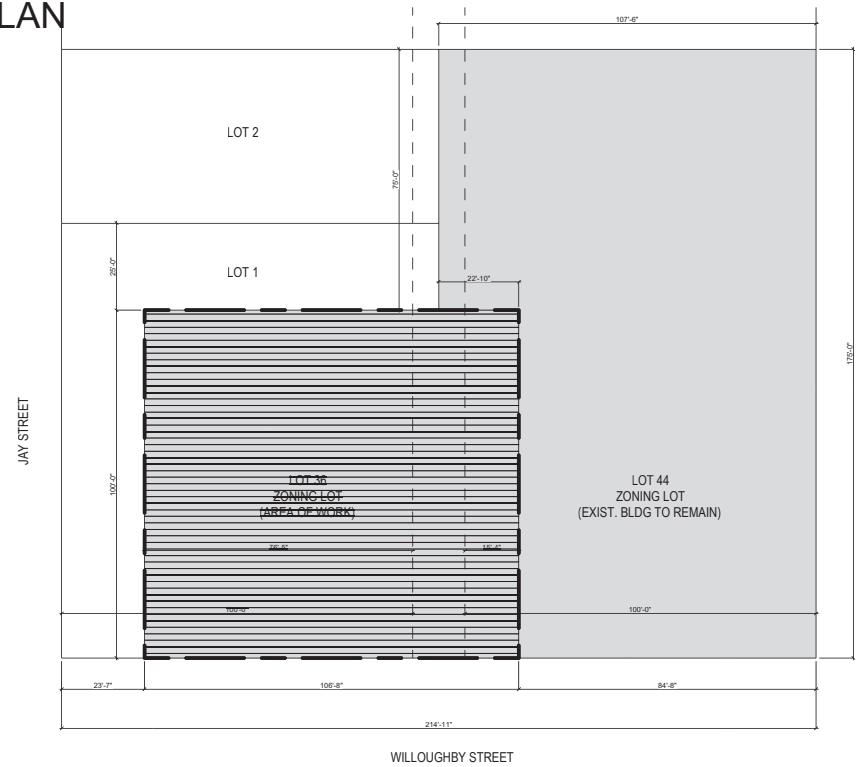


# ZONING BLOCK PLAN

NOT TO SCALE



# SECTION DIAGRAM

NOT TO SCALE

ZONING DISTRICT: C6-4.5  
SPECIAL DOWNTOWN BROOKLYN DISTRICT

MAX BLDG HT = NO LIMIT (ZR101-223(d))  
MAX BASE HT = 85'-0" (ZR101-223(a))

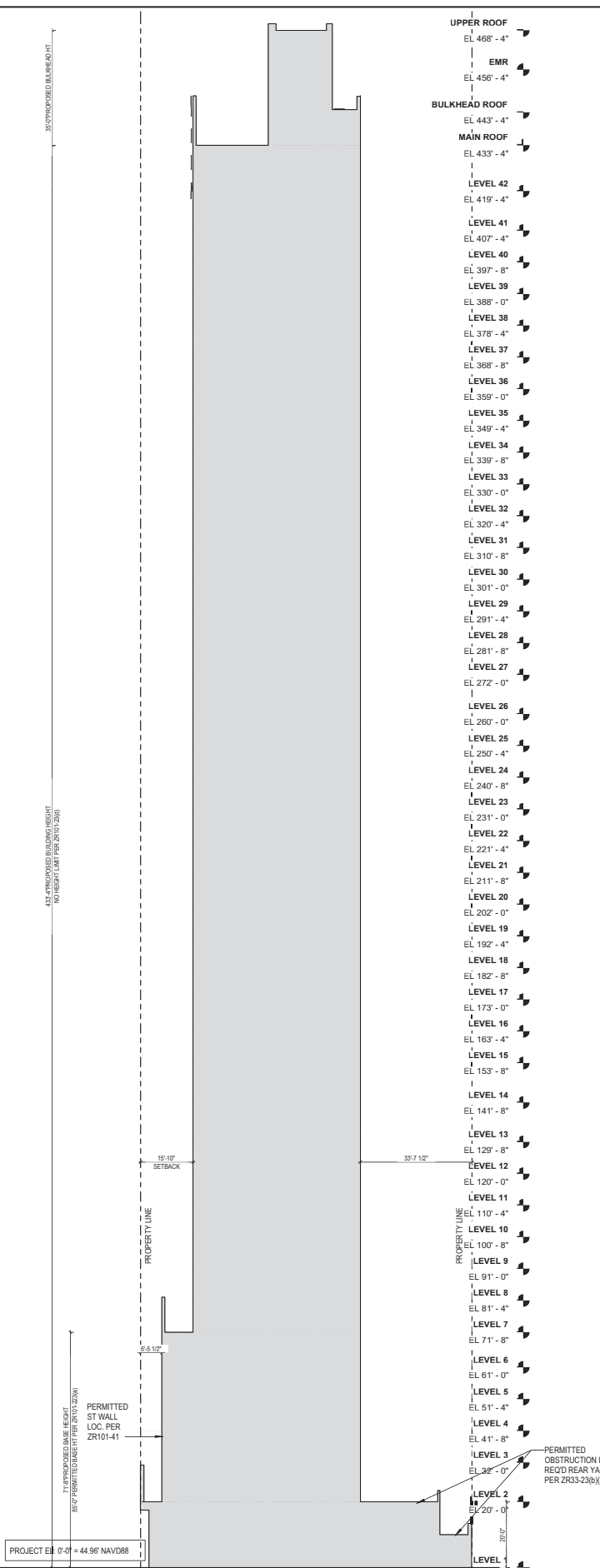
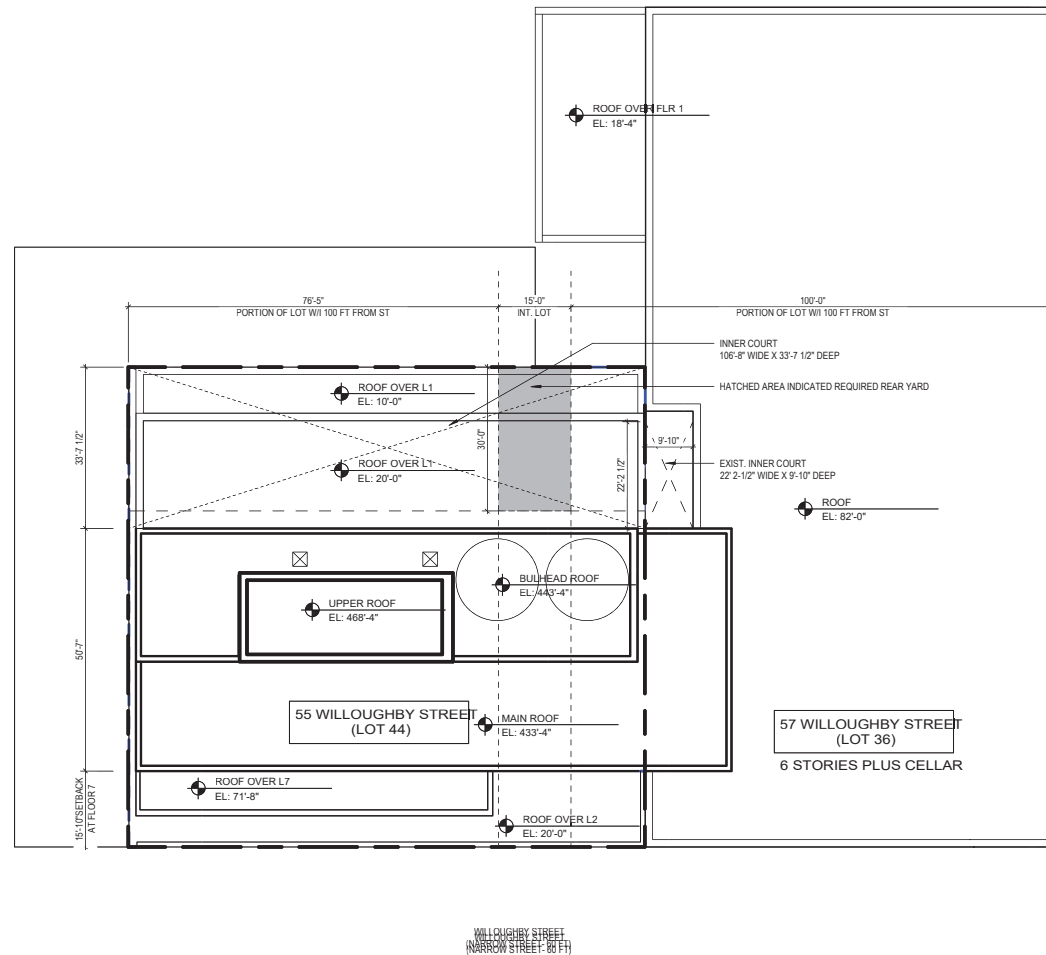
FRONT YARD: NOT REQ'D (ZR23-45, 35-51)  
SIDE YARD: NOT REQ'D (ZR23-462,33-25)  
REAR YARD: 30 FT (23-47,33-46)

STREET TREE REQUIREMENTS  
TOTAL SITE FRONTAGE = 366 FT  
366 / 25 = 15 TREES REQ'D (ZR26-41)  
3 EXISTING TREE TO REMAIN  
12 TREES PLATED OFFSITE AS PART OF TREE FUND

OFF STREET PARKING REQUIREMENTS:  
TOTAL DWU = 290  
REQUIREMENT WAIVED PER ZR25-27 & ZR 101-51

# SITEPLAN DIAGRAM

NOT TO SCALE



## 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) 55

Street Name WILLOUGHBY STREET

Borough BROOKLYN

Block 147

Lot 36,44

BIN \_\_\_\_\_

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) \_\_\_\_\_

Signature \_\_\_\_\_ Date 04.18.2022

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

Must be typewritten.  
Sheet 2 of 3

**1 Applicant Information** Required for all applications.

Last Name Colberg	First Name Eugene	Middle Initial
Business Name Colberg Architecture	Business Telephone 347-708-2985	
Business Address 31 Smith Street	Business Fax	
City Brooklyn	State NY	Zip 11201
E-Mail ecolberg@colbergarchitecture.com	Mobile Telephone	
	License Number 033384	

**2 Additional Zoning Characteristics** Required as applicable.

Dwelling Units 295	Parking area 0	sq. ft.	Parking Spaces: Total 0	Enclosed 0
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**3 BSA and/or CPC Approval for Subject Application** Required as applicable.

**Board of Standards & Appeals (BSA)**

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section 72-21
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section _____
<input type="checkbox"/> Other	Cal. No. _____	

**City Planning Commission (CPC)**

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Other	App. No. _____	

**4 Proposed Floor Area** Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
57 Willoughby (existing):	CEL	16536	6				0.0
1	15323	6			15323		0.56
MEZ	1010	6			593		0.02
2	14192	6			14192		0.52
3	14189	6			14189		0.52
4	14189	6			14189		0.52
5	14189	6			14189		0.52
6	14189	6			14189		0.52
7	455	6			455		0.01
Total	104272	6			87319		3.21
55 Willoughby (new bldg):	CEL	9789	2				0.0
1	9685	2, 6	4518		3531		0.29
2	5920	2	5616				0.20

ZD1

Sheet 2 of 3

**4 Proposed Floor Area** Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
3	5920	2	5617				0.20
4	5920	2	5617				0.20
5	5920	2	5617				0.20
6	5920	2	5617				0.20
7	5276	2	5599				0.18
8	5276	2	4989				0.18
9	5276	2	4989				0.18
10	5276	2	4989				0.18
11	5276	2	4989				0.18
12	5276	2	4989				0.18
13	5276	2	4989				0.18
14	6252	2	3391				0.12
15	6200	2	5845				0.21
16	6200	2	5845				0.21
17	6200	2	5845				0.21
18	6200	2	5845				0.21
19	6200	2	5845				0.21
20	6200	2	5845				0.21
21	6200	2	5845				0.21
22	6200	2	5845				0.21
23	6200	2	5845				0.21
24	6200	2	5845				0.21
25	6200	2	5845				0.21
26	6200	2	4746				0.17
27	6200	2	5845				0.21
28	6200	2	5845				0.21
29	6200	2	5845				0.21
30	6200	2	5845				0.21
Totals							

(CONTINUED ON NEXT PAGE)

Total Zoning Floor Area	
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