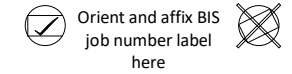


## ZD1 Zoning Diagram

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

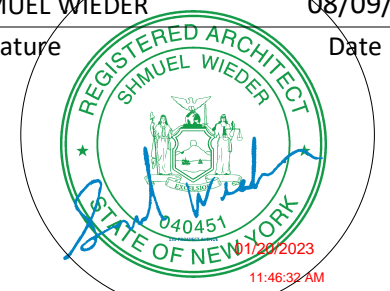
House No(s) 150 ERASMUS STREET  
 Street Name \_\_\_\_\_  
 Borough BROOKLYN  
 Block 5108  
 Lot (s) 28&30  
 BIN 3117322

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Name (please print) \_\_\_\_\_

SHMUEL WIEDER 08/09/2022

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

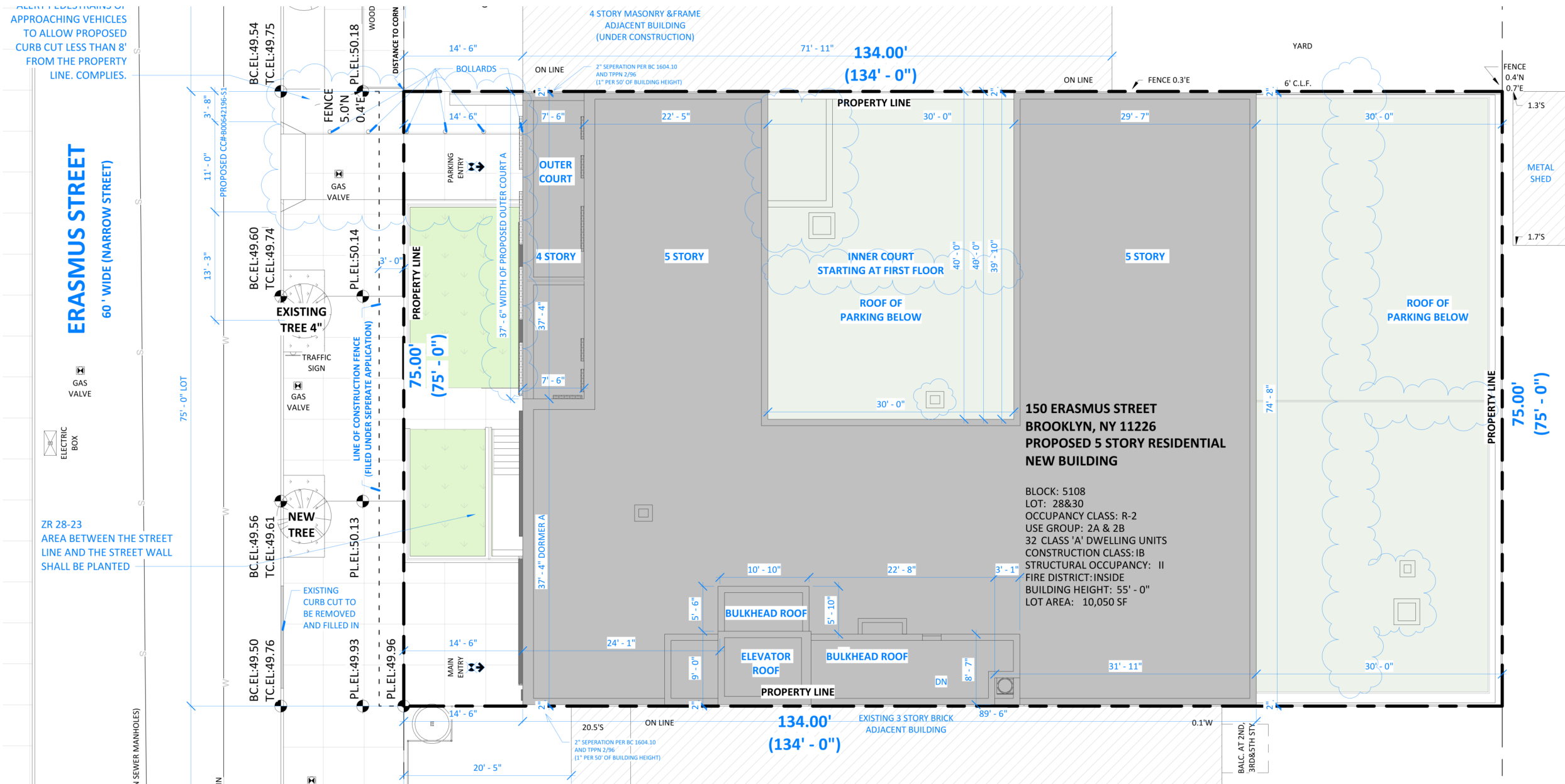


P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

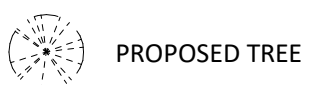
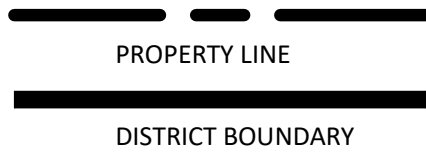
BIS Doc # \_\_\_\_\_

PLAN EXAMINER SIGN AND DATE

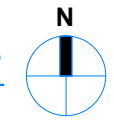


## LEGEND

**R6**  
QUALITY HOUSING PROGRAM



**1 SITE PLAN - ZD1**  
SCALE: 12" = 1'-0"



**ZR 23-153 LOT COVERAGE**  
 LOT COV ALLOWABLE: 60% (6,030 SF)  
 LOT COV PROPOSED: 55% (5,488 SF)

**ZR 23-47 REAR YARDS**  
 PROPOSED REAR YARD: 30' - 0"  
 REQUIRED REAR YARD: 30' - 0"

**ZR 23-662(C)(1)(2) REQUIRED SETBACKS**  
 7' - 0" MIN SETBACK REQUIRED  
 7' - 6" PROPOSED SETBACK

**ZR 23-62 (G) (1)(2)(3) PERMITTED OBSTRUCTION**  
 PROP BULKHEAD IS SETBACK 38'-4" FROM STREET WALL  
 PROP BUILDING LOT COVERAGE = 5,488 SF  
 PERMITTED AREA (5,488 X 0.2) = 1,097 SF

PROPOSED OBSTRUCTION AREA = 329 SF  
 329 SF < 1,097 SF OK

MAX. PERMITTED BUILDING HEIGHT 55'-0" < 120'-0"  
 PROPOSED OBSTRUCTION HEIGHT = 10'-10"  
 10'-10" < 25'-0" OK

**ZR 23-662 BUILDING HEIGHT**  
 MIN. BASE HEIGHT: 30' - 0"  
 MAX. BASE HEIGHT: 45' - 0"  
 PROP BASE HEIGHT: 45' - 0"  
 MAX BUILDING HEIGHT: 55' - 0"  
 PROP BUILDING HEIGHT: 55' - 0"




## 150 ERASMUS STREET BROOKLYN, NY 11226 PROPOSED 5 STORY RESIDENTIAL NEW BUILDING

BLOCK: 5108  
 LOT: 28&30  
 OCCUPANCY CLASS: R-2  
 USE GROUP:  
 32 CLASS 'A' DWELLING UNITS  
 CONSTRUCTION CLASS: IB  
 STRUCTURAL OCCUPANCY: II  
 FIRE DISTRICT: INSIDE  
 BUILDING HEIGHT: 55' - 0"  
 LOT AREA: 10,050 SF

# AXONOMETRIC DIAGRAM

NOT TO SCALE

## LEGEND

-  MAXIMUM BUILDING ENVELOPE
-  PROPOSED BUILDING
-  PERMITTED OBSTRUCTION

### ZR 23-153 LOT COVERAGE

LOT COV ALLOWABLE: 60% (6,030 SF)  
 LOT COV PROPOSED: 55% (5,488 SF)

### ZR 23-47 REAR YARDS

PROPOSED REAR YARD: 30' - 0"  
 REQUIRED REAR YARD: 30' - 0"

### ZR 23-662(C)(1)(2) REQUIRED SETBACKS

MINIMUM 7' - 0" SETBACK REQUIRED  
 7' - 6" PROPOSED SETBACK

### ZR 23-62 (G) (1)(2)(3) PERMITTED OBSTRUCTION

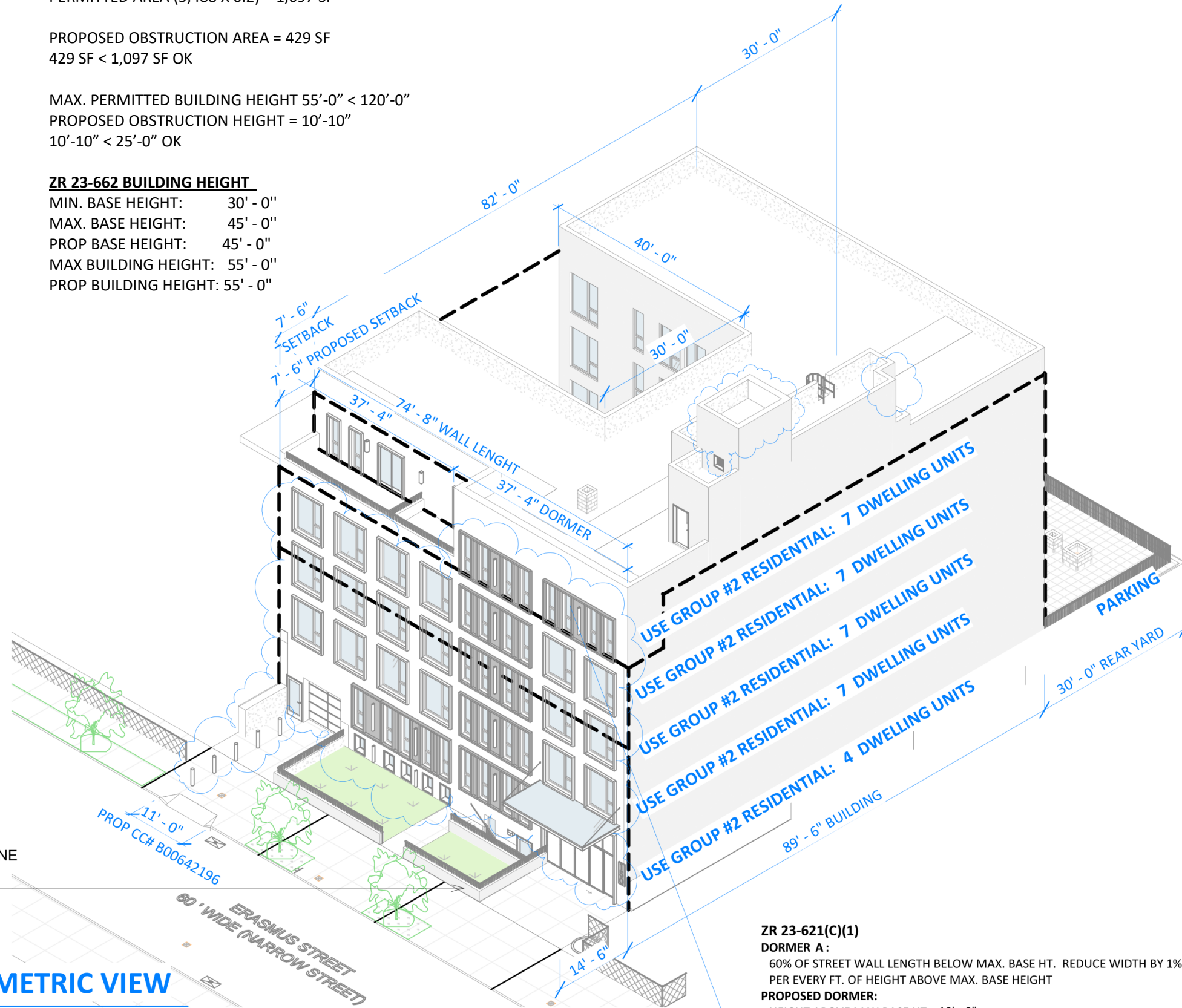
PROP BULKHEAD IS SETBACK 38' - 4" FROM STREET WALL  
 PROP BUILDING LOT COVERAGE = 5,488 SF  
 PERMITTED AREA (5,488 X 0.2) = 1,097 SF

PROPOSED OBSTRUCTION AREA = 429 SF  
 429 SF < 1,097 SF OK

MAX. PERMITTED BUILDING HEIGHT 55' - 0" < 120' - 0"  
 PROPOSED OBSTRUCTION HEIGHT = 10' - 10"  
 10' - 10" < 25' - 0" OK

### ZR 23-662 BUILDING HEIGHT

MIN. BASE HEIGHT: 30' - 0"  
 MAX. BASE HEIGHT: 45' - 0"  
 PROP BASE HEIGHT: 45' - 0"  
 MAX BUILDING HEIGHT: 55' - 0"  
 PROP BUILDING HEIGHT: 55' - 0"



ZR 28-23  
 AREA BETWEEN THE STREET LINE  
 AND THE STREET WALL  
 SHALL BE PLANTED

## 2 3D - AXONOMETRIC VIEW

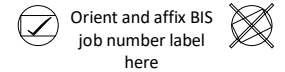
SCALE:

**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%  
 74' - 8" (WALL LENGTH) X .50 = 37' - 4" (MAXIMUM DORMER LENGTH)  
 PROPOSED DORMER = 37' - 4" < 37' - 4" OK



## 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

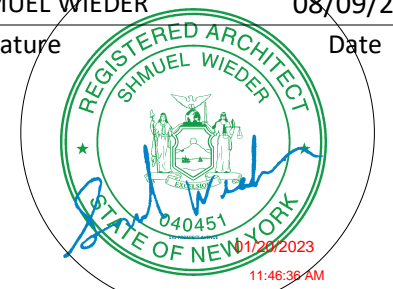
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 Street Name \_\_\_\_\_  
 Borough BROOKLYN  
 Block 5108  
 Lot (s) 28&30  
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Name (please print)

SHMUEL WIEDER 08/09/2022

Signature Date



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

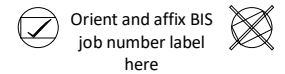
Internal Use Only

BIS Doc # \_\_\_\_\_

PLAN EXAMINER SIGN AND DATE

## ZD1 Zoning Diagram

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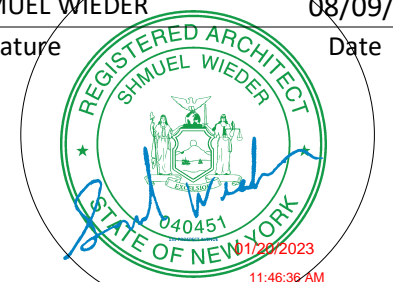
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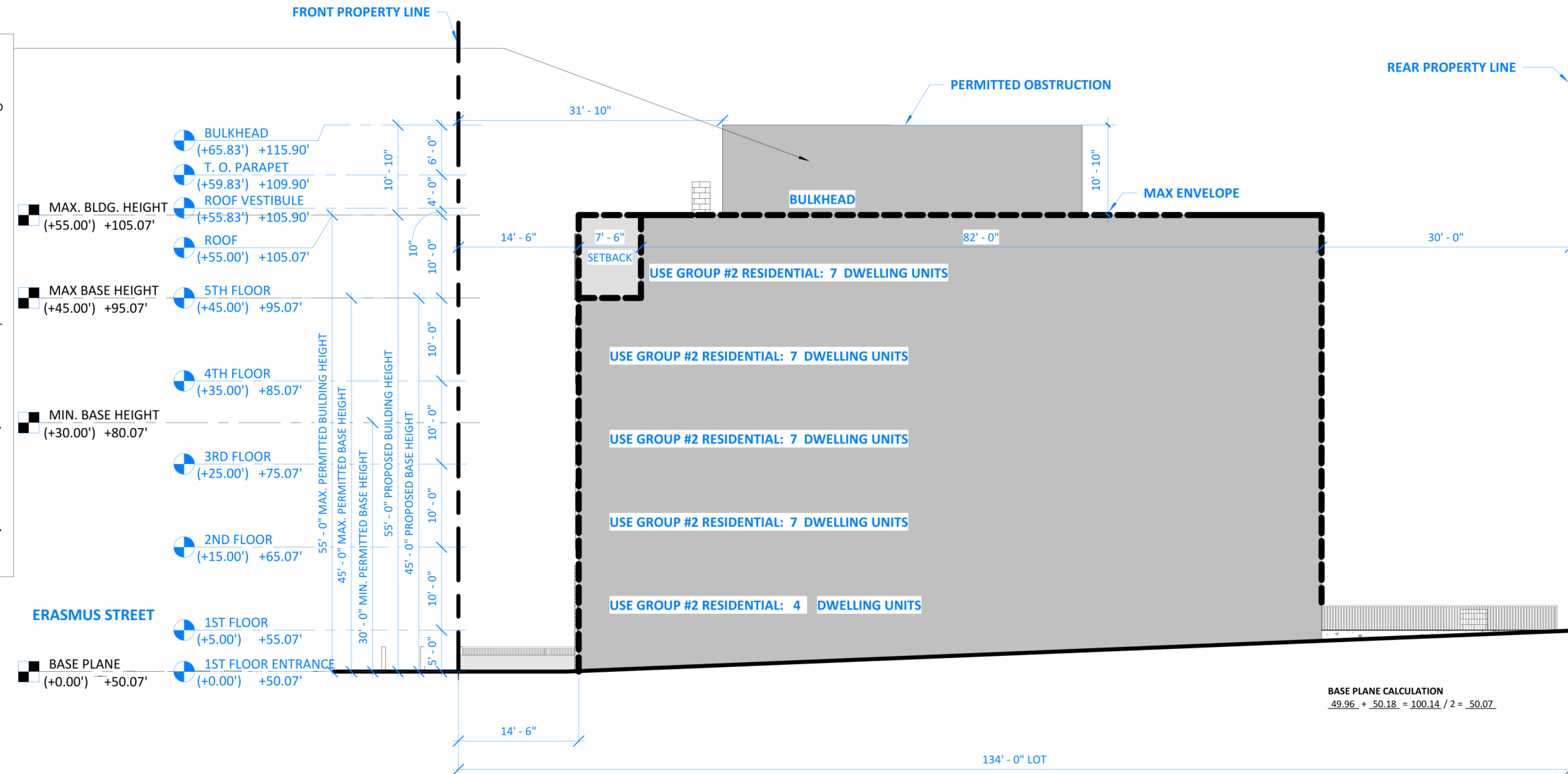


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PLAN EXAMINER SIGN AND DATE



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 31'-10" 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 = 5,488 SF  
 PERMITTED OBSTRUCTION AREA (5,488 X .2) = 1,097 SF

PROPOSED OBSTRUCTION AREA = 429 SF  
 429 SF < 1,097 SF OK

MAX. PERMITTED BUILDING HEIGHT 55'-0" < 120'-0"  
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