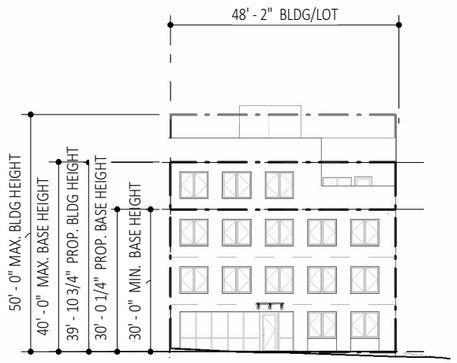
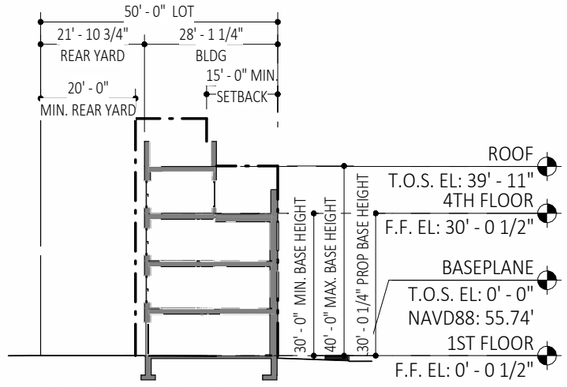
| | | PERMITTED | EXISTING | PROPOSED | TOTAL |
|---|---|---|---|---|---|
| ZR 22-00 | USE GROUPS | | | | |
| 22-00 | Multiple Dwelling - | Use Group R-2 & S-2 | R-2 & S-2 | R-2 & S-2 | NO CHANGE |
| ZR 23-32 | LOT REQUIREMENTS FOR RESIDENCES | | | | |
| | | lot area 1700.00 sf Min. < | | | 5750.00 sf |
| | | Lot width 18 ft Min. < | | | 22.50 ft |
| ZR 23-15 | FLOOR AREA AND OPEN SPACE | | TAX LOT 11 | TAX LOT 88 | |
| 23-153 | Residential | Max. Total F.A.R 2 Max. | 0.92 | 1.07 | < 1.99 |
| | | 11500.00 sf Max. | 5288.13 sf | 6127.14 sf | < 11415.27 sf |
| | Residential Open Space Ratio | Lot Coverage 60% Max. | 19.06% | 34.74% | < 53.80% |

| | | PERMITTED | PROPOSED |
|---|---|---|---|
| ZR 23-40 | YARDS | | |
| 23-45 | Front Yards | N/A | N/A |
| 23-462c | Side yards | 0 ft or 8 ft Min. | > 0 ft |
| 23-47 | Rear yard for shallow interior lot | 10ft Min. | = 33.69 ft & 21.90 ft |
| 23-621 | Permitted Obstructions | | |
| | (g) Bulkheads | 50.00% Max. | > 10.27% |
| | (j) Parapet walls | 4 ft Max. | > 3.50 ft |
| ZR 23-66 | HEIGHT AND SET BACK | | |
| 23-662 | (a) Basic building height | 30 ft Min. | < 30'-0 1/4" |
| | | 40 ft Max. | > 39'- 10 3/4" |
| | | 50 ft Max. | > 39'- 10 3/4" |
| | (c) set back after max base height | 15 ft Min. | = 10.83 ft |
| 23-861(b) | Min. Dist. between legally required windows and walls or lot lines as per 23-52(b)(2) | 20 ft Min. | < 21.90 ft |
| ZR 23-03 | STREET TREE PLANTING | | |
| 26-41 | 1 tree per every 25' of street frontage | 47.50 ft / 1.9 Min. | 2 PROVIDED |




ELEVATION




SECTION B

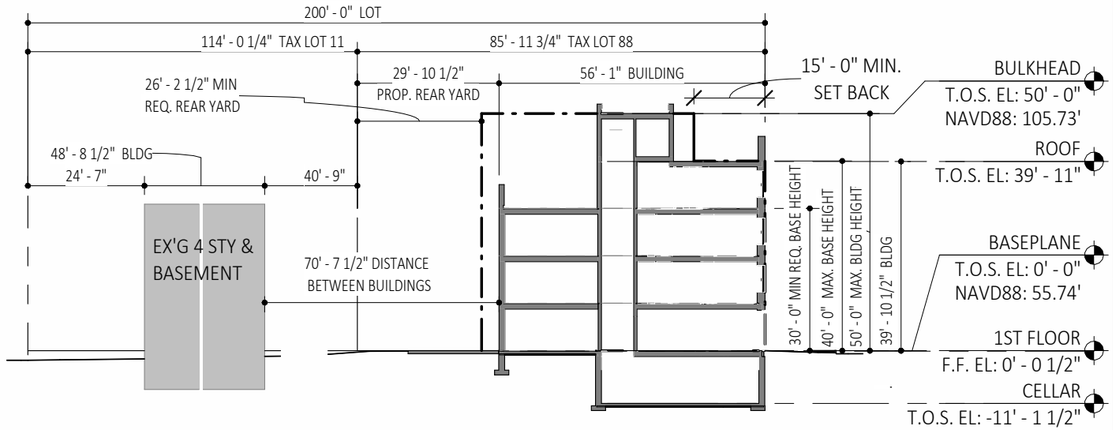
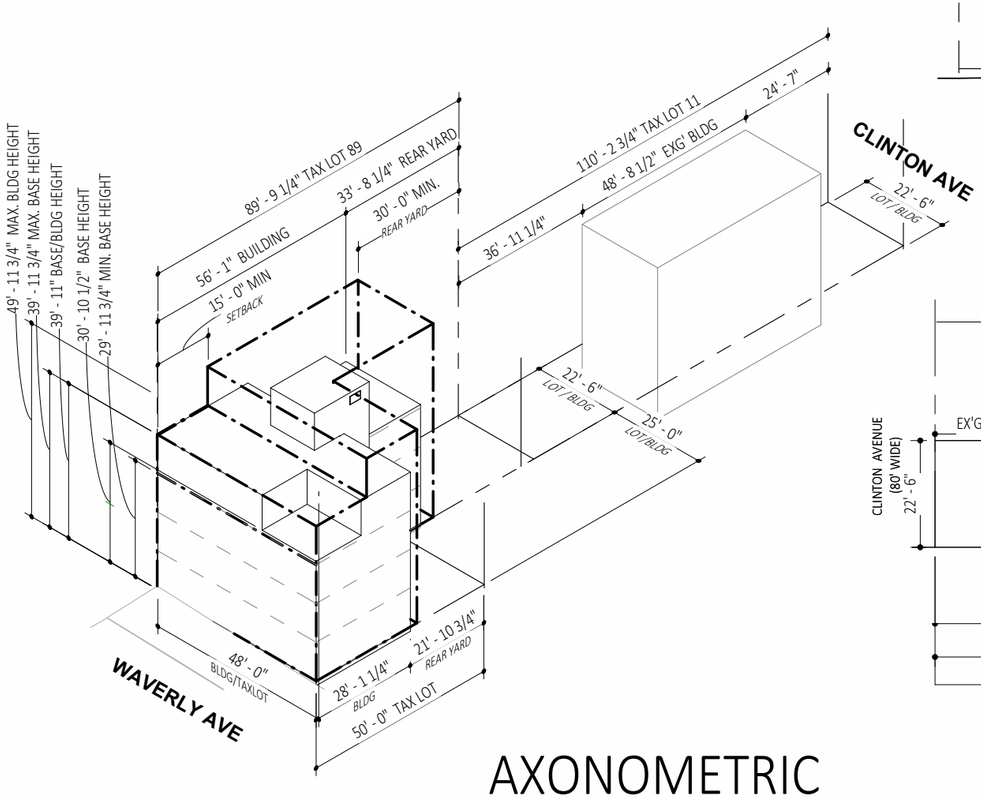
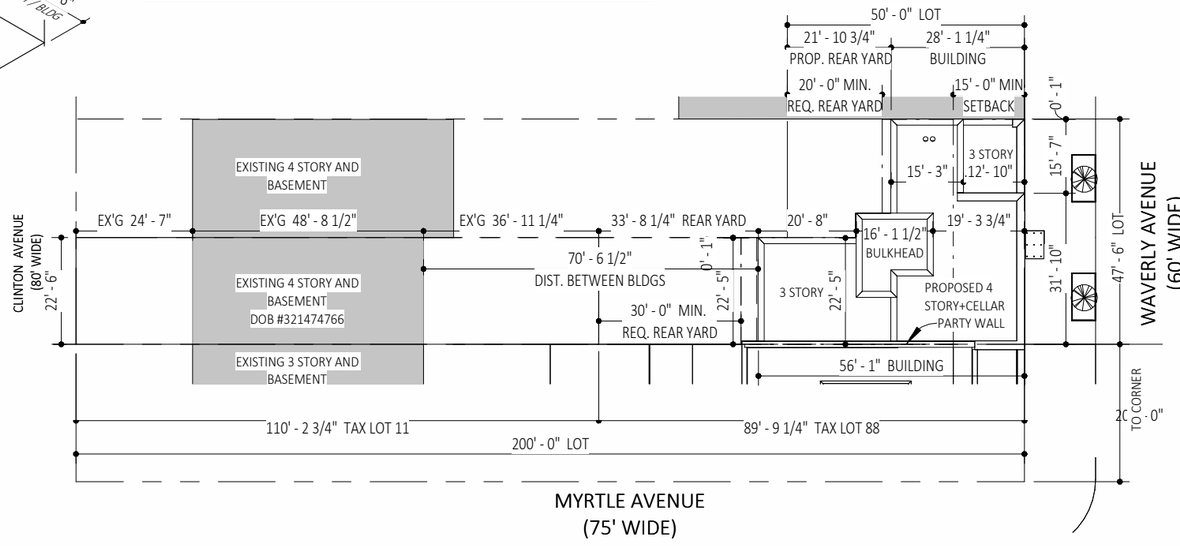



DIAGRAM - SECTION A




AXONOMETRIC




SITE PLAN DIAGRAM

NYC Buildings

# 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) 132
Street Name WAVERLY AVE

Borough BROOKLYN
Block 1888
Lot 11 / 88
BIN B00635142-I1

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)
WILLY ZAMBRANO

Signature

REGISTERED ARCHITECT WILLY L. ZAMBRANO 027030 STATE OF NEW YORK

Date 03-16-22

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

**Internal Use Only**

BIS Doc #

PLAN EXAMINER SIGN AND DATE

07/09

**Buildings**

# ZD1 Zoning Diagram

*Must be typewritten.*
Sheet 01 of 02

## 1 Applicant Information *Required for **all** applications.*

Last Name ZAMBRANO First Name WILLY Middle Initial L

Business Name ZAMBRANO ARCHITECTURAL DESIGN LLC Business Telephone (516) 327-0851

Business Address 410 ATLANTIC AVE Business Fax (516) 326-2712

City FREEPORT State NY Zip 11520 Mobile Telephone (917) 295-3585

E-Mail WILLY@ZAMBRANOARCHITECTS.COM License Number 27030

## 2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 14 Parking area 0 sq. ft. Parking Spaces: Total 0 Enclosed 0

## 3 BSA and/or CPC Approval for Subject Application *Required as applicable.*

**Board of Standards & Appeals (BSA)**

- ☐ Variance Cal. No.______ Authorizing Zoning Section 72-21
- ☐ 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 *Required for **all** applications. One Use Group per line.*

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) | | | | FAR |
|---|---|---|---|---|---|---|---|
| | | | Residential | Community Facility | Commercial | Manufacturing | |
| CELLAR | 999.14 sf | S-2 | 00.00 sf | | | | 0.00 |
| BASEMENT | 1095.75 sf | R | 1050.89 sf | | | | 0.18 |
| 1ST FLOOR | 3093.41 sf | | 2515.42 sf | | | | 0.44 |
| 2ND FLOOR | 3093.41 sf | | 2861.62 sf | | | | 0.50 |
| 3RD FLOOR | 3093.41 sf | | 2861.62 sf | | | | 0.50 |
| 4TH FLOOR | 2355.34 sf | | 2125.72 sf | | | | 0.37 |
| ROOF | 249.11 sf | | 00.00 sf | | | | 0.00 |
| | | | | | | | |
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ZD1

Sheet 02 of 02

## 4 Proposed Floor Area *Required for **all** applications. One Use Group per line.*

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) | | | | FAR |
|---|---|---|---|---|---|---|---|
| | | | Residential | Community Facility | Commercial | Manufacturing | |
| | | | | | | | |
| Totals | 12980.43 sf | | 11415.27 | | | | 1.99 |

| Total Zoning Floor Area | 11415.27 sf |
|---|---|