



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) 2777
 Street Name ATLANTIC AVE

Borough BROOKLYN
 Block 3946
 Lot (s) 42
 BIN 3087764

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.

NIKOLAI KATZ RA

Name (please print)

Signature _____ Date _____



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

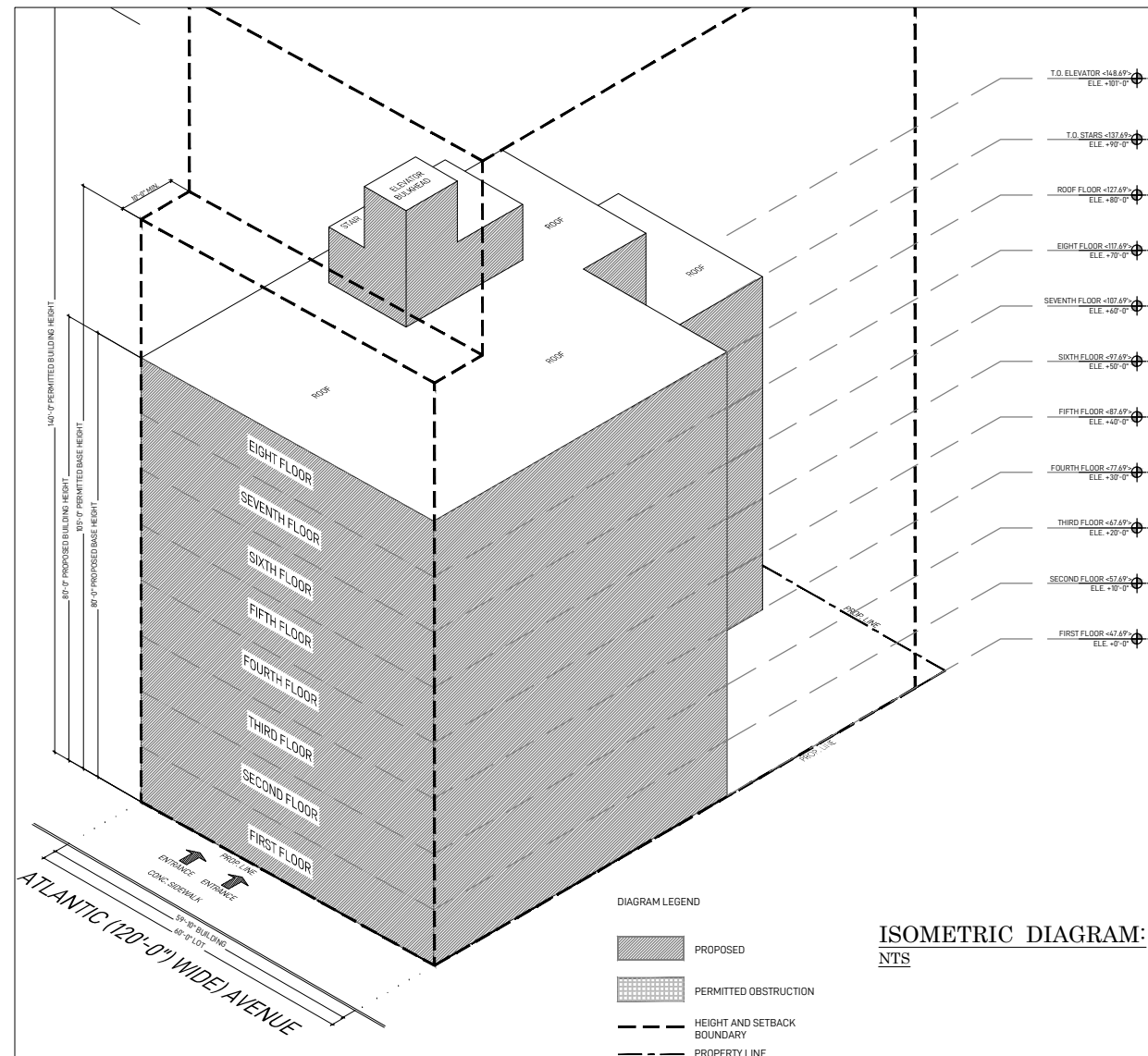
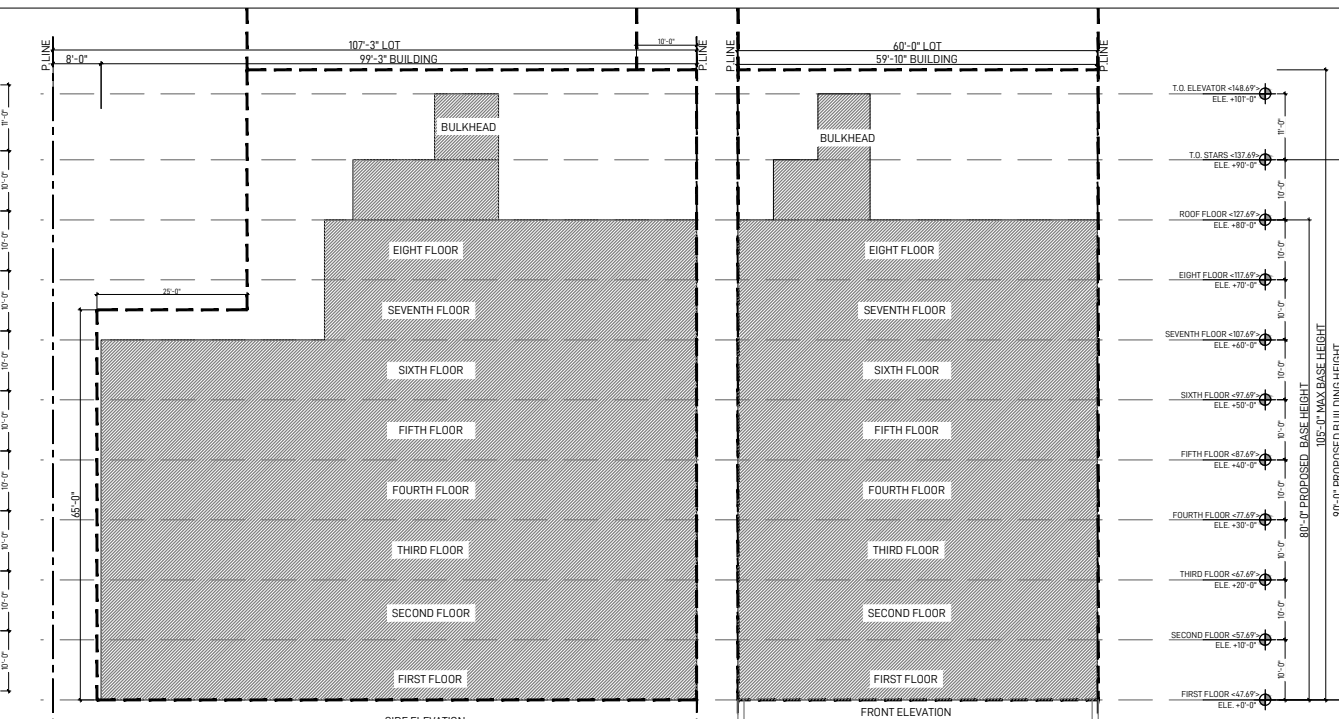


DIAGRAM LEGEND

- PROPOSED
- PERMITTED OBSTRUCTION
- HEIGHT AND SETBACK BOUNDARY
- PROPERTY LINE

ISOMETRIC DIAGRAM:
NTS

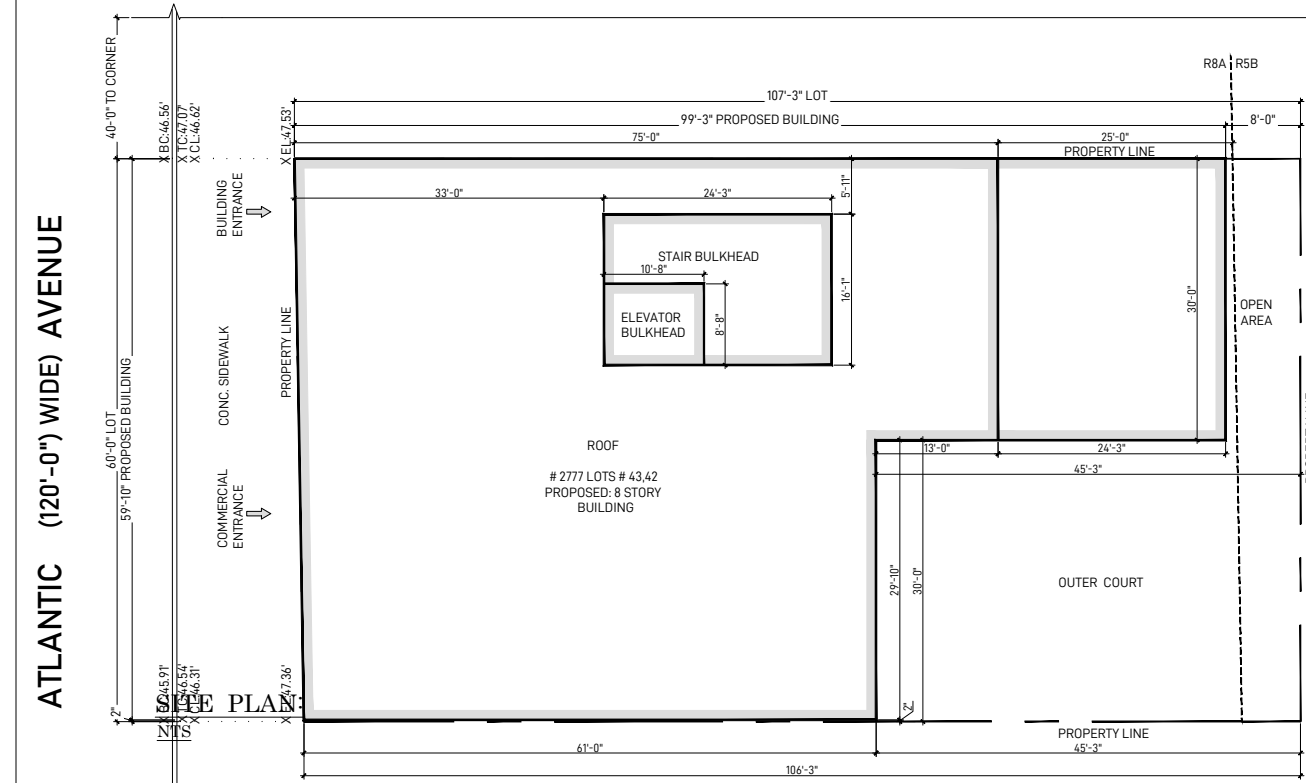


SECTION DIAGRAM:
NTS

SIDE ELEVATION

FRONT VIEW
NTS

MILLER (50'-0") WIDE AVENUE



	FLOOR AREA TABLE				
	COMMERCIAL	RESIDENTIAL		TOTAL GROSS	TOTAL NET
		TOTAL	GROSS		
1ST FLOOR	1152.38 SQ. FT.	3,645.26 SQ. FT.	3,645.26 SQ. FT.	4,797.64 SQ. FT.	4,797.64 SQ. FT.
2ND FLOOR	0.00	4,797.25 SQ. FT.	4,797.25 SQ. FT.	4,797.25 SQ. FT.	4,797.25 SQ. FT.
3RD FLOOR	0.00	4,797.25 SQ. FT.	4,797.25 SQ. FT.	4,797.25 SQ. FT.	4,797.25 SQ. FT.
4TH FLOOR	0.00	4,797.25 SQ. FT.	4,797.25 SQ. FT.	4,797.25 SQ. FT.	4,797.25 SQ. FT.
5TH FLOOR	0.00	4,797.25 SQ. FT.	4,797.25 SQ. FT.	4,797.25 SQ. FT.	4,797.25 SQ. FT.
6TH FLOOR	0.00	4,797.25 SQ. FT.	4,797.25 SQ. FT.	4,797.25 SQ. FT.	4,797.25 SQ. FT.
7TH FLOOR	0.00	4,069.75 SQ. FT.	4,069.75 SQ. FT.	4,069.75 SQ. FT.	4,069.75 SQ. FT.
8TH FLOOR	0.00	4,069.75 SQ. FT.	4,069.75 SQ. FT.	4,069.75 SQ. FT.	4,069.75 SQ. FT.
BULKHEAD	0.00	390.02 SQ. FT.	390.02 SQ. FT.	0.00 SQ. FT.	0.00 SQ. FT.
TOTAL	1152.38 SQ. FT.	36161.03 SQ. FT.	35771.01 SQ. FT.	37313.41 SQ. FT.	36923.39 SQ. FT.

ZONING ANALYSIS :			
ITEM	PERMITTED / REQUIRED	PROPOSED	
ZR 22-12 ZR 30-13 ZR 32-16	USE PERMITTED USE GROUP 2A	USE GROUP 2A	
ZR 23-94 (a)	BASE F.A.R. RBA MAX F.A.R. RBA	5.40 7.20	36,371.01 SF (SEE TABLE ABOVE) = 5.94 FAR
ZR 23-94 (b)	INCLUSIONARY HOUSING	0 MH DEVELOPMENTS UTILIZING OPTION L, AN AMOUNT OF AFFORDABLE HOUSING FOR HOUSING HOUSEHOLDS SHALL BE PROVIDED THAT IS EQUAL TO AT LEAST 25 PERCENT OF THE RESIDENTIAL FLOOR AREA WITHIN SUCH MH DEVELOPMENT. THE WEIGHTED AVERAGE OF ALL INCOME BANDS FOR AFFORDABLE HOUSING UNITS SHALL NOT EXCEED 60 PERCENT OF THE INCOME INDEX, AND THERE SHALL BE NO MORE THAN THREE INCOME BANDS. AT LEAST 10 PERCENT OF THE RESIDENTIAL FLOOR AREA WITHIN SUCH MH DEVELOPMENT SHALL BE AFFORDABLE WITHIN AN INCOME BAND AT 40 PERCENT OF THE INCOME INDEX, AND NO INCOME BAND SHALL EXCEED 130 PERCENT OF THE INCOME INDEX.	PROPOSED RES. RENTABLE FLOOR AREA = 34,872.71 SF (SEE 2005) LOW INCOME F.A. = 8,824.51 SF (SEE 2005) FLOOR AREA COMPENSATION + 25% MAX OFF F.A. 34,872.71 x 0.25 = 8,718.17 SF F.A. INCREASE = FLOOR AREA COMPENSATION + 128,718.75 + 125 = 129,517.51 SF MAX ALLOWED F.A. + BASE F.A. F.A. INCREASE = 32,400 SF + 10,897.71 SF = 43,297.71 SF F.A. INCREASE = 32,400 SF + 10,897.71 SF = 43,297.71 SF MAX ALLOWED F.A. 36,371.01 SF = 43,297.71 SF THEREFORE OK
ZR 23-94 (c)	INCLUSIONARY HOUSING REQUIREMENTS	(i) Distribution of affordable housing units (ii) The affordable housing units shall be distributed on not less than 65 percent of the residential stories of such generating site or, if there are insufficient affordable housing units to comply with this requirement, the distribution of affordable housing units shall be as specified in the guidelines; and (iii) not more than one-third of the dwelling units and rooming units on any story of such generating site shall be affordable housing units. (c) Bedroom mix of affordable housing units (i) not less than 50 percent of the dwelling units in the generating site or MH site that are affordable housing units shall contain two or more bedrooms and not less than 75 percent of the dwelling units in the generating site or MH site that are affordable housing units shall contain one or more bedrooms. (d) Size of affordable housing units For an MH site, the average size of affordable housing units of a particular bedroom count shall be not less than either the average size of dwelling units that are not affordable housing units with the same number of bedrooms, or the minimum size specified above for a dwelling unit of a particular bedroom count, whichever is less.	PROPOSED 8 STORY BUILDING: * 45 = 52 STORIES AFFORDABLE HOUSING UNITS PROVIDED AT 7 STORIES FIRST FLOOR = 4 UNITS TOTAL (2 A.H.U.) SECOND = SIXTH FLOOR = 9 UNITS TOTAL (2 A.H.U.) SEVENTH FLOOR = 7 UNITS TOTAL (2 A.H.U.) EIGHTH FLOOR = 7 UNITS TOTAL (2 A.H.U.) SUBTOTAL = 29 UNITS TOTAL (8 A.H.U.) TOTAL A.H.U. APARTMENT BREAKDOWN 19 A.H.U. TOTAL (3.75 = 11 UNITS SHALL CONTAIN 1 OR MORE BEDROOMS 12 (1 OR MORE BED) APTS = 12 THEREFORE OK AVERAGE MARKET RATE UNITS 0 BEDROOM 390.06 SF = 402.75 SF AVERAGE M.H.U. UNITS THEREFORE OK (SEE FLOOR AREA DIAGRAM) AVERAGE MARKET RATE UNITS 1 BEDROOM 514.58 SF = 517.04 SF AVERAGE M.H.U. UNITS THEREFORE OK (SEE FLOOR AREA DIAGRAM)
ZR 23-94 (d)	LOT COVERAGE (100% OF CORNER)	100% 4,000.00 x 100 = 4,000.00 SF	4,797.64 SF = 4,000.00 SF = 75.94%
ZR 33-101	MAX F.A.R. COMMERCIAL	6.50 - 6,000.00 SF x 5.94 = 35,900	1152.38 SF = 0.19
ZR 35-311 (a)	TOTAL BUILDING F.A.R.	GREATEST F.A.R. USED ON ZONING LOT RESIDENTIAL 7.20 - 4,000.00 x 7.20 = 43,200 SF	TOTAL FLOOR AREA PROPOSED 36,923.29 SF = 6.45 FAR
ZR 23-22	DENSITY	43,200.00 (FAR) / 400 (FACTOR) = 43.52 = 43 D.U.	43 UNITS PROPOSED
ZR 23-32	MINIMUM LOT AREA	1,700 SF	8,000.00 SF SEE SHEET 2002 FOR LOT AREA DIAGRAM
ZR 23-32	MINIMUM LOT WIDTH	18 FT	40'-0"
ZR 23-45	FRONT YARD	NOT REQUIRED	0'-0"
ZR 23-42	SIDE YARD	0'-0" OR 8'-0"	8'-0"
ZR 23-541	REAR YARD	0'-0" WITHIN 100' OF CORNER	8'-0"
ZR 23-842	OUTER COURT	In the districts indicated, if an outer court is 30 feet or more in width, an outer court may extend to any depth.	COURT SIZE: 45'-3" x 30'-0"
ZR 35-401 (a)(i)	STREET WALL LOCATION	at least 70 percent of the aggregate width of street walls shall be located within eight feet of the street line and shall extend to at least the minimum base height or the height of the building, whichever is less.	PROPOSED STREET WALL IS LOCATED AT STREET LINE
ZR 35-402	MINIMUM BASE HEIGHT	40'-0"	80'-0"
ZR 35-402	MAXIMUM BASE HEIGHT	100'-0"	80'-0"
ZR 23-442 (a)	MAXIMUM BUILDING HEIGHT	100'-0"	99'-0"
ZR 23-442 (b)(3)(ii)	PERMITTED OBSTRUCTION (STAIR/ELEVATOR BULKHEAD)	such obstructions shall be located not less than 10 feet from the street wall of a building the lot coverage of all such obstructions does not exceed 20 percent of the lot coverage of the building.	SETBACK 33'-0" OF STREET WALL, BUILDING LOT COVERAGE IS 4,797.64, BULKHEAD LOT COVERAGE IS 390.02 = 8.09 = 20
ZR 34-341	RESIDENTIAL PARKING SPACES	NOT REQUIRED	NONE PROPOSED
ZR 34-31	COMMERCIAL PARKING SPACES	1 PER 1,000 SF, PROPOSED 1152.38 SF / 1,000 = 1.15, 1 REQUIRED	NONE PROPOSED
ZR 34-232 (a)	PARKING WAIVER	UP TO 40 SPACES	WAIVED 1 COMMERCIAL SPACES
ZR 34-711	RESIDENTIAL BICYCLE PARKING	1 PER 2 DWELLING UNITS = 43 UNITS / 2 = 21.5, 32 x 15 = 480 SF. REQUIRED	480 SQ. FT. PROVIDED, 32 PROPOSED ON SECOND - SIXTH FLOORS, SEE FLOOR PLANS
ZR 23-43 ZR 26-41	STREET TREE PLANTING	1 PER 20' OF STREET FRONTAGE = 40'-0" / 20' = 2 x 1 REQUIRED	2 TREES TO BE PLANT INTO TREE PLANT

