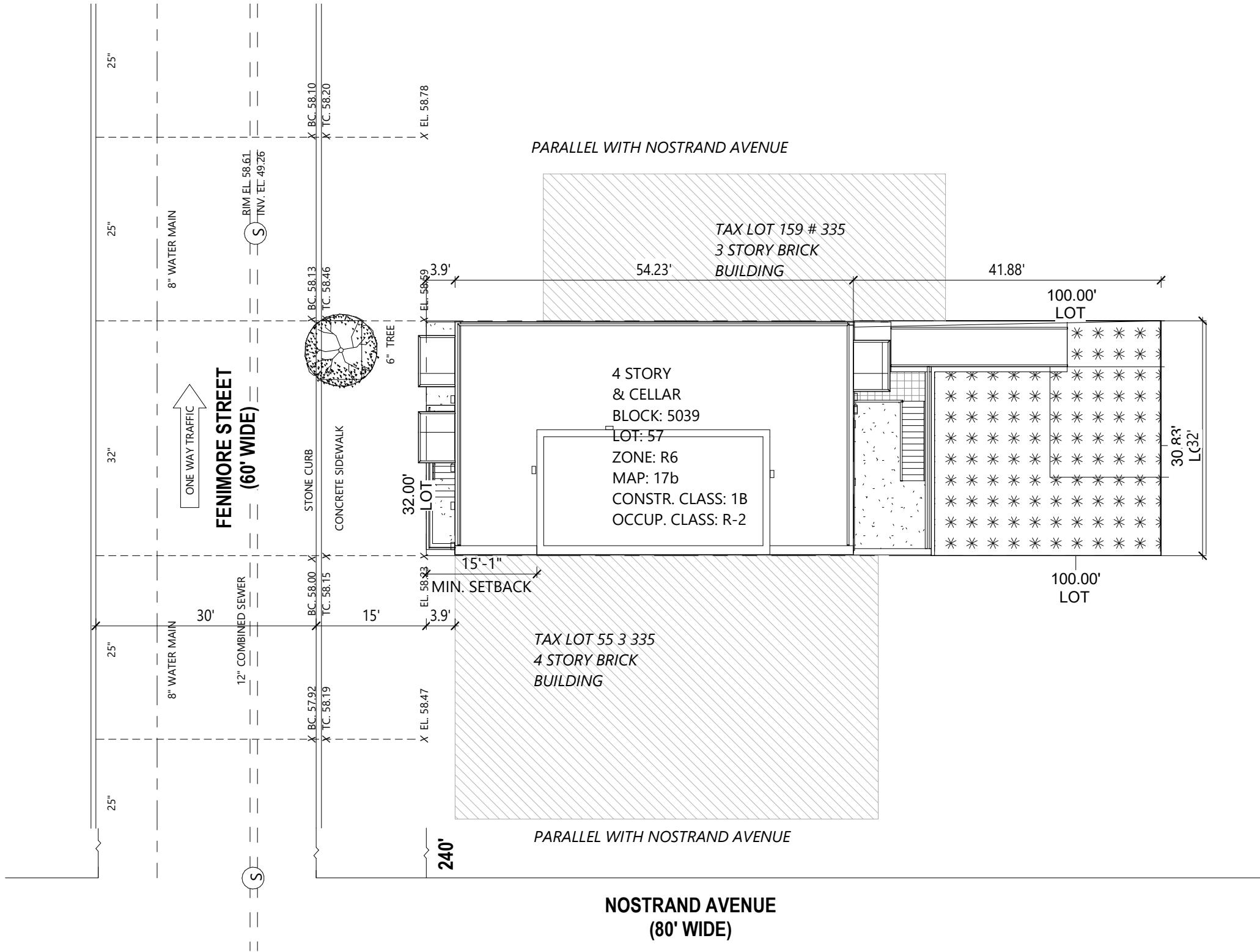




BASE PLANE CALCULATION
FENIMORE STREET:
TC 58.46' + TC 58.15' = 116.61'
AVERAGE BASE PLANE = 116.61' / 2 = 58.30'

1 ZD1 SITE PLAN
1/16" = 1'-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) _____
Street Name _____

Borough _____
Block _____
Lot _____
BIN _____

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tion 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) _____
Kao Hwa Lee
Signature _____ Date 01/19/23

P.E. / R.A. Seal (must be signed and date over
seal)

Internal Use Only

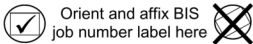
BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

APPLICABL...	ITEM	PERMITTED/REQUIRED	PROPOSED
ARTICLE II - RESIDENCE DISTRICT REGULATIONS			
CHAPTER 2 - USE REGULATIONS			
ZR 22-10	USES PERMITTED AS OF RIGHT	USE GROUP 2, RESIDENTIAL	USE GROUP 2
RESIDENTIAL BULK REGULATIONS IN RESIDENCE DISTRICTS			
ZR 23-011 (b)	QUALITY HOUSING PROGRAM	IN THE DISTRICTS INDICATED WITHOUT A LETTER SUFFIX, THE BULK REGULATIONS APPLICABLE TO QUALITY HOUSING BUILDINGS MAY, AS AN ALTERNATIVE, BE APPLIED TO ZONING LOTS WHERE BUILDINGS ARE DEVELOPED OR ENLARGED PURSUANT TO ALL OF THE REQUIREMENTS OF THE QUALITY HOUSING PROGRAM.	PROPOSED BUILDING IS COMPLYING WITH BULK REGULATIONS FOR QUALITY HOUSING & QUALITY HOUSING PROGRAM AS PER ARTICLE II CHAPTER 8, SEE BELOW
ZR 23-153	LOT COVERAGE AND FLOOR AREA RATIO FOR QUALITY HOUSING...	MAXIMUM LOT COVERAGE FOR AN INTERIOR 60%	PERMITTED = ZFA 3,200.00 SF x 60.00% = 1,920.00 SF PROPOSED = ZFA 3,200.00 SF x 53.43% = 1,710.00 SF
		MAXIMUM FLOOR AREA RATIO 2.20	PERMITTED FAR = ZFA 3,200.00 SF x 2.20 = 7,040.00 SF PROPOSED FAR = ZFA 3,200.00 SF x 2.18 = 6,964.34 SF
ZR 23-20	DENSITY REGULATIONS		
ZR 23-22	MAX. NUMBER OF DWELLING UNITS	IN ALL DISTRICTS, AS INDICATED, THE MAXIMUM NUMBER OF DWELLING UNITS SHALL EQUAL THE MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT DIVIDED BY THE APPLICABLE FACTOR. R6, MAX DWELLING UNIT FACTOR: 680	PERMITTED = MAX ZFA 7,040/ 680 = 10.35 UNITS PROPOSED = 10 UNITS
ZR 23-30	LOT AREA AND LOT WIDTH REGULATIONS		
ZR 23-30	MINIMUM LOT AREA OR LOT WIDTH FOR RESIDENCES	MINIMUM LOT AREA 1,700 SF	PROPOSED 3,200 SF
		MINIMUM LOT WIDTH 18'	PROPOSED 32'
ZR 23-40	YARD REGULATIONS		
ZR 23-46	MINIMUM REQUIRED FRONT YARDS	IN R6 DISTRICT NO FRONT YARD REQUIRED	N /A
ZR 23-462	SIDE YARDS FOR ALL OTHER BUILDINGS CONTAINING RESIDENCES	IN R6 DISTRICT (C) IN THE DISTRICTS INDICATED, NO SIDE YARDS ARE REQUIRED.	NO SIDE YARD PROPOSED
ZR 23-47	MINIMUM REQUIRED REAR YARDS	IN ALL DISTRICTS, AS INDICATED, A REAR YARD WITH A DEPTH OF NOT LESS THAN 30 FEET SHALL BE PROVIDED AT EVERY REAR LOT LINE	PROPOSED REAR YARD: 42.1'
ZR 23-60	HEIGHT AND SETBACK REGULATIONS		
ZR 23-661 (a) (1)	STREET WALL LOCATION	(2) ON ZONING LOTS WITH LESS THAN 50 FEET OF FRONTAGE ALONG A STREET LINE, THE STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE CLOSEST STREET WALL, OR PORTION THEREOF, NOR FURTHER FROM THE STREET LINE THAN THE FURTHEST STREET WALL, OR PORTION THEREOF, OF AN EXISTING ADJACENT BUILDING ON THE SAME OR AN ADJOINING ZONING LOT LOCATED ON THE SAME STREET FRONTAGE THAT IS BOTH WITHIN 15 FEET OF THE STREET LINE AND WITHIN 25 FEET OF SUCH QUALITY HOUSING BUILDING. WHERE SUCH EXISTING ADJACENT BUILDING, OR PORTION THEREOF, HAS STREET WALLS LOCATED AT VARYING DEPTHS, THE STREET WALL SHALL NOT BE LOCATED CLOSER TO THE STREET LINE THAN THE FURTHEST PORTION OF SUCH EXISTING ADJACENT STREET WALL THAT IS AT LEAST FIVE FEET IN WIDTH.	PROPOSED STREET WALL ALIGNED WITH ADJACENT BUILDING.
23-662 (b) (i)	MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS	MINIMUM BASE HEIGHT	REQUIRED : 30'
		MAXIMUM BASE HEIGHT	PERMITTED : 45' PROPOSED : 43'-11"
		MAXIMUM HEIGHT OF BUILDINGS	PERMITTED : 55' PROPOSED : 54'-10 3/4"
		MINIMUN REQUIRED SESTBACK ON NARROW STRTEET 15'	PROPOSED : 27'-3 1/2"



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) 331
Street Name FENIMORE STREET

Borough

BROOKLYN ST,

Block

5039

Lot

57

BIN

3115478

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Name (please print)
Kao Hwa Lee
Signature
Date 01/19/23

REGISTERED ARCHITECT

KAO-HWA LEE

024519

STATE OF NEW YORK

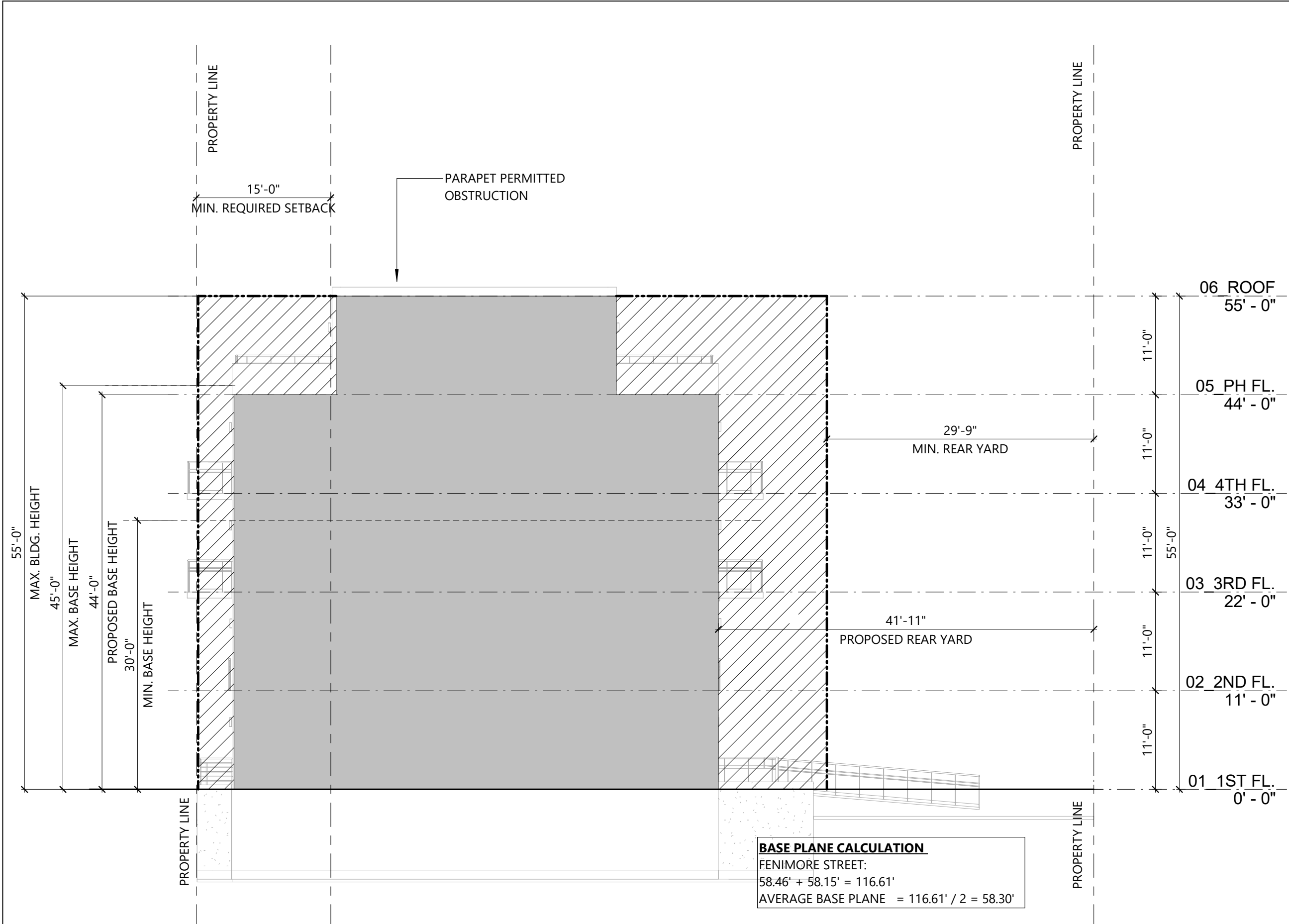
Kao-Hwa Lee

P.E. / R.A. Seal (must be signed and dated over seal)

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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

House No(s) _____
Street Name _____
Borough _____
Block _____
Lot _____
BIN _____

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Kao Hwa Lee
Signature _____ Date 01/19/23



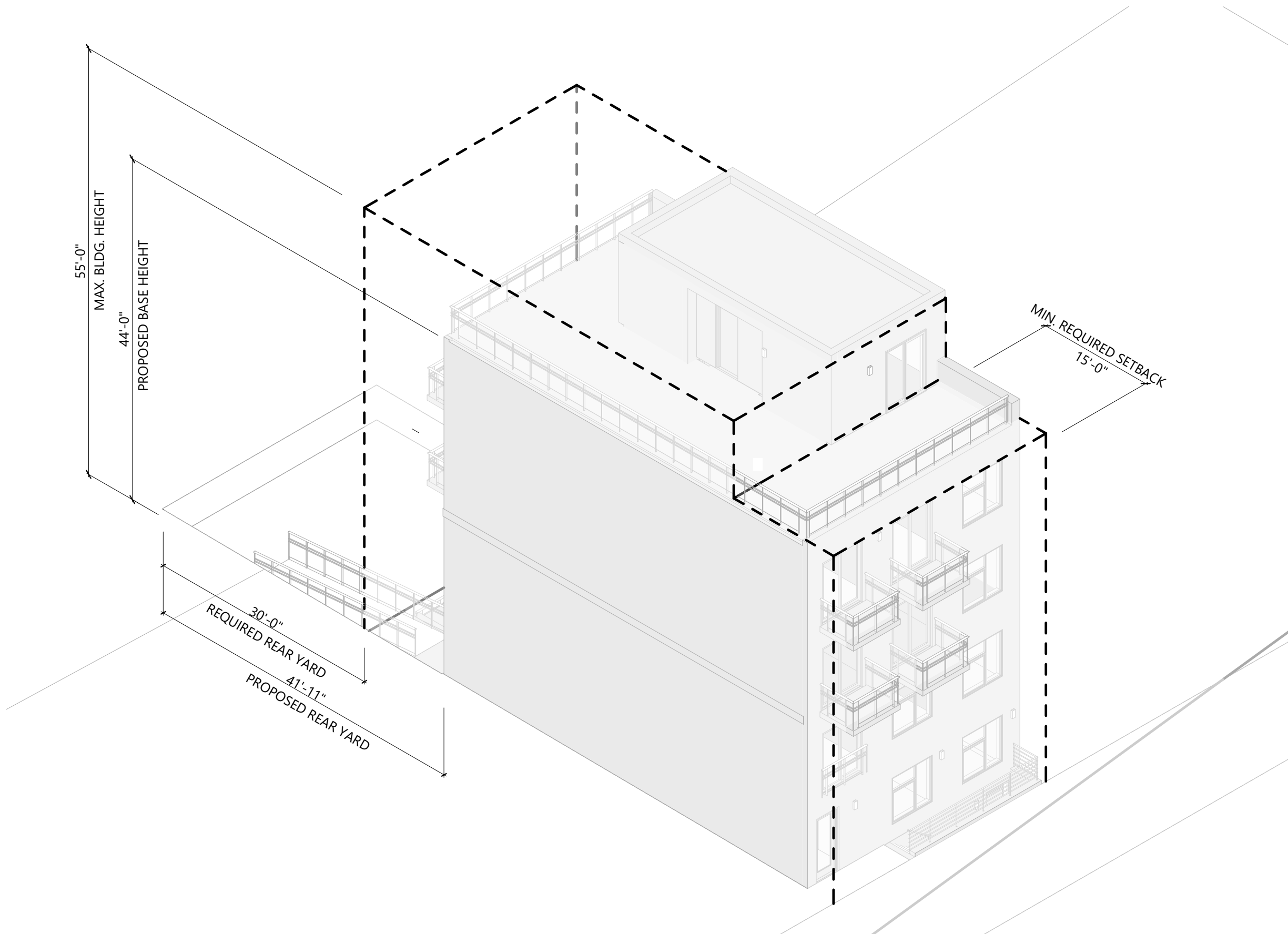
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BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

1 HEIGHT & SETBACK DIAGRAM ZD1
3/32" = 1'-0"



ZD1 Zoning Diagram

Must be typewritten.

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☐ Yes ☐ No

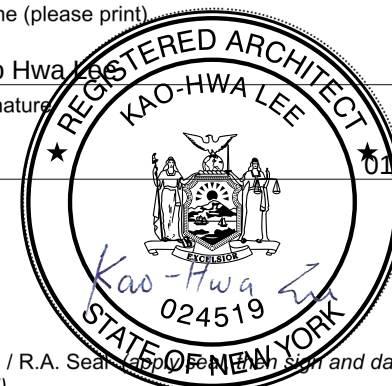
Location Information

House No(s) 331
Street Name FENIMORE STREET
Borough BROOKLYN ST,
Block 5039
Lot 57
BIN 3115478

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Kao Hwa Lee
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seal)

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PLAN EXAMINER SIGN AND DATE

1

ZD1_3D DIAGRAM



ZD1 Zoning Diagram

Must be typewritten.
Sheet _____ of _____

1	Applicant Information <i>Required for all applications.</i>
---	---

Last Name		LEE		First Name		KAO-HWA		Middle Initial			
Business Name		KAO H WA LEE ARCHITECTS PC.						Business Telephone		(609) 216-2975	
Business Address		670 MYRTLE AVE SUITE						Business Fax			
City		BROOKLYN		State		NY		Zip		11205	
E-Mail		KAOHWALEEARCHITECTS@GMAIL.COM						Mobile Telephone			
								License Number		024519	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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Dwelling Units	10	Parking area	sq. ft.	Parking Spaces: Total	0	Enclosed
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
☐ Special Permit	Cal. No. _____	Authorizing Zoning Section _____
☐ General City Law Waiver	Cal. No. _____	General City Law Section _____
☐ Other	Cal. No. _____	

City Planning Commission (CPC)

☐ Special Permit	ULURP No. _____	Authorizing Zoning Section _____
☐ Authorization	App. No. _____	Authorizing Zoning Section _____
☐ Certification	App. No. _____	Authorizing Zoning Section _____
☐ Other	App. No. _____	

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
---	---

[illegible]

ZD1

Sheet _____ of _____

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

Total Zoning Floor Area	6,964.34
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