

PROPERTY DATA
ADDRESS: 527 GRAND AVE, BROOKLYN 11238
TAX BLOCK: 1133
TAX LOT:7
ZONING MAP NO.: 16C
ZONING DISTRICT: R7A WITH C2-4 OVERLAY, MANDATORY INCLUSIONARY HOUSING
COMMUNITY BOARD: 308
PROJECT IS NOT IN SFHA

THIS PROJECT WILL NOT BE A MODULAR CONSTRUCTION

SCOPE OF WORK
PROPOSED 9 STORY & CELLAR RESIDENTIAL BUILDING TOTAL OF 46 DWELLING UNITS
STRUCTURAL OCCUPANCY CATEGORY: II
SEISMIC DESIGN CATEGORY: B
OCCUPANCY CLASSIFICATION: R-2
CONSTRUCTION CLASSIFICATION: IB
MULTIPLE DWELLING CLASSIFICATION: HAEA

USE REGULATION
ZR 22-12 : PERMITTED USE GROUPS : 2
ZR 32-00 : PERMITTED USE GROUP :2

PROPOSED USE GROUP: 2A, 2B

ZR 23-154 D) FLOOR AREA:
(2) THE MAXIMUM FLOOR AREA RATIO FOR THE APPLICABLE ZONING DISTRICT IN INCLUSIONARY HOUSING DESIGNATED AREAS SET FORTH IN PARAGRAPH (B) OF THIS SECTION SHALL APPLY TO THE APPLICABLE ZONING DISTRICT IN A MANDATORY INCLUSIONARY HOUSING AREA:
MAX. ALLOWABLE RESIDENTIAL F.A.R: 4.6 X 6,875 SQ.FT. = 31,625 SQ.FT.
PROPOSED RESIDENTIAL F.A. = 31,580.93 SF < 31,625 SF (OK)

ZR 23-22 DENSITY REGULATIONS:
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10
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 IN THE FOLLOWING TABLE. FRACTIONS EQUAL TO OR GREATER THAN THREE-QUARTERS RESULTING FROM THIS CALCULATION SHALL BE CONSIDERED TO BE ONE DWELLING UNIT.

6,875 SF X 4.60 FAR = 31,625 SF MAX

MAX ALLOWABLE DWELLING UNIT COUNT:
31,625 / 680 = 46 D.U. TOTAL
PROPOSED D.U. = 46 (OK)

ZR 34-23 MODIFICATION OF YARD REGULATIONS
ZR 34-231 MODIFICATION OF FRONT YARD REQUIREMENTS
C1 C2 C3 C4 C5 C6
IN THE DISTRICTS INDICATED, EXCEPT AS OTHERWISE PROVIDED IN SECTION 34-233 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES), NO FRONT YARD SHALL BE REQUIRED FOR ANY RESIDENTIAL BUILDING.
REQUIRED FRONT YARD - 0'-0"
PROPOSED FRONT YARD - 0'-0" (OK)

ZR 34-232 MODIFICATION OF SIDE YARD REQUIREMENTS
C1 C2 C3 C4 C5 C6
IN THE DISTRICTS INDICATED, EXCEPT AS OTHERWISE PROVIDED IN SECTION 34-233 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES), NO SIDE YARD SHALL BE REQUIRED FOR ANY RESIDENTIAL BUILDING. HOWEVER, IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED, SUCH OPEN AREA SHALL HAVE A WIDTH OF NOT LESS THAN EIGHT FEET. PERMITTED OBSTRUCTIONS, PURSUANT TO PARAGRAPH (A) OF SECTION 23-44 (PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS), SHALL BE PERMITTED IN SUCH OPEN AREAS.
REQUIRED SIDE YARD - 0'-0" OR 8'-0"
PROPOSED SIDE YARD - 0'-0" (OK)

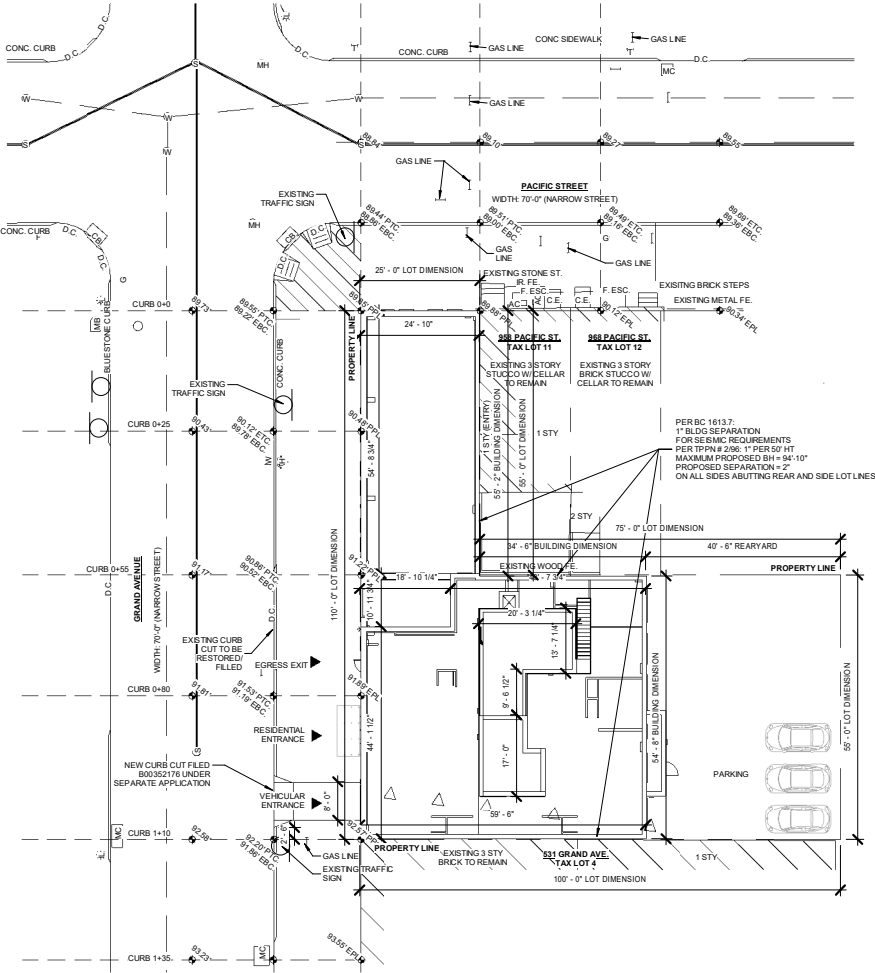
ZR 23-664 MODIFIED HEIGHT AND SETBACK REGULATIONS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS OR AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS
R6 R7 R8 R9 R10
IN THE DISTRICTS INDICATED, THE PROVISIONS OF THIS SECTION SHALL APPLY TO QUALITY HOUSING BUILDINGS ON ZONING LOTS MEETING THE CRITERIA SET FORTH IN PARAGRAPH (A) OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION, DEFINED TERMS INCLUDE THOSE SET FORTH IN SECTIONS 12-10 AND 23-911. ADDITIONAL HEIGHT AND SETBACK PROVISIONS FOR COMPENSATED DEVELOPMENTS AND MIH DEVELOPMENTS, AS DEFINED IN SECTION 23-911, ARE SET FORTH IN SECTIONS 23-951 AND 23-952, RESPECTIVELY.
(A) ELIGIBLE BUILDINGS
THE ADDITIONAL HEIGHTS AND NUMBER OF STORIES PERMITTED PURSUANT TO THIS SECTION SHALL APPLY TO:
(2) BUILDINGS ON ZONING LOTS IN INCLUSIONARY HOUSING DESIGNATED AREAS, WHERE:
(I) 50 PERCENT OR MORE OF THE FLOOR AREA OF THE ZONING LOT CONTAINS RESIDENTIAL USES ; AND
(II) AT LEAST 20 PERCENT OF SUCH RESIDENTIAL FLOOR AREA IS AFFORDABLE FLOOR AREA PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH (B) OF SECTION 23-154;

ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH (B) OF SECTION 23-154;

MINIMUM BASE HEIGHT: 40'-0"
MAXIMUM BASE HEIGHT: 75'-0"
PROPOSED BASE HEIGHT: 74'-10" < 75'-0" (OK)

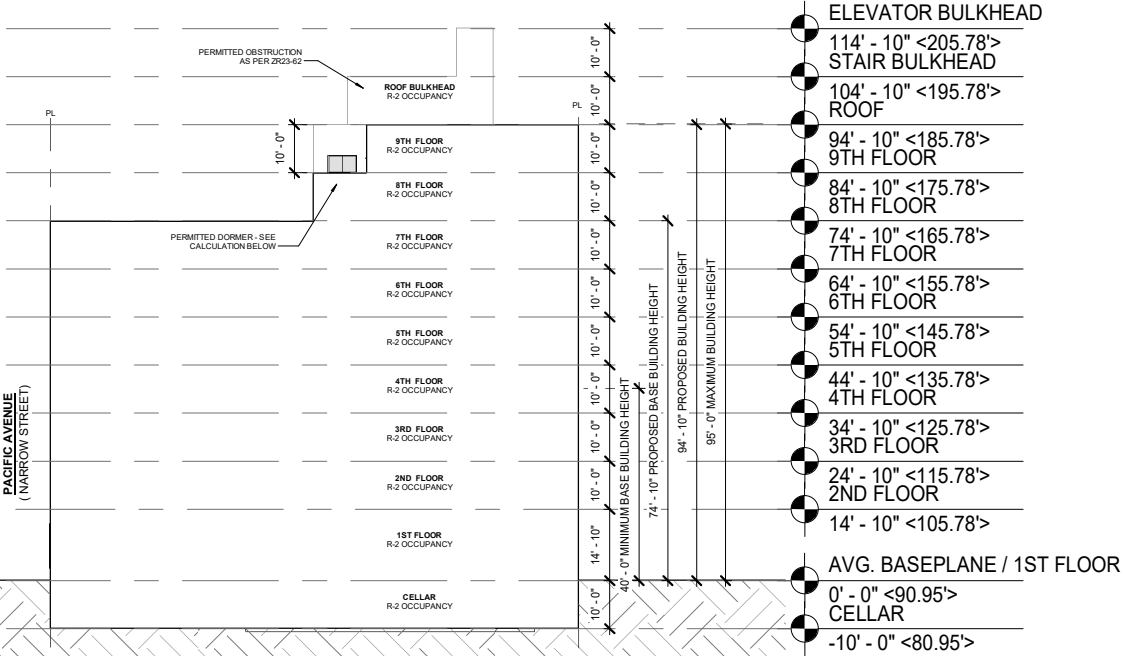
MAXIMUM NUMBER OF STORIES: 9
PROPOSED NUMBER OF STORIES: 9 (OK)

MAXIMUM BUILDING HEIGHT: 95'-0" (FOR BUILDINGS OR OTHER STRUCTURES WITH QUALIFYING GROUND FL)
PROPOSED BUILDING HEIGHT: 94'-10", QUALIFYING
GROUND FLOOR PROVIDED (OK)



3 PLOT PLAN

1" = 40'-0"



1 ZONING ANALYSIS

N.T.S

LOT AREA =		6,875.00			
FLOOR	USE GROUP	GROSS BUILDING AREA (SF)	ZONING FLOOR AREA DEDUCTIONS (SF)	ZONING FLOOR AREA (SF)	FAR
				RESIDENTIAL	
CELLAR	2A/2B	4,159.34	N/A	0.00	0.00
FIRST FLOOR	2A	4,055.96	1,368.46	2,687.50	0.39
SECOND FLOOR	2A	4,539.60	656.00	3,883.60	0.56
THIRD FLOOR	2A	4,539.60	656.00	3,883.60	0.56
FOURTH FLOOR	2A	4,539.60	656.00	3,883.60	0.56
FIFTH FLOOR	2A	4,573.63	652.16	3,921.47	0.57
SIXTH FLOOR	2A	4,573.63	652.16	3,921.47	0.57
SEVENTH FLOOR	2A	4,573.63	652.16	3,921.47	0.57
EIGHTH FLOOR	2A	3,263.43	833.10	2,430.33	0.35
NINTH FLOOR	2A	3,056.40	485.04	2,571.36	0.37
ROOF	2B	561.48	328.02	233.46	0.03
TOTAL AREA		42,436.30	6,939.10	31,337.86	4.56
TOTAL FAR			4.56		

2 ZONING SUMMARY

N.T.S

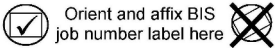
4 HEIGHT AND SETBACK DIAGRAM

1" = 40'-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) 527

Street Name GRAND AVENUE

Borough BROOKLYN

Block 1133

Lot 7

BIN 3429278

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)

JOSEPH FRANKL

4/15/2022

Signature

Date

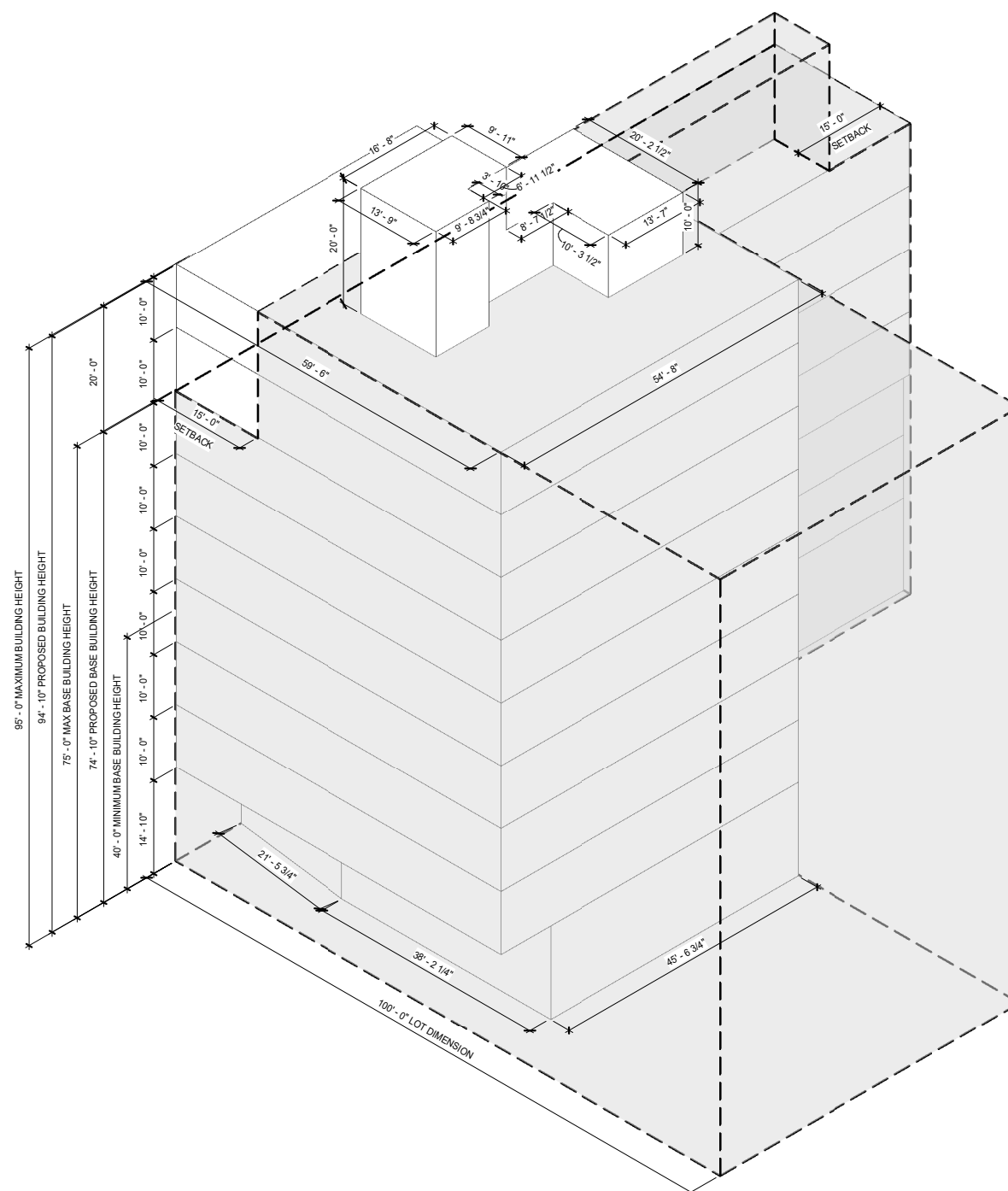
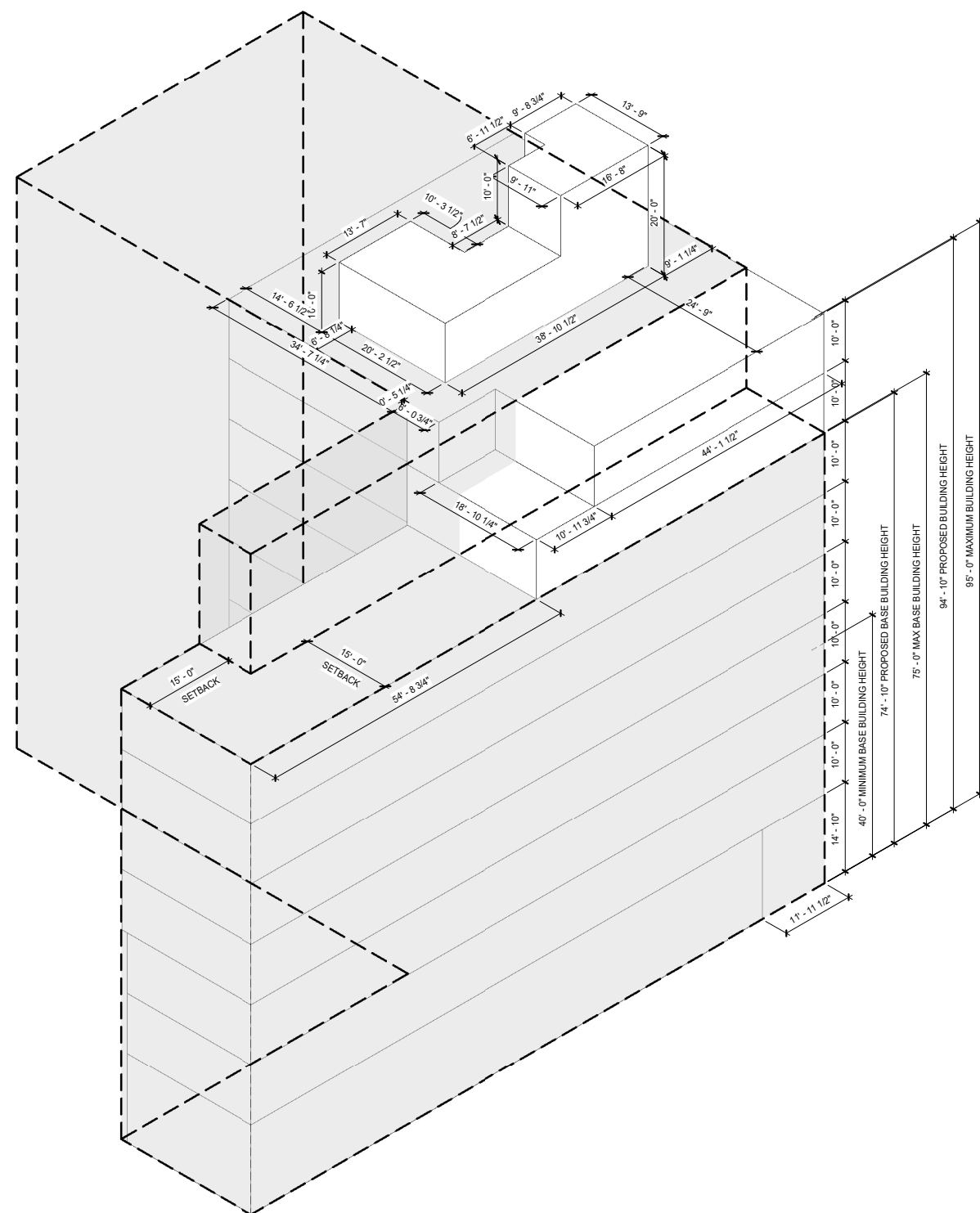


P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #B00637051-11

PLAN EXAMINER SIGN AND DATE





ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 2

1	Applicant Information <i>Required for all applications.</i>
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Last Name	Frankl	First Name	Joseph	Middle Initial	
Business Name	J Frankl Architects			Business Telephone	718-569-2200
Business Address	16 Court Street, 36th Floor			Business Fax	
City	Brooklyn	State	NY	Zip	11241
E-Mail	filings@jfrankl.com			Mobile Telephone	
				License Number	042131

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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Dwelling Units **46** Parking area **1613.08** sq. ft. Parking Spaces: Total **3** Enclosed **0**

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 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 <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Office	
CELLAR	4,159.34	2A/2B	0.00				0.00
1ST	4,055.96	2A	2,687.50				0.39
2ND	4,539.60	2A	3,883.60				0.56
3RD	4,539.60	2A	3,883.60				0.56
4TH	4,539.60	2A	3,883.60				0.56
5TH	4,573.63	2A	3,921.47				0.57
6TH	4,573.63	2A	3,921.47				0.57
7TH	4,573.63	2A	3,921.47				0.57
8TH	3,263.43	2A	2,430.33				0.35
9TH	3,056.40	2A	2,571.36				0.37
ROOF	561.48	2B	233.46				0.03

ZD1

Sheet 1 of 2

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

Total Zoning Floor Area	31,337.86
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