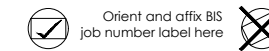


ZD1 Zoning Diagram

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) 1359
 Street Name Nostrand Ave
 Borough Brooklyn
 Block 4853
 Lot (s) 13
 BIN 3108053
 CRFN# 2022000015681, 2022000015682

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) _____

Signature Diego Aguilera Date _____



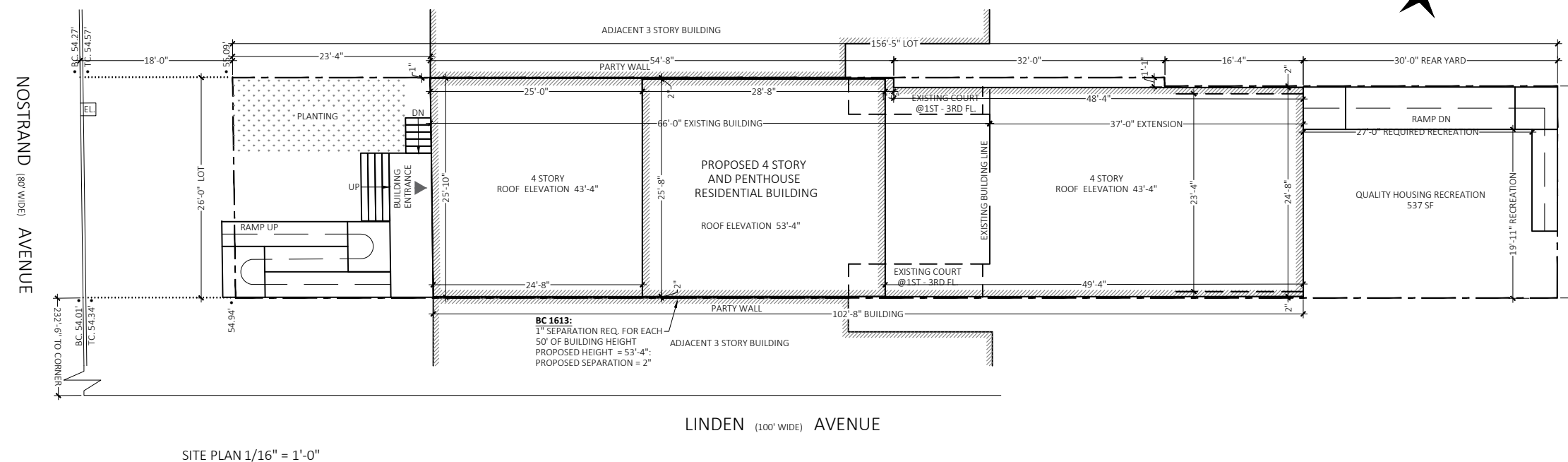
P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

ZONING ANALYSIS:			
	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-10	USE PERMITTED	USE GROUP 2	USE GROUP 2
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	SEE BOTTOM TABLE FOR COMPLIANCE
ZR 23-153	MAX F.A. R7 (WIDE STREET) MAX F.A. R7 (NARROW STREET)	4.00 2,600 x 4.00 = 10,400 SF 3.44 1,414 x 3.44 = 4,864 SF 10,400 + 4,864 = 15,264 SF ~ 3.80 ~ PERMITTED	11,153 SF = 2.78 OK
ZR 23-153	LOT COVERAGE	65% 4,014 x 0.65 = 2,609 SF	2,606 SF = 65% OK
ZR 23-22	DENSITY	15,264 SF PERMITTED / 680 = 22 D.U.	17 UNITS
ZR 23-32	MINIMUM LOT AREA	1,700 SF	4,014
ZR 23-32	MINIMUM LOT WIDTH	18 FT	26'-0"
YARDS			
ZR 23-45	FRONT YARD	NOT REQUIRED	23'-4"
ZR 23-462	SIDE YARD	0'-0" OR 8'-0"	0'-0"
ZR 23-471	REAR YARD	30'-0"	30'-0"
HEIGHT AND SETBACK			
ZR 23-661	STREET WALL LOCATION	The street wall shall be located no closer to the street line than the closest street wall, nor further to the street line than the furthest street wall, of an existing adjacent building on the same or 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 a building	23'-4" EXISTING STREET WALL
ZR 23-662 (a) foot note 2	MINIMUM BASE HEIGHT (wide st)	40'-0"	43'-4"
	MAXIMUM BASE HEIGHT (wide st)	75'-0"	53'-4"
	MAXIMUM BUILDING HT. (wide st)	80'-0"	53'-4"
	MINIMUM BASE HEIGHT (narrow st)	40'-0"	43'-4"
	MAX. BASE HEIGHT (narrow st)	65'-0"	53'-4"
	MAX. BUILDING HT. (narrow st)	75'-0"	53'-4"
ZR 23-662 (c)(1)(2)	SETBACK ABOVE MAX BASE HT.	10'-0" 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 BE PROVIDED,	BUILDING DOES NOT EXCEED MAX BASE HEIGHT
PARKING REQUIREMENTS			
ZR 25-241	PARKING SPACES REDUCED REQUIREMENTS FOR LOTS LESS THAN 10,000 SF	30% OF DWELLING UNITS: 6 UNITS EXISTING, PROPOSED 11 UNITS 11 X .30 = 4 PARKING SPOTS REQUIRED	4 PARKING SPOTS WAIVED AS PER SEC. 25-261
ZR 25-811	BICYCLE PARKING	50% OF DWELLING UNITS: 17 UNITS / 2 = 9 SPOTS	9 SPOTS PROPOSED IN CELLAR
ZR 25-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE: 26'-0" / 25'-0" = 1 TREE REQ'D	1 TREE TO BE PAID INTO TREE FUND



SITE PLAN 1/16" = 1'-0"

