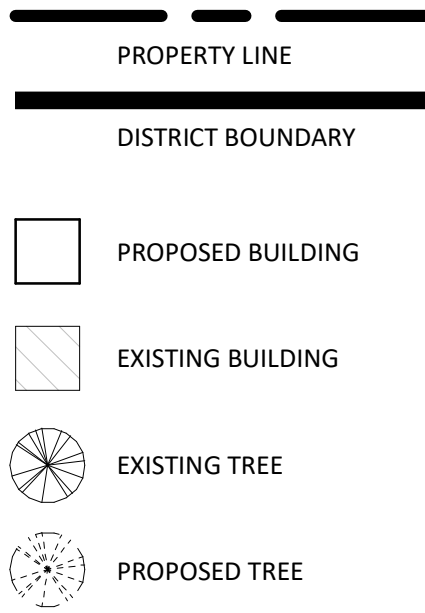


# LEGEND

**M1-2/R6B, MX-8**  
QUALITY HOUSING PROGRAM



**65 ECKFORD STREET**  
**BROOKLYN, NEW YORK 11222**

**PROPOSED 5 STORY +  
CELLAR MIXED-USE  
BUILDING**

BLOCK: 2698  
LOT: 26  
OCCUPANCY CLASS: R-2 & M  
USE GROUP: 2A, 2B & 6A  
22 CLASS 'A' DWELLING UNITS  
CONSTRUCTION CLASS: IB  
STRUCTURAL OCCUPANCY: II  
FIRE DISTRICT: INSIDE  
BUILDING HEIGHT: 50' - 0"  
LOT AREA: 10,114 SF

## ZR 23-62 (g)(1)(2)(3) REQUIRED SETBACKS

15'-0" REQUIRED SETBACK AT NARROW STREET  
THE DEPTH OF SUCH REQUIRED SETBACK MAY BE REDUCED BY ONE FOOT FOR EVERY FOOT THAT THE STREET WALL IS LOCATED BEYOND THE STREET LINE, BUT IN NO EVENT SHALL A SETBACK OF LESS THAN SEVEN FEET IN DEPTH BE PROVIDED  
DISANCE FROM THE STREET LINE TO THE STREET WALL 7'-3"  
15'-0" - 7'-3" = 7'-9" PERMITTED SETBACK, COMPLIES

## ZR 23-62 PERMITTED OBSTRUCTION

PROPOSED BUILDING LOT COVERAGE = 5,343 SF  
PERMITTED OBSTRUCTION AREA (5,343 X .2) = 1,069 SF  
PROPOSED OBSTRUCTION AREA = 613 SF  
613 SF < 1,069 SF OK  
MAX. PERMITTED BUILDING HEIGHT 50'-0" < 120'-0"  
PROPOSED OBSTRUCTION HEIGHT = 20'-7" < 25'-0" OK

## ZR 23-662 BUILDING HEIGHT

MIN. BASE HEIGHT: 30' - 0"  
MAX. BASE HEIGHT: 40' - 0"  
PROP. BASE HEIGHT: 39' - 11"  
MAX BUILDING HEIGHT: 50' - 0"  
PROP. BUILDING HEIGHT: 50' - 0"

## ZR 23-153 LOT COVERAGE

LOT COVERAGE ALLOWABLE: 60%  
LOT COVERAGE PROPOSED: 53%

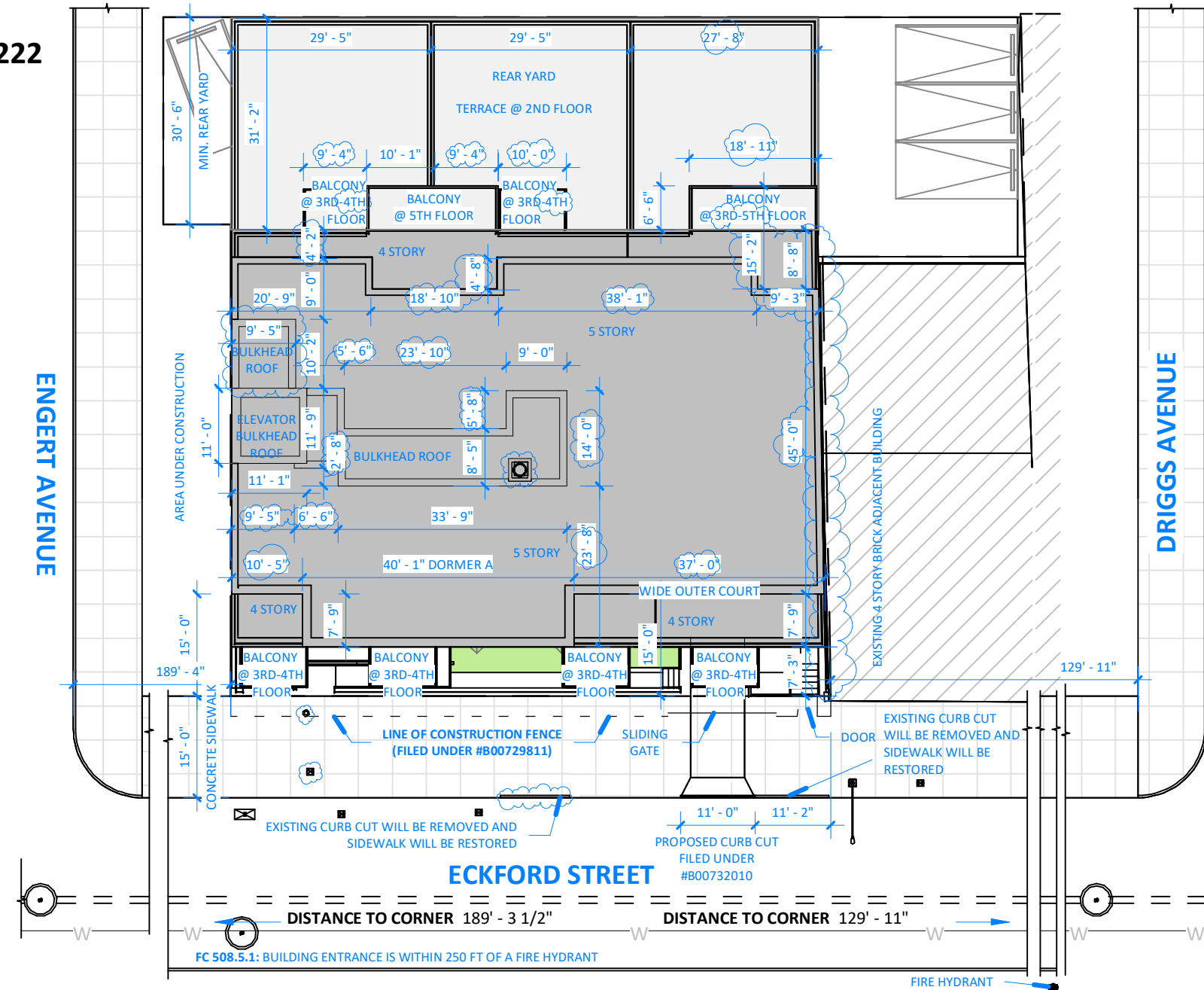
## ZR 23-47 REAR YARDS

REQUIRED REAR YARD: 30' - 0"  
PROPOSED REAR YARD: MIN. 30' - 6"

## ZR 23-661(b)(1) STREET WALL

THE STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE CLOSEST STREET WALL, OR PORTION THEREOF, OF AN EXISTING ADJACENT BUILDING ON THE 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.

STREET WALL IS LOCATED 7'-3" FEET FROM STREET LINE



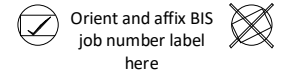
**2 SITE PLAN - ZD1**

SCALE: 3/64" = 1'-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)	65
Street Name	ECKFORD STREET
Borough	BROOKLYN
Block	2698
Lot (s)	26
BIN	3067535

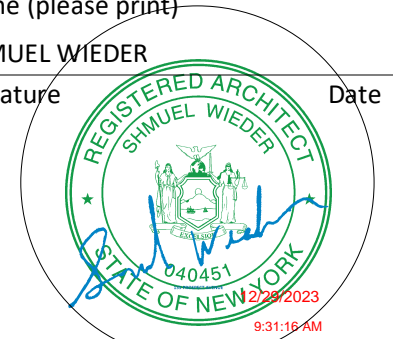
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Name (please print)

SHMUEL WIEDER

Signature

Date



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

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PLAN EXAMINER SIGN AND DATE

NB # B00636414-P3

# AXONOMETRIC DIAGRAM

NOT TO SCALE

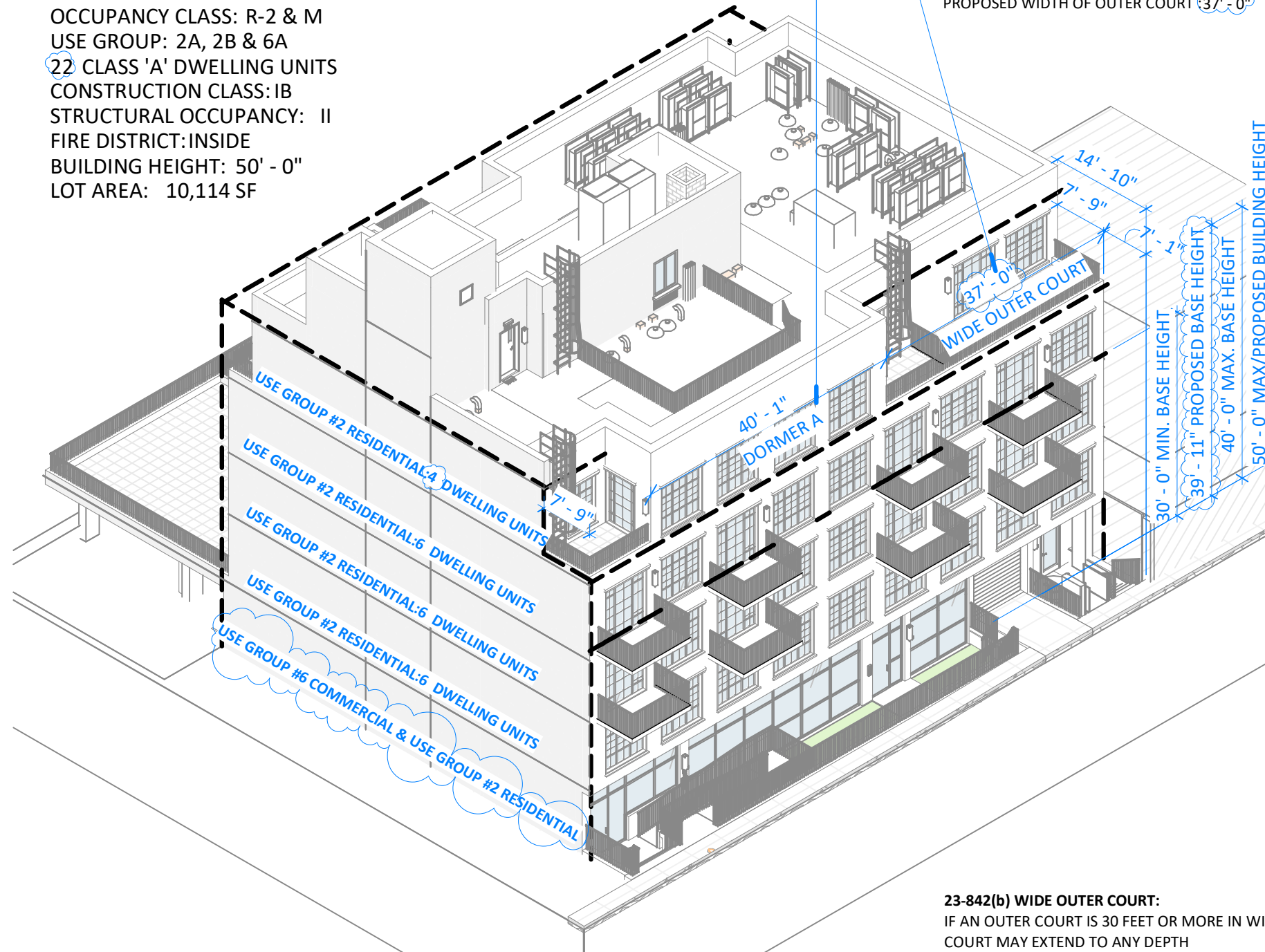
## LEGEND



**65 ECKFORD STREET  
BROOKLYN, NEW YORK 11222**

### PROPOSED 5 STORY + CELLAR MIXED-USE BUILDING

BLOCK: 2698  
LOT: 26  
OCCUPANCY CLASS: R-2 & M  
USE GROUP: 2A, 2B & 6A  
22 CLASS 'A' DWELLING UNITS  
CONSTRUCTION CLASS: IB  
STRUCTURAL OCCUPANCY: II  
FIRE DISTRICT: INSIDE  
BUILDING HEIGHT: 50' - 0"  
LOT AREA: 10,114 SF



AS PER ZR 23-621(c)(1)  
DORMER A:  
60% OF STREET WALL LENGTH BELOW MAX. BASE HT. REDUCE WIDTH BY 1% PER EVERY FT. OF HEIGHT ABOVE MAX. BASE HEIGHT  
PROPOSED DORMER:  
HEIGHT ABOVE MAX BASE HT= 10' - 0"  
60% -10.0% =50.0%  
 $87' - 6" (WALL LENGTH) \times .50 = 43' - 9" (MAXIMUM DORMER LENGTH)$   
PROPOSED DORMER = 40' - 1" < 43' - 9" OK

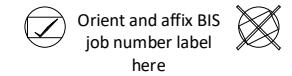
WIDE OUTER COURT A:  
DEPTH OF PROPOSED OUTER COURT = 7' - 9"  
MIN. WIDTH OF OUTER COURT 7' - 9" X 1.0 = 7' - 9"  
PROPOSED WIDTH OF OUTER COURT 37' - 0" (THEREFORE OK)

23-842(b) WIDE OUTER COURT:  
IF AN OUTER COURT IS 30 FEET OR MORE IN WIDTH, AN OUTER COURT MAY EXTEND TO ANY DEPTH



## 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

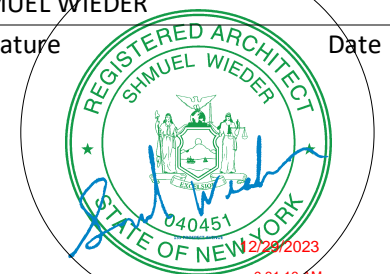
House No(s) 65  
Street Name ECKFORD STREET  
Borough BROOKLYN  
Block 2698  
Lot (s) 26  
BIN 3067535

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Name (please print)

SHMUEL WIEDER

Signature \_\_\_\_\_ Date \_\_\_\_\_



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

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PLAN EXAMINER SIGN AND DATE

NB # B00636414-P3

## 2 3D - AXONOMETRIC VIEW - ZD1

SCALE:

ZR 23-62 (G) (1)(2) (3)

(1) SUCH OBSTRUCTIONS SHALL BE LOCATED NOT LESS THAN 10 FEET FROM THE STREET WALL OF A BUILDING, EXCEPT THAT SUCH OBSTRUCTIONS NEED NOT BE SET BACK MORE THAN 25 FEET FROM A NARROW STREET LINE OR MORE THAN 20 FEET FROM A WIDE STREET LINE.

PROPOSED BULKHEAD IS SETBACK 23'-8" FROM STREET WALL

(2) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL SIDES.

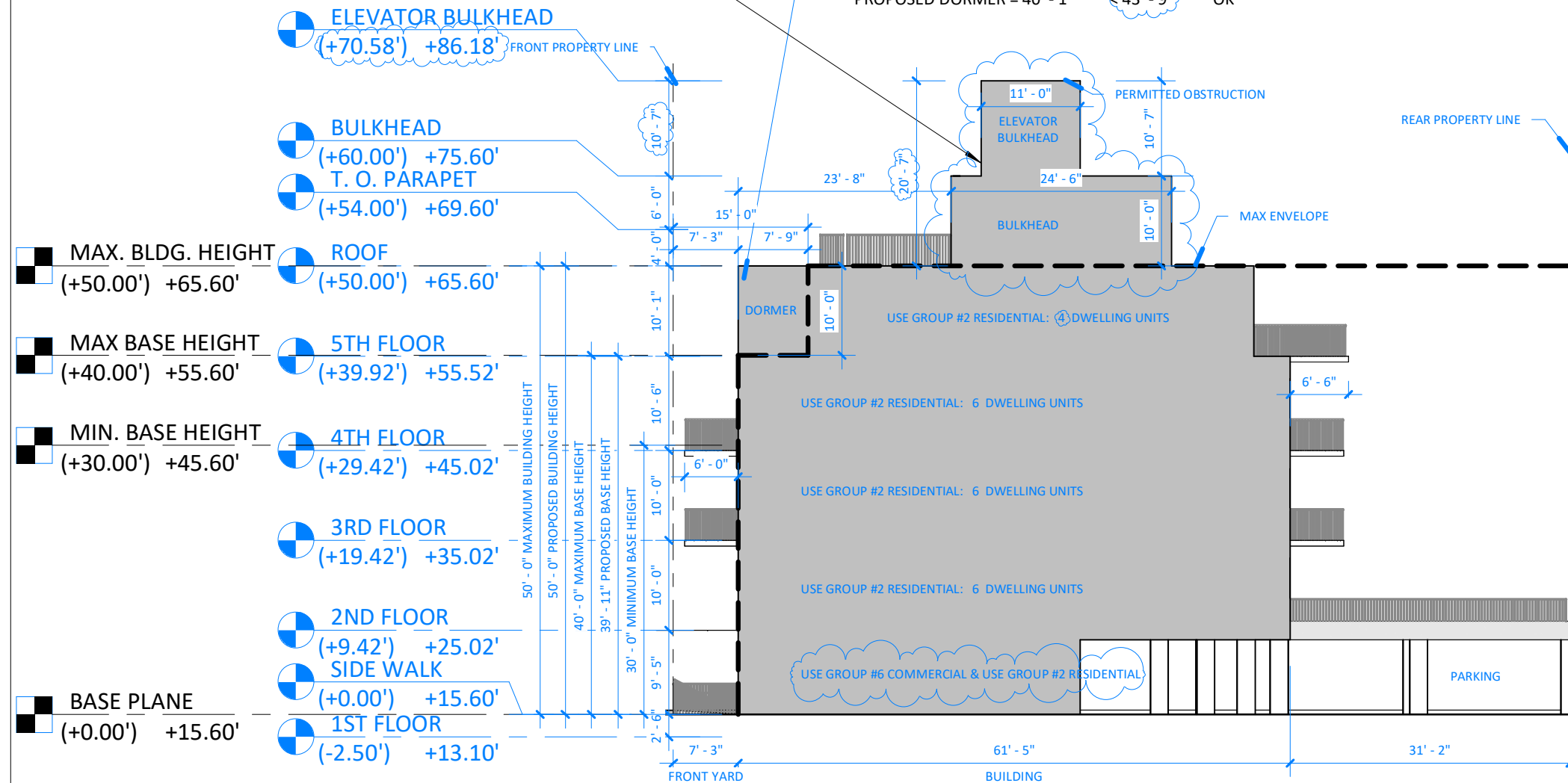
N/A

(3)(II) THE LOT COVERAGE OF ALL SUCH OBSTRUCTIONS DOES NOT EXCEED 20 % OF THE LOT COVERAGE OF THE BUILDING, AND WHERE THE MAXIMUM PERMITTED HEIGHT OF A BUILDING IS LESS THAN 120'-0" SUCH OBSTRUCTIONS ARE LIMITED TO A MAXIMUM HEIGHT OF 25'-0".

PROPOSED BUILDING LOT COVERAGE = 5,343 SF  
 PERMITTED OBSTRUCTION AREA (5,343 X .2) = 1,069 SF

PROPOSED OBSTRUCTION AREA = 613 SF  
 613 SF < 1,069 SF OK

MAX. PERMITTED BUILDING HEIGHT 50'-0" < 120'-0"  
 PROPOSED OBSTRUCTION HEIGHT = 20'-7"  
 20'-7" < 25'-0" OK



AS PER ZR 23-621(c)(1)

DORMER A:

60% OF STREET WALL LENGTH BELOW MAX. BASE HT. REDUCE WIDTH BY 1% PER EVERY FT. OF HEIGHT ABOVE MAX. BASE HEIGHT

PROPOSED DORMER:

HEIGHT ABOVE MAX BASE HT= 10' - 0"

60% -10.0% =50.0%

87' - 6" (WALL LENGTH) X .50 = 43' - 9" (MAXIMUM DORMER LENGTH)

PROPOSED DORMER = 40' - 1" < 43' - 9" OK

MAX. BLDG. HEIGHT (+50.00') +65.60'

MAX BASE HEIGHT (+40.00') +55.60'

MIN. BASE HEIGHT (+30.00') +45.60'

BASE PLANE (+0.00') +15.60'

ROOF (+50.00') +65.60'

5TH FLOOR (+39.92') +55.52'

4TH FLOOR (+29.42') +45.02'

3RD FLOOR (+19.42') +35.02'

2ND FLOOR (+9.42') +25.02'

SIDE WALK (+0.00') +15.60'

1ST FLOOR (-2.50') +13.10'

**2 ZONING SECTION DIAGRAM. - ZD1**

SCALE: 1/16" = 1'-0"

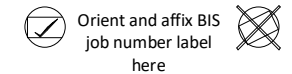
BASE PLANE CALCULATION

$15.25 + 15.94 = 31.19 / 2 = 15.60$



**ZD1 Zoning Diagram**

Must be typewritten.



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Yes  No

Location Information

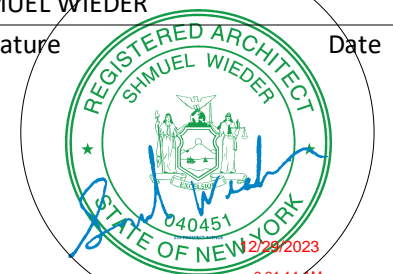
House No(s) 65  
 Street Name ECKFORD STREET  
 Borough BROOKLYN  
 Block 2698  
 Lot (s) 26  
 BIN 3067535

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