

**ZONING DISTRICT:**  
R6 WITH C2-4 OVERLAY, R6, R8

**LOT COVERAGE:**  
AS PER ZR 62-31 AND 62-32

	R6	R8	TOTAL
LOT AREA:	55,000 SF	57,226 SF	112,226 SF
MAX. COVERAGE:	65%	70%	
MAX. ALLOWED:	35,750 SF	40,058.2 SF	75,808 SF
PROPOSED:			74,475 SF

**FRONT YARD AND SIDE YARD:**  
AS PER ZR 62-332  
WATERFRONT YARD (SHORE PUBLIC WALKWAY) PROVIDED

**REAR YARD:**  
AS PER 62-332  
NO REAR YARD (IN LIEU OF WATERFRONT YARD)

**MINIMUM DISTANCE BETWEEN BUILDINGS:**  
AS PER ZR 23-711  
WALL CONDITION OVER 50': WINDOW TO WINDOW: 60'

**MAXIMUM BUILDING HEIGHT:**  
AS PER 62-354  
MAX. HEIGHT IN R6 WITHIN 100' OF WEST ST.: 65'  
MAX. HEIGHT IN R6 BEYOND 100' OF WEST ST.: 110'  
MAX. HEIGHT IN R8: 400' (360' + 40' PENTHOUSE)  
\*WHEN MULTIPLE BUILDINGS/PORCTIONS OF BUILDINGS EXCEED 200', NOT MORE THAN HALF MAY EXCEED 260'

**MAXIMUM BUILDING BASE HEIGHT:**  
AS PER 62-354  
MAX. HEIGHT IN R6: 65'  
MAX. HEIGHT IN R8: 70'  
\*55' MAX. HEIGHT FOR 20% OF FRONTAGE IN R6

**MAXIMUM BUILDING WALL WIDTH:**  
PER ZR 62-354  
MAX. WIDTH ABOVE 85' PARALLEL TO WEST ST.: 110'  
MAX. WIDTH ABOVE 85' OF ANY OTHER WALL: 170'

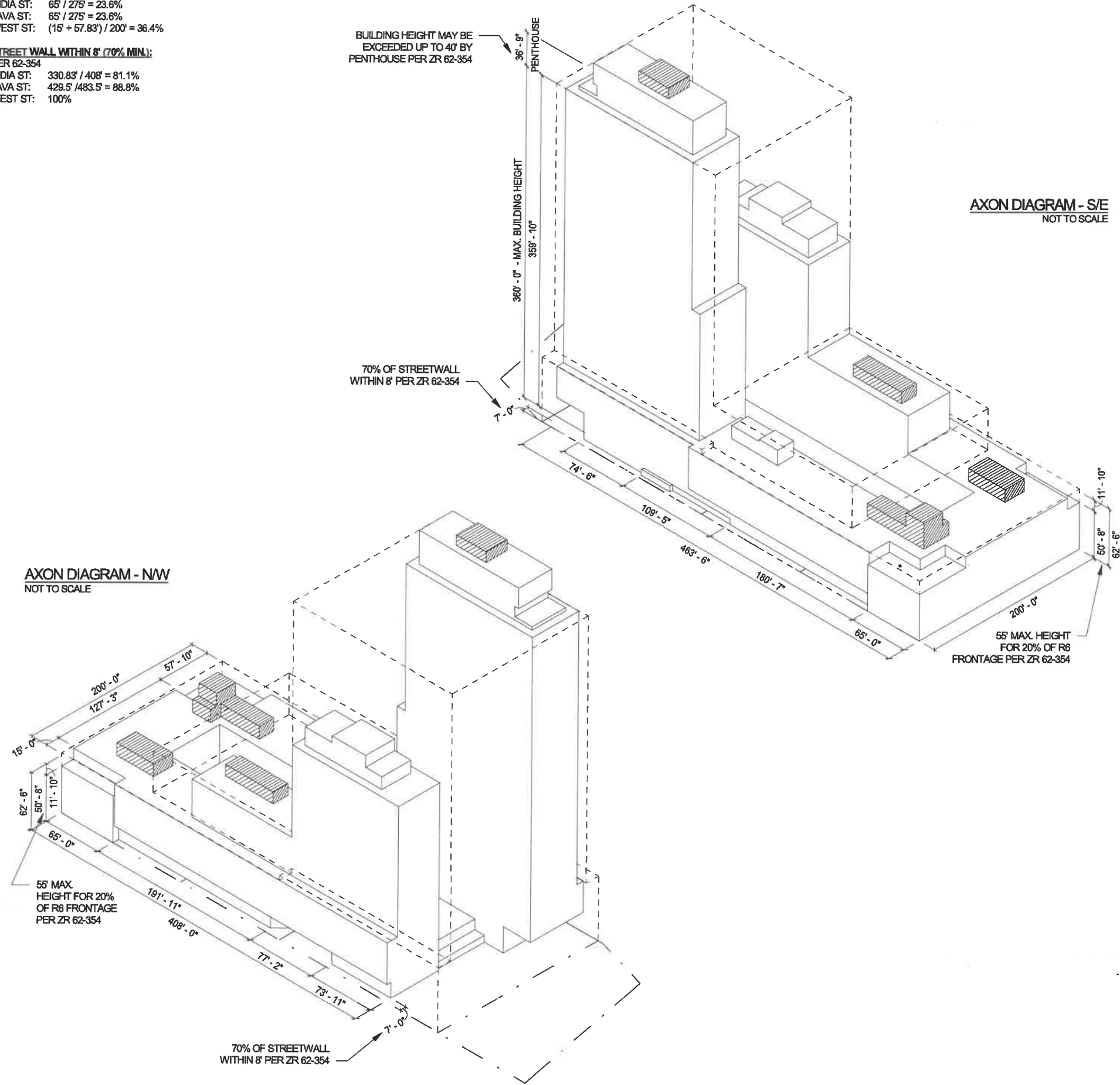
**MAXIMUM BUILDING WALL WIDTH:**  
PER ZR 62-354  
70% OF STREET WALL FRONTING A STREET, UPLAND CONNECTION, OR VISUAL CORRIDOR NOT ADJACENT TO A SPW OR SPAA IS LOCATED WITHIN 8' OF STREET LINE AND EXTENDS MIN. 30'

**STREET TREES:**  
AS PER ZR 62-41

**HEIGHT:**  
AS PER 64-321  
NOTE: ALL HEIGHTS ARE MEASURED FROM PROJECT REFERENCE PLANE = [+20.00] NAVD88  
PROJECT DFE = [+14.00] NAVD88

**BASE HEIGHT UP TO 55' IN R6 (20% MIN.):**  
PER 62-354  
INDIA ST: 65' / 275' = 23.6%  
JAVA ST: 65' / 275' = 23.6%  
WEST ST: (15' + 57.83') / 200' = 36.4%

**STREET WALL WITHIN 8' (70% MIN.):**  
PER 62-354  
INDIA ST: 330.83' / 408' = 81.1%  
JAVA ST: 429.5' / 483.5' = 88.8%  
WEST ST: 100%



**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) 18  
Street Name INDIA STREET  
Borough BROOKLYN  
Block 2538  
Lot 1  
BIN 3336933

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) JONATHAN JOVA MARCEL  
Signature \_\_\_\_\_ Date 03-28-23



P.E. / R.A. Seal (Professional Engineer/Architect Seal) (Professional Engineer/Architect Seal)

**Internal Use Only**

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

PLAN EXAMINER SIGN AND DATE



