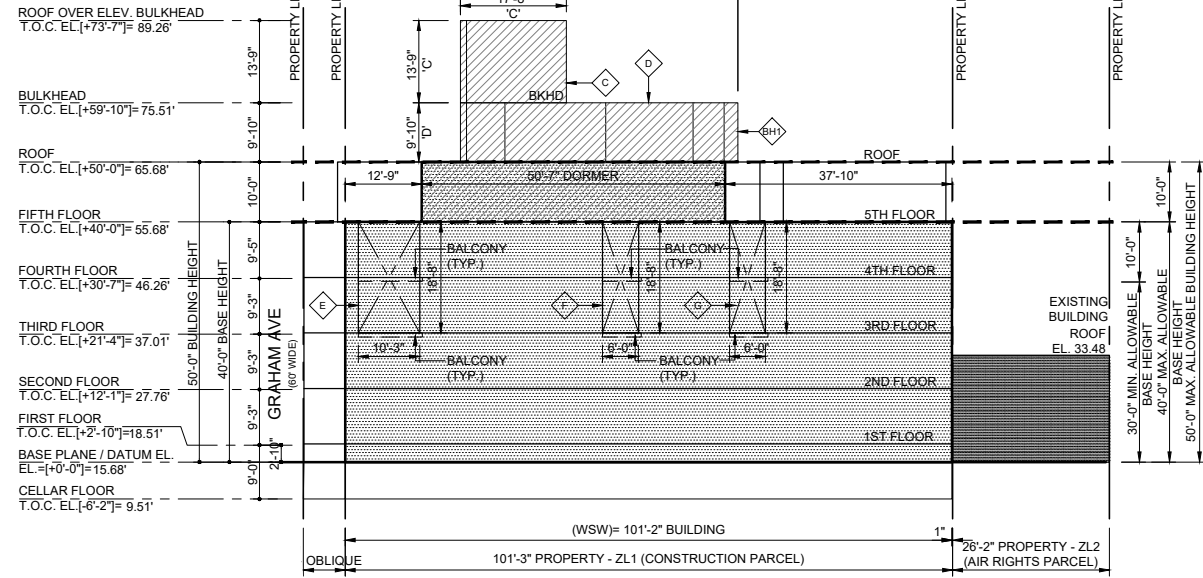
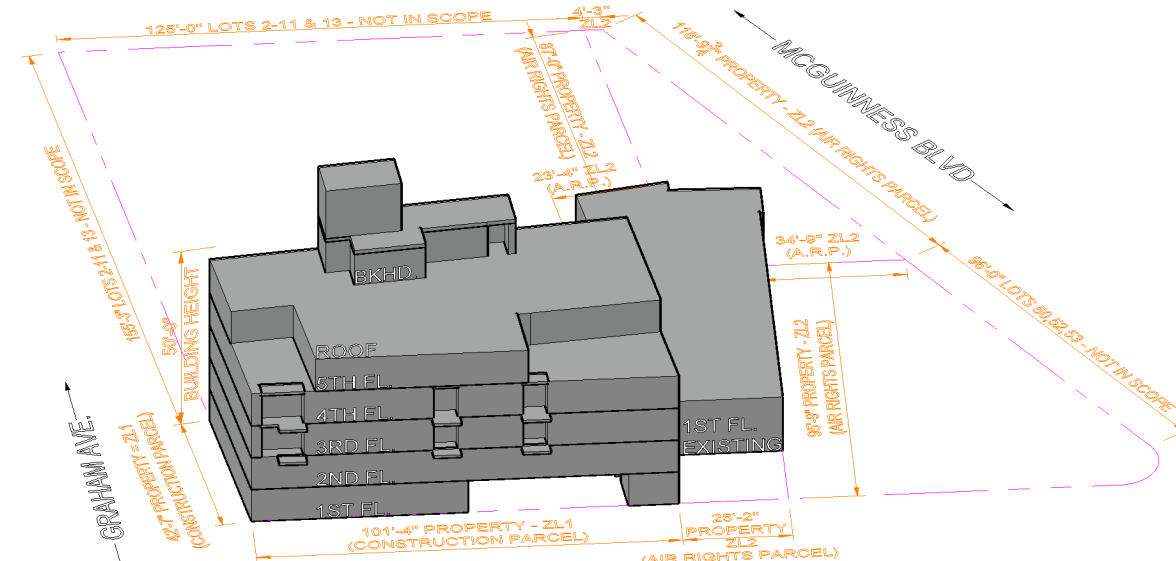
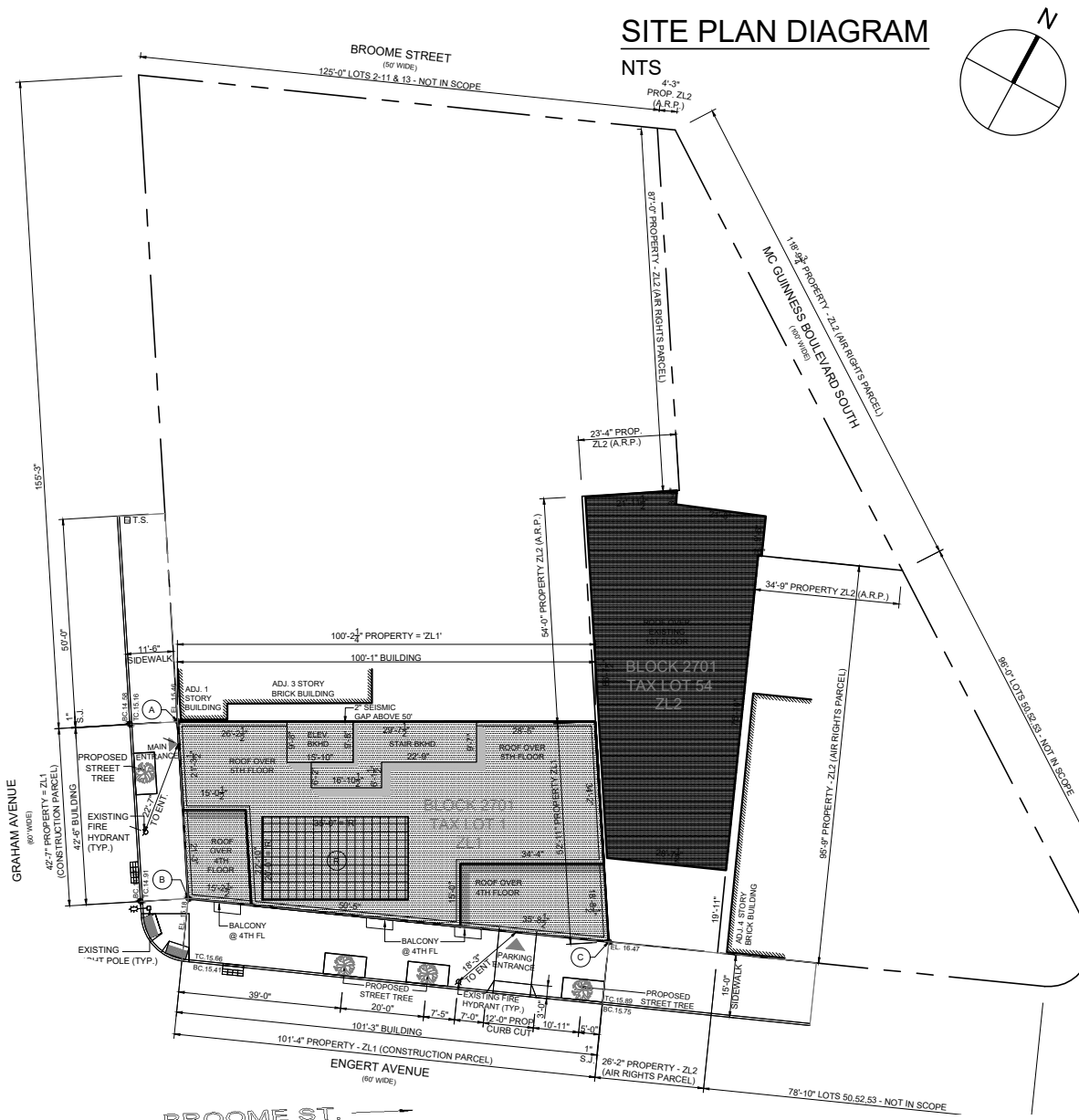


**SECTION DIAGRAM**

SCALE 1/32"=1'-0"



**SITE PLAN DIAGRAM**



**SYMBOLS LEGEND**

- PROPERTY / ZONING LOT LINE
- PROPOSED BUILDING / LOT COVERAGE
- FIRE HYDRANT
- STREET LIGHT POLE
- STREET SIGN
- UTILITY POLE
- EXISTING STREET TREE TO REMAIN
- NEW STREET TREE ADHERING TO THE NYC FORESTRY POLICY REGARDING TREE PROTECTION

**ZONING INFORMATION**

- ZONING MAP : 13A
- ZONING DISTRICT : R6B
- ENTIRE SITE AREA : 11,154.65 SQ.FT.
- PROPOSED ZONING FLOOR AREA (TOTAL) : 21,557.24 SQ.FT.
- PROPOSED ZONING LOT COVERAGE : 7,859.63 SQ.FT.
- PROPOSED BUILDING BASE HEIGHT : 40'-0"
- PROPOSED BUILDING TOTAL HEIGHT : 50'-0"



**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**

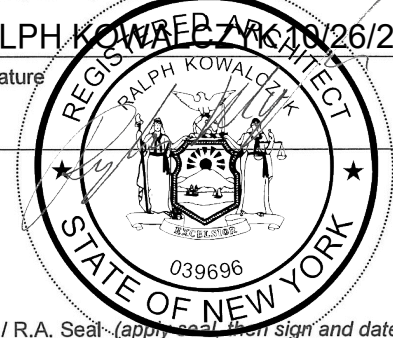
House No(s) **540**  
Street Name **GRAHAM AVENUE**  
Borough **BROOKLYN**  
Block **2019**  
Lot **1,2,19**  
BIN

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 or documents with the Department.

Name (please print)

**RALPH KOWALCZYK** 26/2022

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



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

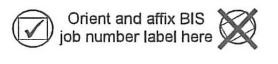
**Internal Use Only**

BIS Doc # \_\_\_\_\_

**AXONOMETRIC DIAGRAM**



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) 540
Street Name GRAHAM AVENUE
Borough BROOKLYN
Block 2019
Lot 1,2,19
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 or documents with the Department.

Name (please print)
RALPH KOWALCZYK
Signature
Date 02/26/2022



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

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BIS Doc #

PLAN EXAMINER SIGN AND DATE

ADDRESS: 540 GRAHAM AVENUE
TAX BLOCK 2701
TAX LOTS 1, 54
TAX LOT 1 ZL1 - (CONSTRUCTION PARCEL) AREA 4,776.25 S.F.
TAX LOT 54 ZL2 - (AIR RIGHTS PARCEL) AREA 6,378.40 S.F.
ENTIRE SITE AREA 11,154.65 S.F.

ZONING MAP: 13a
COMMUNITY DISTRICT: BROOKLYN 1
ZONING DISTRICTS: R6B / IH / QH
CONSTRUCTION CLASSIFICATION: I-B
USE GROUP: 2 + 16

TAX LOTS 1 & 2 ARE COMBINED INTO SINGLE ZONING LOT AND TO BE DESIGNATED AS ZL1 - CONSTRUCTION PARCEL THAT WILL CONSIST OF PROPOSED CONSTRUCTION OF 5 STORY RESIDENTIAL BUILDING, USE GROUP 2 UNDER QUALITY HOUSING PROGRAM. TAX LOT 54 DESIGNATED AS ZL2 - AIR RIGHTS PARCEL THAT CONTAINS AN EXISTING 1 STORY BUILDING WITH EXISTING NON COMPLIANT USE GROUP 16 - AUTO SALES OFFICE.

THIS CONSTRUCTION IS DEVELOPED IN COMPLIANCE WITH:
- CHAPTER 3 OF ARTICLE II - RESIDENTIAL BUILDING BULK REGULATIONS
- CHAPTER 8 OF ARTICLE II - THE QUALITY HOUSING PROGRAM

ZR-22-00 ZL1 PROPOSED RESIDENTIAL, USE GP 2 IS ALLOWED "AS OF RIGHT"
ZR-32-25 ZL2 EXISTING AUTO SALES OFFICE USE GP 16 "EXISTING NON COMPLIANT"

ZR-23-154(b) MAX. ALLOWABLE FLOOR RESIDENTIAL AREA ZL1 + ZL2

ZL1 & ZL2 QUALITY HOUSING PROGRAM IN ZONING DISTRICT R6B / IH / QH
BASE MAX. ALLOWABLE FAR IN ZONING DISTRICT R6B / IH / QH = 2.00 FAR
MAX. ALLOWABLE FAR IN ZONING DISTRICT R6B / IH / QH = 2.20 FAR
NO AFFORDABLE HOUSING FLOOR AREA PROVIDED THEREFORE BASE FAR TO APPLY

ZL2 MAX. ALLOWABLE Z.A. IN ZL2 - (AIR RIGHTS PARCEL) = 6,378.40 x 2.00 = 12,756.80 S.F.
ZL1 MAX. ALLOWABLE Z.A. IN ZL1 - (CONSTRUCTION PARCEL) = 4,776.25 x 2.00 = 9,552.50 S.F.
TOTAL MAX. ALLOWABLE FAR IN ZONING DISTRICT R6B / IH / QH (ZL1 + ZL2) = 22,309.31 S.F.

ZL2 EXISTING ZONING AREA IN (ZL2 - AIR RIGHTS PARCEL) = 3,096.77 S.F.
ZL1 PROPOSED ZONING AREA IN (ZL1 - CONSTRUCTION PARCEL) = 18,460.47 S.F.
TOTAL PROPOSED ZONING AREA (ZL1 + ZL2) = 21,557.24 S.F.

ZL1 & ZL2 21,030.30 < 22,309.31 THEREFORE IN COMPLIANCE

ZR-23-153 ZL1 & ZL2 MAX. ALLOWABLE LOT COVERAGE
ZL1 - (CONSTRUCTION PARCEL) & ZL2 - (AIR RIGHTS PARCEL)
CORNER LOT IN ZONING DISTRICT R6B / IH / QH MAX. LOT COVERAGE = 100.00%
ZL1 4,776.25 x 100.00% (ZL1 - CONSTRUCTION PARCEL) = 4,776.25 S.F.
ZL2 6,378.40 x 100.00% (ZL2 - AIR RIGHTS PARCEL) = 6,378.40 S.F.
TOTAL ALLOWABLE LOT COVERAGE ZL1 + ZL2 = 11,154.65 S.F.

ZL1 PROPOSED LOT COVERAGE AREA (ZL1 - CONSTRUCTION PARCEL) = 4,763.16 S.F.
ZL2 EXISTING LOT COVERAGE AREA (ZL2 - AIR RIGHTS PARCEL) = 3,096.47 S.F.
TOTAL PROPOSED LOT COVERAGE ZL1 + ZL2 = 7,859.63 S.F.
= 7,859.63 < 11,154.65 THEREFORE IN COMPLIANCE

ZR-23-22 ZL1 & ZL2 DENSITY REGULATIONS
FACTOR FOR DETERMINING MAX. NUMBER OF DWELLING UNITS = 680
MAX. ALLOWABLE # OF DWELLING UNITS = MAX AVAILABLE Z.A. / 680
MAX AVAILABLE Z.A. = MAX. ALLOWABLE Z.A. - EXISTING AREA
MAX AVAILABLE Z.A. = 22,309.31 - 3096.77 = 19,212.54 (MAX AVAILABLE Z.A.) / 680 = 28
TOTAL PROPOSED # OF D.U. = 25 < 28 IN COMPLIANCE

ZR-23-60 ZL1 STREET WALL
CORNER LOT IN ZONING DISTRICT R6B / IH / QH (ZL1 - CONSTRUCTION PARCEL)
ZR-23-661(b)(1) PROVIDED STREET WALL ON GRAHAM AVENUE (100% OF STREET LINE) = 42'-7"
ZR-23-661(b)(2) PROVIDED STREET WALL ON ENGERT AVENUE (100% OF STREET LINE) = 127'-6"
IN COMPLIANCE

ZL2 CORNER LOT IN ZONING DISTRICT R6B / IH / QH (ZL2 - AIR RIGHTS PARCEL)
ZR-23-661(b)(3) EXISTING NON CONFORMING COMMERCIAL BUILDING.

ZR-23-661(d) EXISTING NON COMPLIANCE
MAXIMUM STREET WALL ARTICULATION PERMITTED UP TO 50% OF THE AGGREGATE WIDTH OF STREET WALL 10'-2 1/2"= 50'-7" (50%) = 50.58 FT.
PROPOSED ARTICULATION FOR 3RD & 4TH FLOORS= 10'+6'+6"= 22'-0" (21.75%) = 22.00 FT.
TOTAL PROPOSED WALL ARTICULATION 22.0 FT. (21.75%) < 50.58 FT. (50.0%) IN COMPLIANCE
PERMITTED THREE FEET OF RECESS OR PROJECTION AS MEASURED PERPENDICULAR TO THE STREET WALL
PROPOSED RECESS TO THE STREET WALL= 3'-0" ≤ 3'-0" THEREFORE IN COMPLIANCE

PROPOSED RECESS TO THE STREET WALL= 3'-0" ≤ 3'-0" THEREFORE IN COMPLIANCE
PROPOSED PROJECTION TO THE STREET WALL= 2'-6" < 3'-0" THEREFORE IN COMPLIANCE

ZR-23-662 TABLE 1 HEIGHT AND SETBACK REGULATIONS FOR A QUALITY HOUSING BUILDING WITH NON-QUALIFYING GROUND FLOOR IN DISTRICT R6B / IH / QH
MIN. BASE HEIGHT FOR R6B / IH / QH = 30.00'
MAX. BASE HEIGHT FOR R6B / IH / QH = 40.00'
PROPOSED BASE HEIGHT ZL1 - (CONSTRUCTION PARCEL) = 40.00'
PROPOSED BASE HEIGHT ZL1 = 30.00 ≤ 40.00 ≤ 40.00 THEREFORE IN COMPLIANCE
PROPOSED BASE HEIGHT ZL2 - (AIR RIGHTS PARCEL) = 33.48'
PROPOSED BASE HEIGHT ZL2 = 30.00 ≤ 33.48 ≤ 40.00 THEREFORE IN COMPLIANCE

TABLE 1 MAX. ALLOWABLE BUILDING HEIGHT FOR R6B / IH / QH
PROPOSED BUILDING HEIGHT ZL1 - (CONSTRUCTION PARCEL) = 50.00'
PROPOSED BUILDING HEIGHT ZL1 = 50.00 ≤ 50.00 IN COMPLIANCE
PROPOSED BUILDING HEIGHT ZL2 - (AIR RIGHTS PARCEL) = 33.48'
PROPOSED BUILDING HEIGHT ZL2 = 33.48 ≤ 50.00 IN COMPLIANCE

ZR-23-32 LOT AREA & LOT WIDTH REGULATIONS
MIN. REQUIRED LOT AREA = 1,700
PROPOSED LOT AREA = 4,763.16 > 1,700 IN COMPLIANCE
MIN. LOT WIDTH = 18'
PROPOSED LOT WIDTH ON GRAHAM AVENUE = 42'-7" > 18' IN COMPLIANCE

ZR-23-45 ZL1 FRONT YARD NOT REQUIRED AT ZL1 - (CONSTRUCTION PARCEL)
ZL2 FRONT YARD NOT REQUIRED AT ZL2 - (AIR RIGHTS PARCEL)
EXISTING F.Y. TO REMAIN FRONT YARD @ ENGART AVENUE = 19.9'
EXISTING F.Y. TO REMAIN FRONT YARD @ MCGUINNESS BLVD (VARIES) = 34.8' IN COMPLIANCE

ZR-23-46 ZL1 & ZL2 SIDE YARD NOT REQUIRED = WAIVED
ZR-23-471 ZL1 & ZL2 REAR YARD NOT REQUIRED = LOT WITHIN 100' OF CORNER = IN COMPLIANCE
ZR-23-861 MIN. DISTANCE BETWEEN WINDOWS AND LOT LINE = 30'. IN COMPLIANCE

ZR-23-842(a) OUTER COURT WIDTH SHALL BE AT LEAST EQUAL TO DEPTH REFER TO Z-004 FOR OUTER COURT DIAGRAM. IN COMPLIANCE

ZR-25-23 ZR-25-025 PARKING REGULATIONS
FOR QUALITY HOUSING BUILDING PARKING REGULATIONS SHALL COMPLY WITH ZR-28-50
PARKING REQUIREMENT FOR D.U. IN R6B / IH / QH = 50.00%
= 25 (TOTAL D.U.) x 0.50 = 13 SPACES
PROPOSED # OF PARKING SPACES = 13 SPACES
13 ≥ 13 THEREFORE - REFER TO Z-002 FOR PARKING AREA DIAGRAM. IN COMPLIANCE

BC 2017-1106.01 REQUIRED ACCESSIBLE PARKING = 5% X TOTAL PROVIDED PARKING SPACES
TOTAL REQUIRED ACCESSIBLE PARKING SPACES = 5% X 0.00 = 1 SPACES
PROV. ACCESSIBLE PARKING SPACES = 1 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING SPACES = 1 ≥ 1 IN COMPLIANCE

ZR-25-81 REQUIRED BICYCLE PARKING SPACES USE GROUP 2 = 1 PER 2 D.U.
REQUIRED BICYCLE PARKING SPACES = D.U. x 50% = 13 SPACES
MINIMUM REQUIRED SIZE PER BIKE = 15 S.F. x 13 SPACES = 195.00 S.F.
PROVIDED BICYCLE STORAGE ROOM IN CELLAR = 162.93 S.F.
PROVIDED BICYCLE STORAGE ROOM IN 1ST FLOOR = 34.01 S.F.
TOTAL PROPOSED BICYCLE STORAGE = 196.95 S.F.
PROPOSED BICYCLE PARKING = 196.95 > 195.00 IN COMPLIANCE

ZR-25-631(e) IN R6B MAXIMUM CURB WIDTH OF 12', INCLUDING SPLAYS SHALL BE PERMITTED ON ANY STREET FRONTAGE OF THE ZONING LOT.
PROPOSED CURB CUT ON ENGERT AVE = 12', THEREFORE IN COMPLIANCE

ZR-23-03 REQUIRED ONE STREET TREE FOR EVERY 25' OF STREET FRONTAGE PER ZR 26-41.

ZR-26-41 LOT FRONTAGE ON GRAHAM AVENUE = 42.58'
LOT FRONTAGE ON ENGERT AVENUE = 127.50'
LOT FRONTAGE ON MC GUINNESS BLVD = 118.81'
LOT FRONTAGE ON BROOME ST = 4.25'
TOTAL LOT FRONTAGE = 293.15'

REQUIRED # STREET TREES 293.15 / 25 = 12
EXISTING NUMBER OF TREES ON GRAHAM AVENUE = 0
PROPOSED NUMBER OF TREES ON GRAHAM AVENUE = 1
EXISTING NUMBER OF TREES ON ENGERT AVENUE = 0
PROPOSED NUMBER OF TREES ON ENGERT AVENUE = 4
EXISTING NUMBER OF TREES ON MC GUINNESS BLVD = 2
PROPOSED NUMBER OF TREES ON MC GUINNESS BLVD = 0
EXISTING NUMBER OF TREES ON BROOME ST = 0
PROPOSED NUMBER OF TREES ON BROOME ST = 0
STREET TREES TO BE PLANTED AT AN ALTERNATE LOCATION = 5

TOTAL PROPOSED NUMBER OF STREET TREES = 12 IN COMPLIANCE

CHAPTER 8: THE QUALITY HOUSING PROGRAM

ZR-28-14 EACH PROPOSED D.U. PROVIDED WITH A WASHING MACHINE AND DRYER A WINDOW OF MIN. 20 SQ. FT. THAT CORRIDOR IS 50% DEDUCTIBLE. IN COMPLIANCE

ZR-28-14 WHERE MORE THAN 50% OF CORRIDOR AREA HAS DIRECT VIEW LINE TO A WINDOW OF MIN. 20 SQ. FT. THAT CORRIDOR IS 50% DEDUCTIBLE

ZR-28-21 MINIMUM REQUIRED RECREATION SPACE = 3.30%
MIN. REQUIRED AREA OF RECREATION = 17,933.53 x 3.30% = 591.81 S.F.
PROVIDED RECREATION AREA AT SECOND FLOOR = 412.15 S.F.
PROVIDED RECREATION AREA AT ROOF = 400.00 S.F.
TOTAL PROVIDED RECREATION AREA = 812.15 S.F.
812.15 > 591.81 IN COMPLIANCE

ZR-28-22 STANDARDS FOR RECREATION SPACE
(a) ALL RECREATION SPACE SHALL BE ACCESSIBLE TO THE RESIDENTS OF OF THE BUILDING IN COMPLIANCE
(b) THE MINIMUM DIMENSION OF ANY RECREATION SPACE SHALL BE 15 FEET. THE MINIMUM SIZE OF ANY OUTDOOR RECREATION SPACE SHALL BE 225 S.F. THE MINIMUM SIZE OF ANY INDOOR RECREATION SPACE SHALL BE 300 S.F. PROVIDED INDOOR RECREATIONAL AREA AT SECOND FL.: 412.15 S.F. PROVIDED OUTDOOR RECREATIONAL AREA AT ROOF: 400.0 S.F.
(c) OUTDOOR RECREATION SPACE SHALL BE OPEN TO THE SKY EXCEPT THAT BUILDING PROJECTIONS IN COMPLIANCE
(d) ANY INDOOR RECREATION ROOM LOCATED IN A STORY SHALL HAVE AT AT LEAST ONE EXTERIOR WALL WITH WINDOWS, OR CEILING WITH SKYLIGHTS, THAT MEASURES NOT LESS THAN 9.5 PERCENT OF THE TOTAL FLOOR SPACE OF THE ROOM. IN COMPLIANCE

ZR-28-23 AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING SHALL BE PLANTED IN COMPLIANCE

ZR-28-31 CORRIDORS SERVING LESS THAN 11 D.U. ARE 50% DEDUCTIBLE

