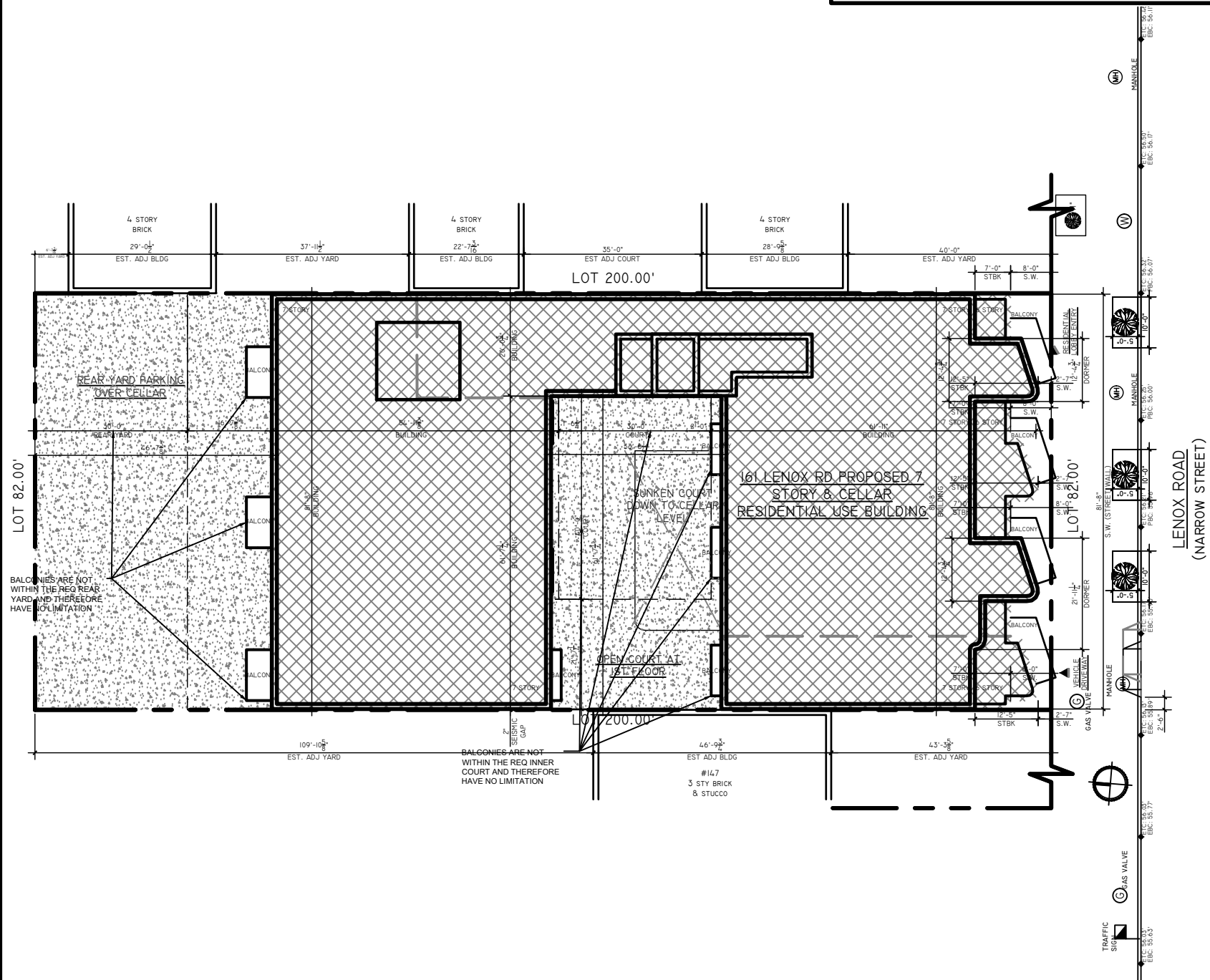


SITE DIAGRAM
NOT TO SCALE



LEGEND

R7-1

- PROPOSED BUILDING
- PERMITTED OBSTRUCTION
- LOT LINE

PROPERTY INFO

ADDRESS	161 LENOX RD, BROOKLYN, NY 11226
BLOCK	5065
LOT	88, 90 & 91
ZONING MAP	I7B
ZONING DISTRICT	R7-1 (NARROW STREET)
FLOOD ZONE	ZONE X
BIN#	0
JOB#	0
CODE	2014
USE GROUP	2
OCCUPANCY GROUP	RES - RESIDENTIAL
CONSTRUCTION CLASS	IB
ZONING LOT SIZE	82' X 200'
ZONING LOT AREA	16,400 SQ.FT.

ZONING INFO

ZONING ANALYSIS: R7-1 NARROW STREET				
APPLICABLE ZD SECTION	ITEM	REQUIRED / PERMITTED	PROPOSED	COMPLIANCE
USE REGULATIONS				
22-00	USE REGULATIONS	UG 1-4	UG 2	COMPLIES
RESIDENTIAL BULK REGULATIONS				
23-01(B)	QUALITY HOUSING PROGRAM	BULK REGULATIONS APPLICABLE TO QUALITY HOUSING BUILDINGS MAY BE APPLIED TO ZONING LOTS IN R7	QUALITY HOUSING PROGRAM REQUIREMENTS ARE PROVIDED. SEE INFO BELOW.	COMPLIES
23-03	STREET TREE PLANTING IN RESIDENCE DISTRICTS	IN ALL DISTRICTS, DEVELOPMENTS SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 24-41 STREET TREE PLANTING (16" / 20" X 5.08' X 3' TREES REQ.)	3 TREES PROPOSED TO BE PLANTED ON SITE	COMPLIES
23-103	FLOOR AREA FOR QUALITY HOUSING BUILDINGS	MAX. FLOOR AREA RATIO: 3.66 (6,400 SF X 3.66 = 56,416 SF)	FLOOR AREA RATIO: 3.38 PROPOSED FLOOR AREA = 55366.37 SF	COMPLIES
23-103	LOT COVERAGE FOR QUALITY HOUSING BUILDINGS	MAX. LOT COVERAGE (R7-1) = 65% (65% X 6,400 SF = 10,660.00 SF)	PROPOSED LOT COVERAGE = 10,202.66 SF = 42.57% (INCLUDES STREET FRONT BALCONIES. SEE 23-103)	COMPLIES
23-22	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM RESIDENTIAL ZONING FLOOR AREA/885 = 56,416/885 = 62.56 = 63 UNITS	DWELLING UNITS = 63 UNITS	COMPLIES
23-32	MINIMUM LOT AREA OR LOT WIDTH FOR RESIDENCES	MINIMUM LOT AREA: 1,700 SF MINIMUM LOT WIDTH: 18 FT	LOT AREA = 16,400 SF LOT WIDTH = 82'-0"	COMPLIES
YARD REGULATIONS				
23-44(2)	MINIMUM REQUIRED SIDE YARDS	SIDE YARD = NONE REQ. (OR MIN. 8'-0" IF PROVIDED)	NONE PROVIDED	COMPLIES
23-47	MINIMUM REQUIRED REAR YARDS	A REAR YARD WITH A DEPTH OF NOT LESS THAN 20'-0" SHALL BE PROVIDED	68'-0" 3/4" PROVIDED	COMPLIES
HEIGHT & SETBACK REGULATIONS				
23-62(C)	PERMITTED OBSTRUCTIONS IN QUALITY HOUSING BUILDINGS	DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION PROVIDED THAT ON ANY STREET FRONTAGE, THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE HEIGHT DOES NOT EXCEED 40% OF THE WIDTH OF THE STREET WALL OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT. FOR EACH FOOT ABOVE THE MAX. BASE HEIGHT, THE AGGREGATE WIDTH OF ALL DORMERS SHALL BE DECREASED BY 1%. MAX. BASE HEIGHT: 45'-0" PROPOSED BUILDING HEIGHT: 75'-0" 12'-0" = 10% REDUCTION 50% = 10% X 50% MAX. WIDTH OF DORMER PERMITTED	34'-4" DORMER PROPOSED SEE 23-600 FOR DIAGRAMS	COMPLIES
23-64(B)(1)	STREET WALL LOCATION	QUALITY HOUSING BUILDINGS ON NARROW STREETS IN R7 STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE STREET WALL OF AN EXISTING ADJACENT BUILDING LOT LOCATED ON THE SAME STREET FRONTAGE, THAT IS BOTH WITHIN 15' OF THE STREET LINE AND WITHIN 25' OF THE SHARED SIDE LOT LINE BETWEEN THE ZONING LOTS.	STREET WALL LOCATED VARIES. SEE PLOT PLAN	COMPLIES
23-641	STREET WALL LOCATION	NO ADJACENT BUILDING WITHIN 25' OF SHARED SIDE LOT LINE WITH A STREET WALL WITHIN 15' OF STREET LINE. REQUIREMENT N/A	STREET WALL ARTICULATION VARIES AS PERMITTED. SEE PLOT PLAN	COMPLIES
23-642	STREET WALL LOCATION	ANY STREET WALL MAY BE DIVIDED INTO DIFFERENT SEGMENTS, AND LOCATED AT VARYING DEPTHS FROM THE STREET LINE TO ALLOW FOR BUILDING RECESSES, PROJECTIONS, OUTER COURTS AND OTHER FORMS OF ARTICULATION PROVIDED THAT EACH PORTION COMPLIES WITH THE APPLICABLE STREET WALL LOCATION PROVISIONS OF PARAGRAPHS (A), (B) OR (C) OF THIS SECTION	STREET WALL ARTICULATION VARIES AS PERMITTED. SEE PLOT PLAN	COMPLIES
23-642	MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS	R7-1 ON A NARROW STREET BEYOND 100'-0" OF A WIDE STREET: MIN. BASE HT. = 42'-0" MAX. BASE HT. = 45'-0" MAX. BUILDING HT. = 75'-0"	BASE HT. = 43'-8" MAX. BLDG. HT. = 74'-7"	COMPLIES
23-642(C)(2)	SETBACK REQUIREMENTS	MIN. SETBACK ON NARROW STREET = 10'-0" THE DEPTH OF THE REQUIRED SETBACK MAY BE REDUCED BY 1'-0" FOR EVERY FOOT THE STREET WALL IS LOCATED BEYOND THE STREET LINE, BUT IN NO EVENT SHALL BE LESS THAN 7'-0" STREET WALL 2'-7" = 15'-0" = 12'-0" SETBACK REQ. STREET WALL 4'-0" = 15'-0" = 7'-0" SETBACK REQ.	12'-0" SETBACK PROV. 7'-0" SETBACK PROV.	COMPLIES
23-851	INNER COURT REGULATIONS	MIN. AREA OF INNER COURT = 1200 SF MIN. DIMENSION OF INNER COURT: 10'-0"	1,200.00 SF PROPOSED 30' MIN. DIMENSION PROVIDED (ADDITIONAL OPENING/AREA OF COURT PROVIDED VOLUNTARILY)	COMPLIES
ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS				
23-25(2) 23-261	RESIDENTIAL PARKING	50% OF DWELLING UNITS FOR QUALITY HOUSING BUILDINGS 63 UNITS X 50% = 31.5 = 42 PARKING SPACES REQ'D	42 PROVIDED. SEE A-100 & A-101	COMPLIES
23-651 (B) & 23-651 (C) 23-651 (D) 23-651 (E)	LOCATION AND WIDTH OF CURB CUTS IN CERTAIN DISTRICTS	- THE MIN. WIDTH OF A CURB CUT SHALL BE 8'-0", INCLUDING SPLAYS AS PER 23-651 (B) - ONLY ONE CURB CUT, HAVING A MAX. WIDTH OF 12'-0", INCLUDING SPLAYS SHALL BE PERMITTED AS PER 23-651 (B) - FOR ZONING LOTS SUBDIVIDED AFTER APRIL 16, 2010, CURB CUTS SHALL ONLY BE PERMITTED ALONG THE STREET FRONTAGE OF EACH SUBDIVIDED ZONING LOT WHERE AT LEAST 34'-0" OF UNINTERRUPTED CURB SPACE IS MAINTAINED AS PER 23-651 (B) - THESE CURB CUT PROVISIONS SHALL APPLY TO R7 DISTRICTS WITHOUT A LETTER SUFFIX, TO QUALITY HOUSING BUILDINGS OR QUALITY HOUSING BUILDING SEGMENTS AS PER 23-651 (B) (2)	CURB CUT = XX' WIDE PROPOSED AS PER DOT STANDARDS. SEE PLOT PLAN THE LOT IS NOT SUBDIVIDED AFTER APRIL 16, 2010 CURB CUT AS PER FINAL APPROVED CURB CUT APPLICATION	COMPLIES
23-61	ENCLOSED BICYCLE PARKING SPACES	1 BICYCLE PARKING FOR EACH 2 DWELLING UNITS IS REQ'D REQ'D NUMBER OF SPACES = 63 X 0.5 = 42 BICYCLES	42 PROVIDED SEE A-100	COMPLIES
QUALITY HOUSING REQUIREMENTS				
23-42	REFUSE STORAGE AND DISPOSAL	2.9 CUFT / UNIT: 2.9 X 63 UNITS = 264.70 CUFT TRASH COMPACTOR RM. PROVIDED AT CELLAR FLR.	3' X 20' X 4.5' TRASH COLLECTION AREA PROVIDED AT CELLAR FLR. SEE A-100 270 CUFT PROVIDED	COMPLIES
23-44	DAYLIGHT IN CORRIDOR EXCLUDE 50% OF FA	EXTERIOR WINDOW 20 SF MIN. VISIBLE FROM VERTICAL CORE	DAYLIGHT DEDUCTION PROVIDED ON ALL FLRS. SEE 2-100 & 20-100 FOR DIAGRAMS AND CALC. S	COMPLIES
23-21	REQ'D RECREATION SPACE	3.3% OF RESIDENTIAL FA 56,416 SF X 3.3% = 1,861.73 SF	INDOOR 1,777.30 SF AT CELLAR FL. INDOOR MIN. DIM: 15'-0" INDOOR 1,502.40 SF AT 1ST FLR. INDOOR MIN. DIM: 12'-0" TOTAL 2,279.40 SF PROVIDED. SEE A-100 & A-101	COMPLIES
23-23	PLANTING AREAS	AREA BTWN STREET LINE AND ALL STREET WALLS REQ'D PLANTING, EXCEPT AT ENTRANCES AND DRIVEWAYS	PLANTING PROVIDED. SEE PLOT PLAN	COMPLIES
23-31	DENSITY CORRIDOR EXCLUDE 50% OF FA	11 DWELLING UNITS MAX. PER FLOOR	NON-TAKEN: N/A. ALL FLOOR TO HAVE OVER 8 UNITS. 1.8 D.	COMPLIES



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) 161
Street Name LENOX RD
Borough BROOKLYN
Block 5065
Lot 88,90,91
BIN 3116251

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) THOMAS SCIBILIA

Signature Date



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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

