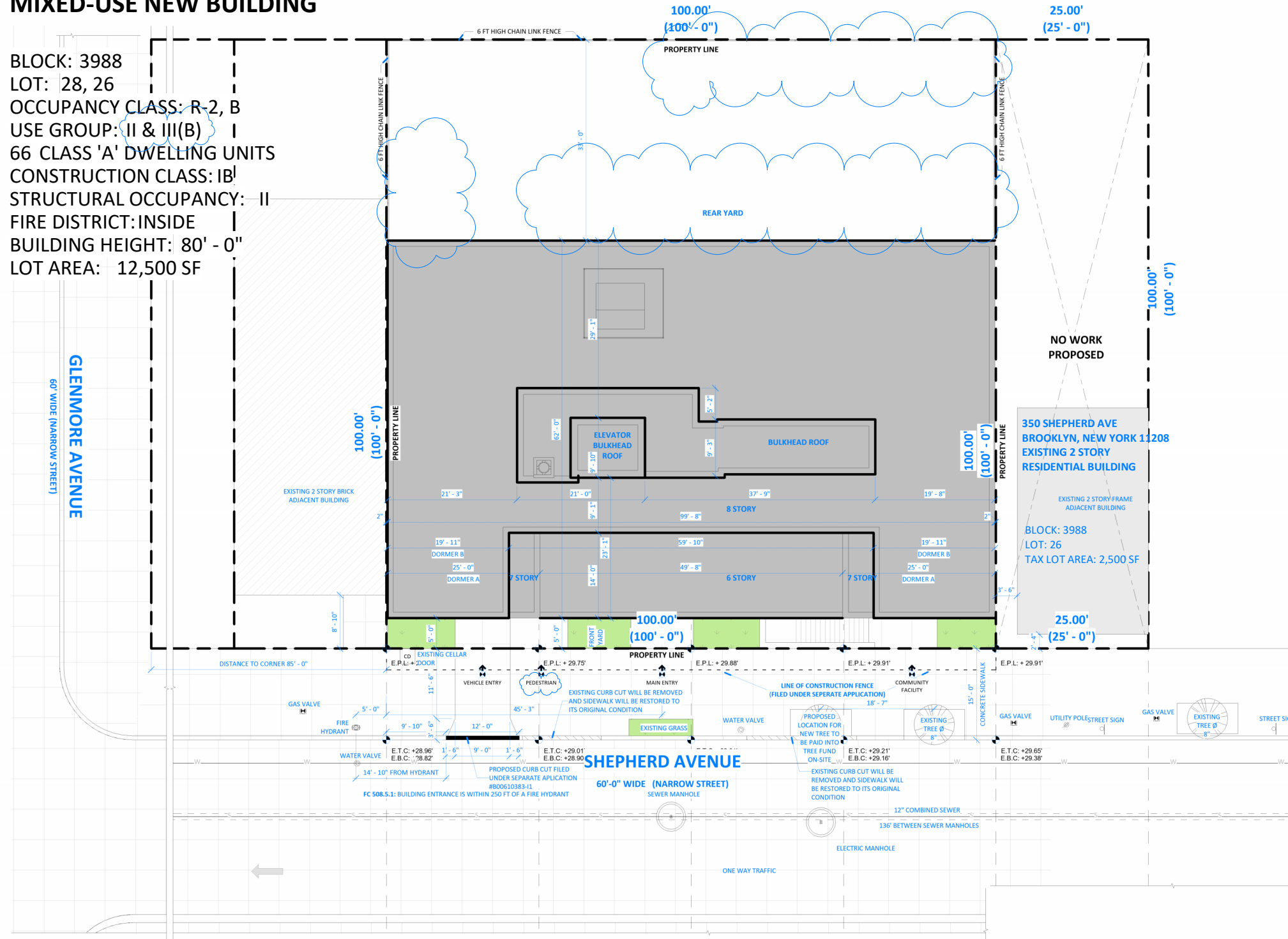


**360 SHEPHERD AVE
BROOKLYN, NEW YORK 11208
PROPOSED 8 STORY + CELLAR
MIXED-USE NEW BUILDING**

BLOCK: 3988
LOT: 28, 26
OCCUPANCY CLASS: R-2, B
USE GROUP: II & III(B)
66 CLASS 'A' DWELLING UNITS
CONSTRUCTION CLASS: IB
STRUCTURAL OCCUPANCY: II
FIRE DISTRICT: INSIDE
BUILDING HEIGHT: 80' - 0"
LOT AREA: 12,500 SF



1 ZD1 - SITE PLAN

SCALE: 12" = 1'-0"



LOT AREA : 12,500 SQ.FT.

ZR 23-362(a) LOT COVERAGE

LOT COVERAGE ALLOWABLE: 80% (10,000 SF)
LOT COVERAGE PROPOSED: 56% (7,041 SF)

ZR 23-342(a) REAR YARDS

PROPOSED REAR YARD: 33' - 0"
REQUIRED REAR YARD, FOR BUILDINGS OR PORTIONS AT OR ABOVE A HEIGHT OF 75'-0": 30'-0" REQUIRED

LEGEND

R6A
QUALITY HOUSING PROGRAM

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

ZR 23-433 REQUIRED SETBACKS

SHEPHERD AVE: NARROW STREET
15' - 0" MIN, 15' - 0" SETBACK PROVIDED

ZR 23-412 (C)(1), (2), (3)(ii), (5) PERMITTED OBSTRUCTION

(1) PROPOSED BULKHEAD IS SETBACK 23'-1" FROM STREET WALL (OK)

(2) 50% OF LOT COVERAGE = 50% OF 7,041 SF = 3,520.50 SF
PROPOSED OBSTRUCTION = 120.25 SF < 3,520.50 SF (OK)

(3)(II) 30% OF LOT COVERAGE = 30% OF 7,041 SF = 2,112.30 SF
TOTAL AREA OF OBSTRUCTION BELOW 35 FT = 120.25 SF < 2,112.30 SF (OK)

(5) N/A

ZR-23-431(b)(2) STREET WALL
PROPOSED 5' - 0" STREET WALL

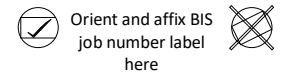
ZR 23-432 BUILDING HEIGHT

MIN. BASE HEIGHT: 40' - 0"
MAX. BASE HEIGHT: 65' - 0"
PROP BASE HEIGHT: 60' - 11"
MAX BUILDING HEIGHT: 95' - 0"
PROP BUILDING HEIGHT: 80' - 0"



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

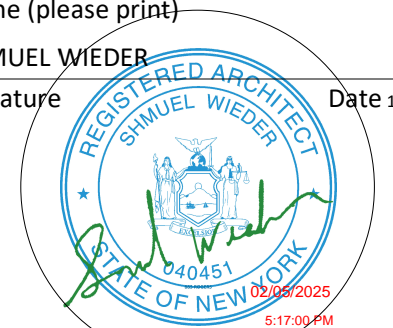
House No(s) 360
Street Name SHEPHERD AVE
Borough BROOKLYN
Block 3988
Lot (s) 28, 26
BIN 3088713

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)

SHMUEL WIEDER

Signature Date 1.27.2025



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

Internal Use Only

BIS Doc # NB #B00610324-A3

PLAN EXAMINER SIGN AND DATE

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

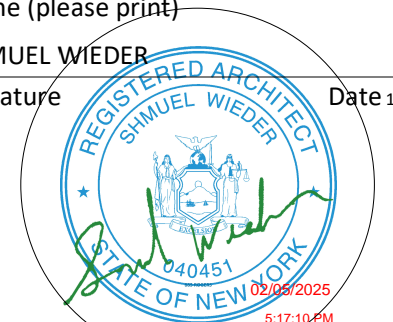
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 Borough BROOKLYN
 Block 3988
 Lot (s) 28, 26
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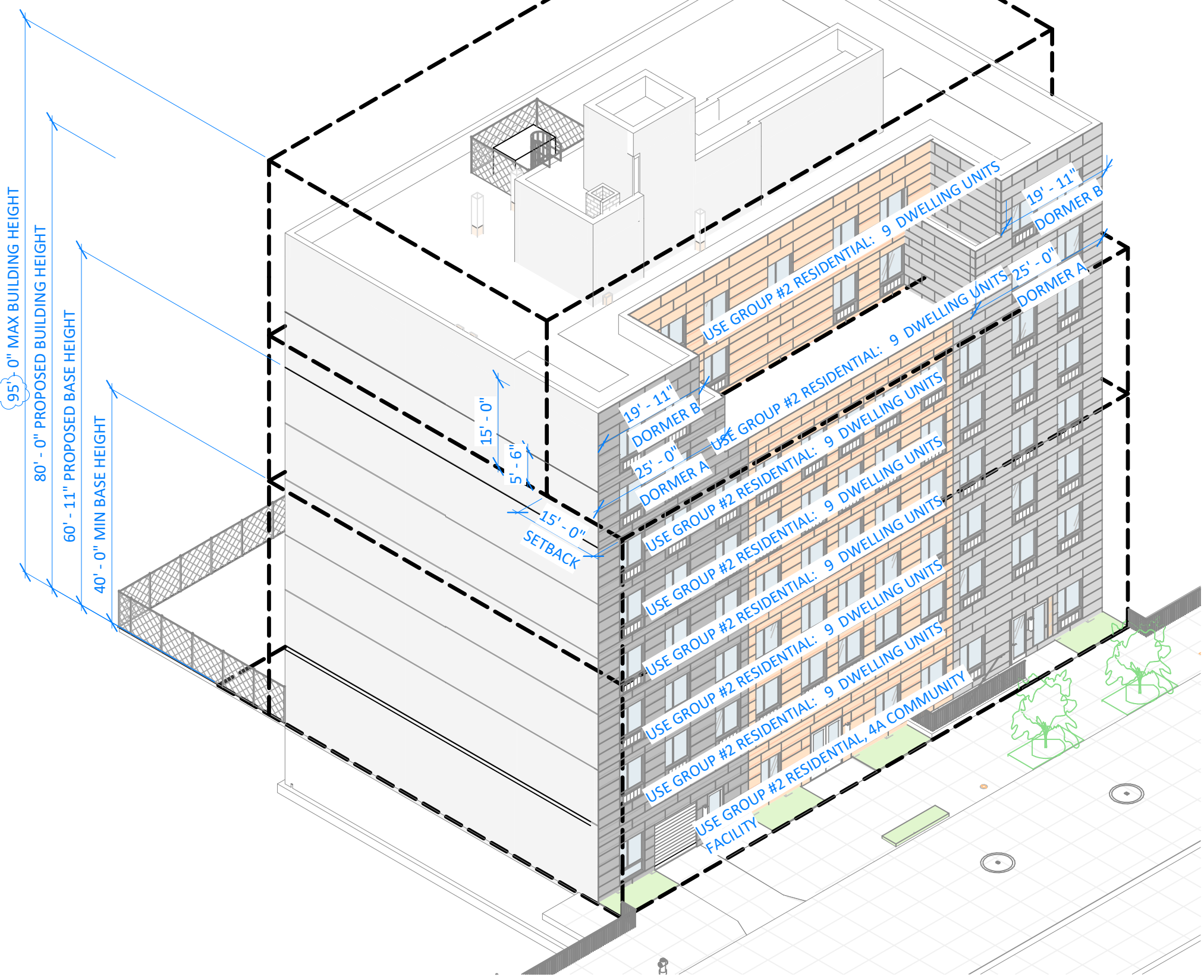


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
Internal Use Only

BIS Doc # **NB #B00610324-A3**

PLAN EXAMINER SIGN AND DATE



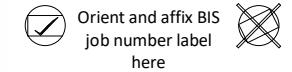
LEGEND

-  MAXIMUM BUILDING ENVELOPE
-  PROPOSED BUILDING
-  PERMITTED OBSTRUCTION

1 **3D - AXONOMETRIC DIAGRAM**
SCALE:

ZD1 Zoning Diagram

Must be typewritten.



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Yes No

Location Information

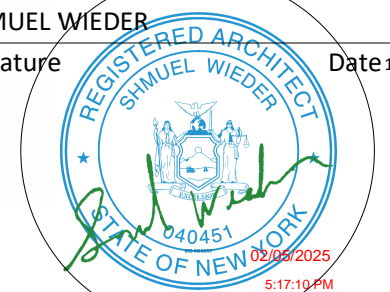
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Name (please print)

SHMUEL WIEDER

Signature _____ Date 1.27.2025

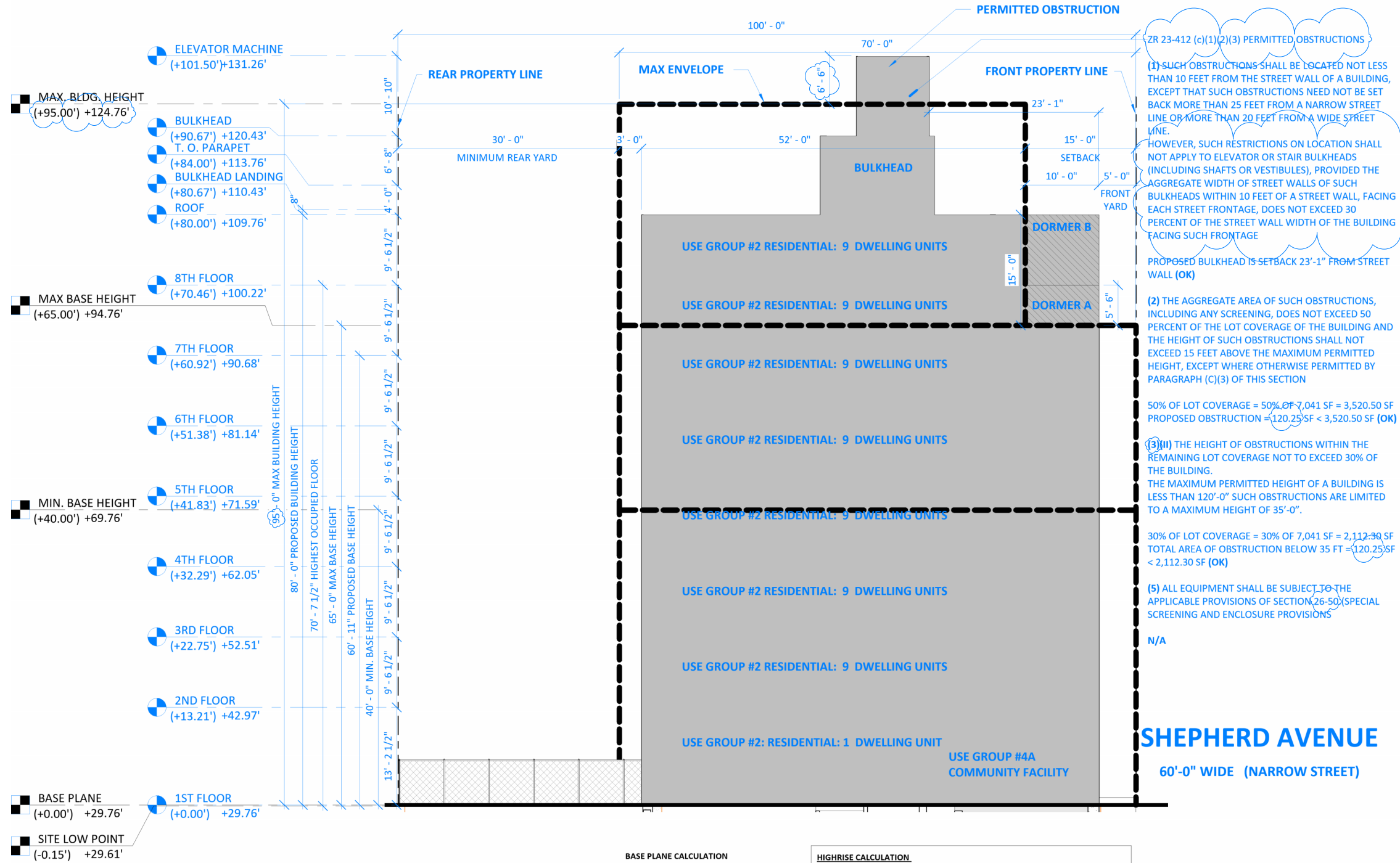


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BIS Doc # **NB #B00610324-A3**

PLAN EXAMINER SIGN AND DATE



4 ZD1 - SECTION DIAGRAM

SCALE: 12" = 1'-0"

