

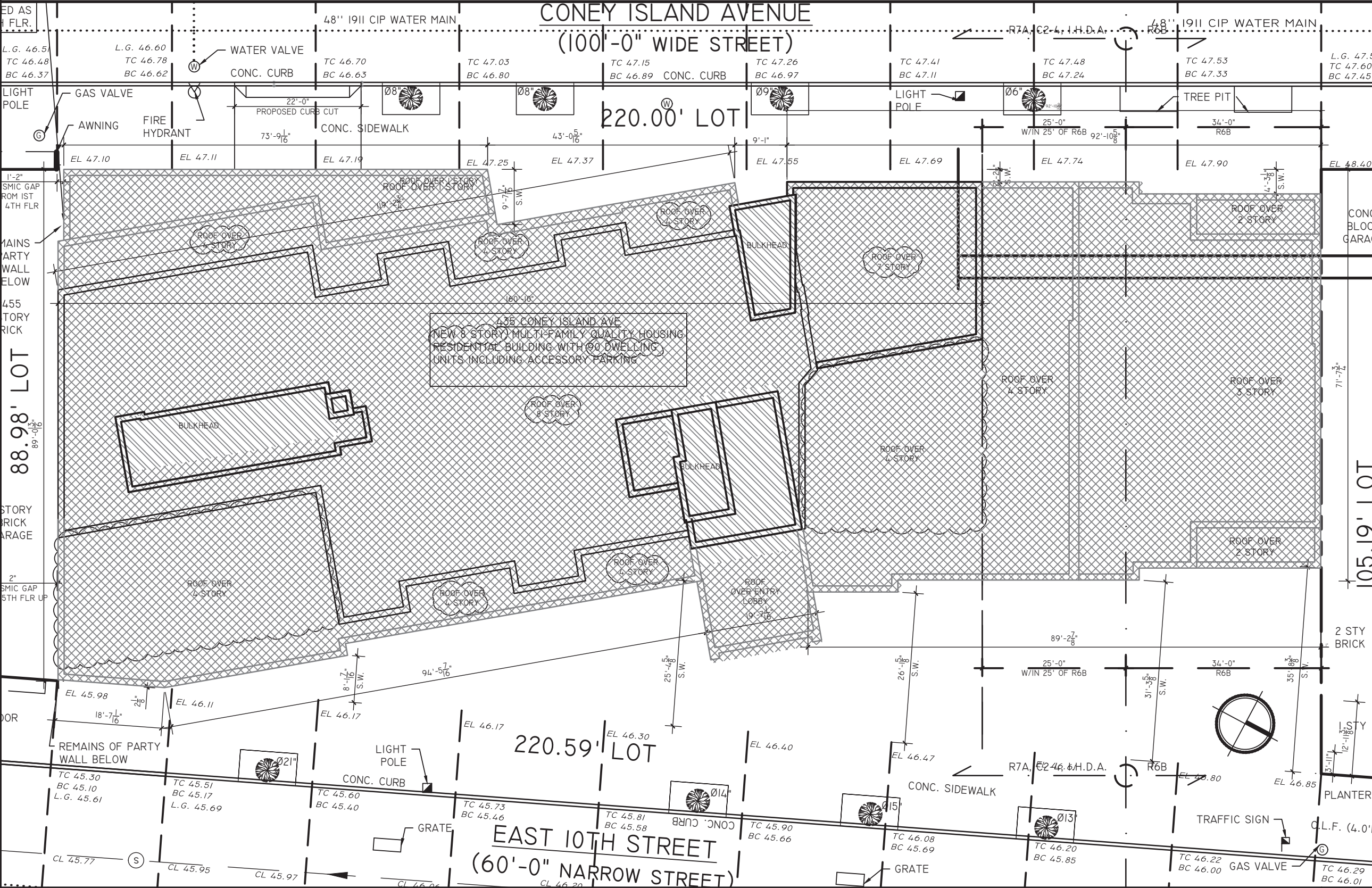
	PROPOSED BUILDING
	PERMITTED OBSTRUCTION
	EXISTING BLDG TO REMAIN
	LOT LINE

PROPERTY INFO	
PROPERTY: 435 CONEY ISLAND AVE, BROOKLYN, NY 11218	OCC GROUP: R-RESIDENTIAL
BLK / LOT: 5070 / 19 & 29	CONSTR CL: I-B
MAP: 22C	LOT SIZE: IRREGULAR
ZONE: R7A/ I.H.D.A./ C2-3 & R6B	L.C. AREA: 16476.35 SQFT
BIS APPL #:	FL. AREA: 67,878.61 SQFT
USE GROUP: 2	BASE PLN: 47.08



ZD1 Zoning Diagram
Must be typewritten.

SITE DIAGRAM NOT TO SCALE



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)	435
Street Name	CONEY ISLAND AVE.
Borough	BROOKLYN
Block	5070
Lot	19, 29
BIN	3116298

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 A. SCIBILIA
Signature _____ Date 09/18/23



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

Internal Use Only
BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



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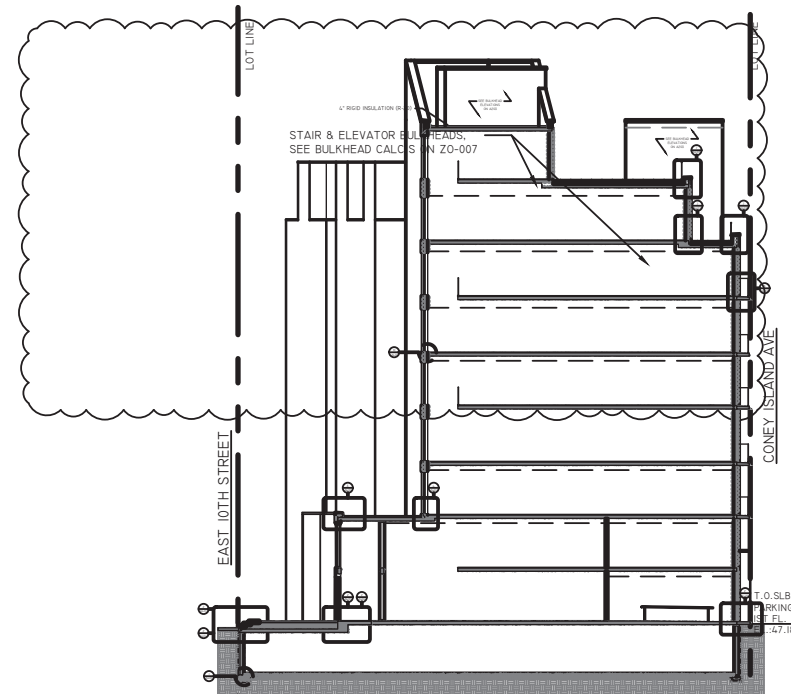
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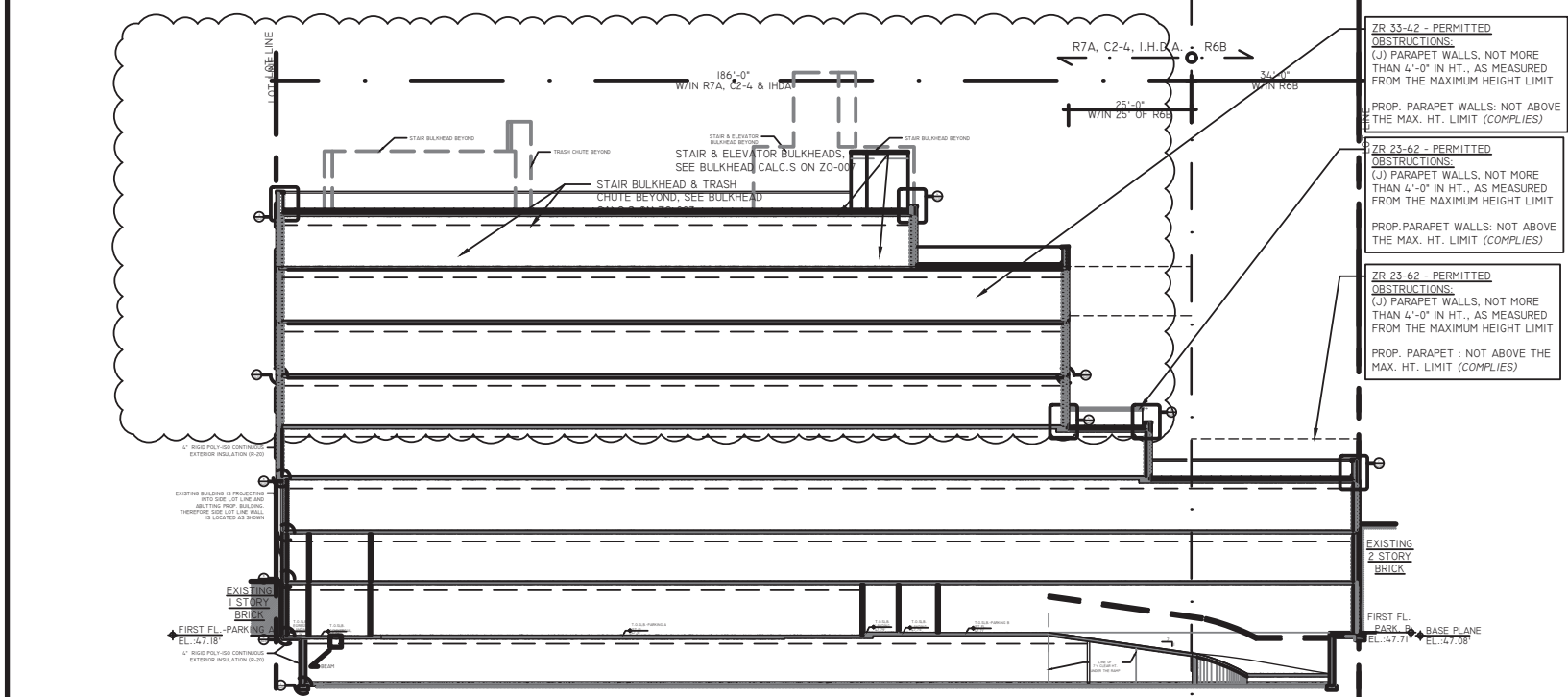
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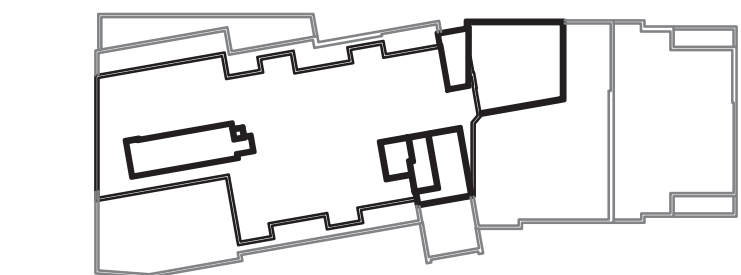
SECTION DIAGRAM A-A NOT TO SCALE



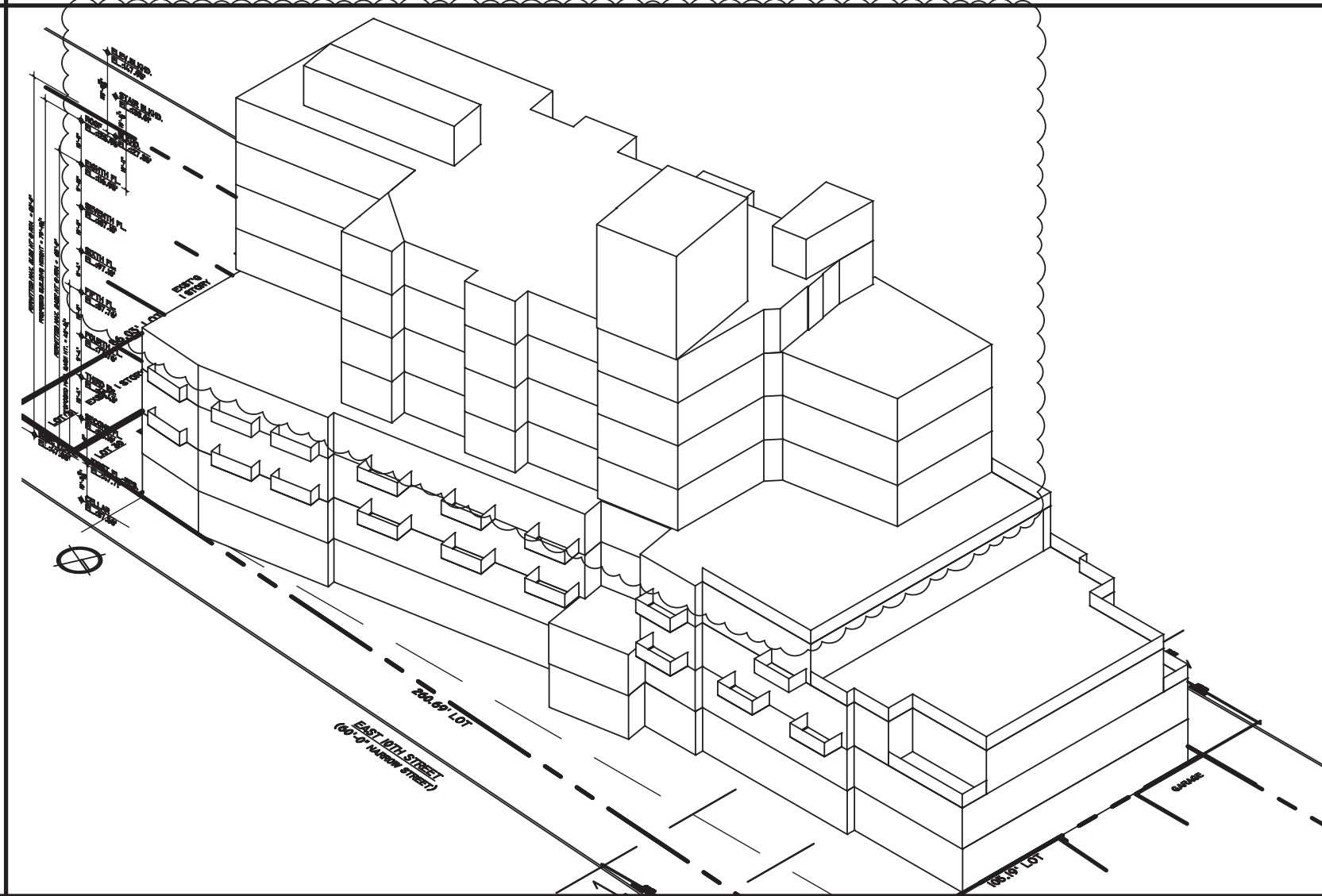
SECTION DIAGRAM B-B NOT TO SCALE



KEY PLAN NOT TO SCALE



AXONOMETRIC DIAGRAM NOT TO SCALE



ZONING INFO

DIVIDED BY DISTRICT BOUNDARY REGULATIONS			
77-02	ZONING LOTS NOT EXISTING PRIOR TO EFFECTIVE DATE	WHENEVER A ZONING LOT IS DIVIDED BY A BOUNDARY BETWEEN TWO DISTRICTS EACH PORTION OF SUCH LOT SHALL BE REGULATED BY ALL THE PROVISIONS APPLICABLE TO THE DISTRICT IN WHICH SUCH PORTION OF THE LOT IS LOCATED. HOWEVER 77-22A SHALL APPLY	PROVISIONS APPLIED TO APPLICABLE DISTRICT FOR EACH PORTION
77-22(A)	FLOOR AREA RATIO	MAX FLOOR AREA RATIO PERMITTED ON EACH PORTION OF ZONING LOT SHALL BE MULTIPLIED BY THE PERCENTAGE OF THE ZONING LOT TO WHICH SUCH FLOOR APPLIES. THE SUM OF PRODUCTS SHALL BE THE ADJUSTED MAX FAR. THE ADJUSTED MAX FLOOR AREA MAY BE LOCATED ANYWHERE ON THE ZONING LOT	PROVISIONS FOR MAX ADJUSTED FLOOR AREA APPLIED TO ENTIRE ZONING LOT

MIXED BUILDINGS REGULATIONS			
35-10	GENERAL PROVISIONS FOR ZONING LOTS WITH MIXED BUILDINGS	BULK REGULATION FOR COMMERCIAL USE ARE SET IN: ART 3, CHAP 3, MODIFIED BY ART 3, CHAP 5 BULK REGULATION FOR RESIDENTIAL USE ARE SET IN: ART 2, CHAP 3, MODIFIED BY ART 3, CHAP 5	SEE BELOW
35-011	QUALITY HOUSING PROGRAM	ALL BUILDING SHALL COMPLY WITH THE BULK REGULATIONS OF QUALITY HOUSING BUILDINGS AS SET FORTH IN 35-000 AND 28-00	SEE BELOW
35-22	RESIDENTIAL BULK IN C1 & C2 DISTRICTS	BULK REGULATION FOR RESIDENTIAL USE ARE SET IN ART 2, CHAP 3, EXCEPT HEIGHT & SETBACK SHALL BE MODIFIED BY 35-65	SEE BELOW
35-31	RESID./COMMERCIAL/COMM. FAC. MAX. FLOOR AREA RATIO	MAXIMUM FLOOR AREA RATIO PERMITTED FOR COMMERCIAL OR COMMUNITY FACILITY USE: ART III, CHAP 3 RESIDENTIAL USE: ART II, CHAP 3	SEE BELOW

MIXED BUILDING BULK REGULATIONS			
26-41	STREET TREE PLANTING	STREET TREE PLANTING: 1 FOR EVERY 25' OF STREET FRONTAGE 220'-7" (EAST 10TH STREET) / 25.00' = 8.82 (9 TREES REQ'D) 220'-0" (CONEY ISLAND AVE) / 25.00' = 8.80 (9 TREES REQ'D)	(EAST 10TH STREET) - 9 TREES REQ'D 4 EXISTING TREE TO REMAIN 5 TREES TO BE PAID INTO TREE FUND - OFFSITE (CONEY ISLAND AVE) - 9 TREES REQ'D 4 EXISTING TREE TO REMAIN 5 TREES TO BE PAID INTO TREE FUND - OFFSITE (SEE PLOT PLAN THIS SHEET)

23-153 (23-95) (77-22(A))	RESIDENTIAL MAX. FLOOR AREA RATIO ADJUSTED FLOOR AREA RATIO FOR ZONING LOTS DIVIDED BY DISTRICT BOUNDARIES	RESIDENTIAL MAX. F.A.R. WITHIN R6B: 2.00 RESIDENTIAL MAX. F.A.R. WITHIN R7A: 3.45 ADJUSTED MAX. RESIDENTIAL FLOOR AREA RATIO (SEE PERCENTAGE OF LOT AREA DIAG. 01 ON Z0-003): R6B - 2.00 (16.5% SF X 2.00 = 0.330) R7A - 3.45 (83.4% X 3.45 = 2.877) ADJUSTED MAX. RESIDENTIAL F.A.R. : <u>3.207</u> TOTAL RESIDENTIAL MAX. FLOOR AREA: 21,358.51 X 3.207 = 68,496.74 SF.	ADJUSTED RESIDENTIAL F.A.R. = 3.178 < 3.207 PROPOSED RESIDENTIAL F.A. = 67,878.61 SF < 68,496.74 SF (SEE FLOOR AREA DIAG. THIS SHEET)
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33-121	COMMERCIAL MAXIMUM FLOOR AREA RATIO	COMMERCIAL MAX. FLOOR AREA RATIO: 2.00 IN C2-4 PORTION MAX. COMMERCIAL FLOOR AREA : 17,824.38 SF X 2.00 = 35,648.76 SF	COMMERCIAL F.A. = 291.72' SF < 35,648.76 SF COMMERCIAL F.A.R. = 0.014 < 2.00
35-31	RESID./COMMERCIAL MAX. FLOOR AREA RATIO	MAXIMUM FLOOR AREA RATIO PERMITTED FOR COMMERCIAL OR COMMUNITY FACILITY USE: ART III, CHAP 3 RESIDENTIAL USE: ART II, CHAP 3 TOTAL COMBINED FLOOR AREA MAY NOT EXCEED THE GREATEST FLOOR AREA RATIO PERMITTED FOR ANY SUCH USE ON THE ZONING LOT.	RESIDENTIAL FAR: 3.178 < 3.207 COMMERCIAL FAR: 0.014 < 2.00 COMBINED FAR: 3.192 < 3.207

23-156 (A)(2)(3)(5) 23-153	SPECIAL LOT COVERAGE FOR CERTAIN THROUGH LOTS	SHALLOW THROUGH LOTS: THROUGH LOT LESS THAN 180 FEET DEEP AT ANY POINT, THE MAXIMUM LOT COVERAGE MAY BE INCREASED BY ONE PERCENT FOR EVERY FIVE FEET THE DEPTH THE ZONING LOT IS LESS THAN 180 FEET, WHERE THE FRONT LOT LINE INTERSECTS A SIDE LOT LINE AT AN ANGLE OTHER THAN 90 DEGREES, THE DEPTH ZONING LOT SHALL BE MEASURED AT THE MIDPOINT OF SUCH IRREGULARLY ANGLED LOT LINE. WITH A MAX OF 80% LOT DEPTH AT MIDPOINT OF ANGLED LOT LINE: 97.08' (SEE MIDPOINT DIMENSION ON LOT AREA DIAG. 01 ON Z0-003): MAX INCREASE IN LOT COVERAGE: 180' - 97.08' = 82.92' / 5 = 16.58 = 16% RESIDENTIAL MAX. L.C. R6B: 60% + 16% = 76% R6B: 76% X 3,534.13' = 2,685.94 SF (SEE LOT PER ZONE DIAG. 01 ON Z0-003): RESIDENTIAL MAX. L.C. R7A: 65% + 16% = 81% = 80% R7A: 80% X 17,824.38' = 14,259.50 SF (SEE LOT PER ZONE DIAG. 01 ON Z0-003): DWELLING UNIT FACTOR: 680 MAX. PERMITTED RESIDENTIAL ZONING FLOOR AREA/680 MAX. PER. RES. FA. = MAX. RES. FA - PROPOSED COMM. FA / 680 68,496.74 - 291.72 = 68,205.02 / 680 68,205.02 SF/680 = 100.30 (100 UNITS)	RESIDENTIAL LOT COVERAGE: IN R6B: 2,218.48 SF < 2,685.94 SF IN R7A: 14,257.87 SF < 14,259.50 SF (TOTAL LOT COVERAGE = 16,476.35 SF < 16,945.44 SF) (SEE LOT COVERAGE PER ZONE DIAG. S ON Z0-003)
23-22 35-40	MAXIMUM NUMBER OF DWELLING UNITS	DWELLING UNIT FACTOR: 680 MAX. PERMITTED RESIDENTIAL ZONING FLOOR AREA/680 MAX. PER. RES. FA. = MAX. RES. FA - PROPOSED COMM. FA / 680 68,496.74 - 291.72 = 68,205.02 / 680 68,205.02 SF/680 = 100.30 (100 UNITS)	DWELLING UNITS = 90 UNITS PROPOSED

YARD REGULATIONS			
35-51	MODIFICATION OF FRONT YARD	NO FRONT YARD IS REQUIRED FOR ANY PORTION OF A RESIDENTIAL BUILDING IN A COMMERCIAL DISTRICT	FRONT YARDS VARIES WITHIN COMMERCIAL DISTRICT, SEE PLOT PLAN
23-462(C) (35-52)	MINIMUM REQUIRED SIDE YARDS	SIDE YARD = NONE REQ. (OR MIN. 8'-0" IF PROVIDED)	IN R6B: NONE PROVIDED (1" FOR SEISMIC GAP) IN R7A: NONE PROVIDED (1'-2" TO CLEAR ENCROACHMENT OF ADJACENT BUILDING AND FOR SEISMIC GAP FROM 1ST TO 4TH FLR. 2" SEISMIC GAP FROM 5TH FLR TO ROOF. (SEE A300)
23-531	EXCEPTED THROUGH LOTS	REAR YARD = NONE REQ. FOR THROUGH LOTS WITH DEPTH LESS THAN 110' (SEE PLOT PLAN THIS SHEET FOR THROUGH LOT DEPTH):	NONE PROVIDED

HEIGHT & SETBACK REGULATIONS			
23-66(A) & (B) 23-665(B) 35-655 35-651	STREET WALL LOCATION	IN R6B: STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE CLOSEST STREET WALL, OF EXISTING ADJACENT BLDG ON THE SAME OR ADJOINING ZONING LOT THAT IS BOTH WITHIN 25' OF THE STREET LINE AND WITHIN 25' OF QUALITY HOUSING BLDG EXISTING ADJACENT/ADJOINING STREET WALL = 12'-11 1/8" ON EAST 10TH STREET EXISTING ADJACENT/ADJOINING STREET WALL = ONLINE ON CONEY ISLAND AVE ON THROUGH LOTS, THESE STREET WALL LOCATION SHALL BE MANDATORY ALONG ONLY ONE STREET LINE IN R7A WITH C2-4 OVERLAY: AT LEAST 70 PERCENT OF AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FEET OF THE STREET LINE AND SHALL EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT, UP TO 30 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS MAY BE RECESSED BEYOND EIGHT FEET OF THE STREET LINE. PROVIDED THAT ANY SUCH RECESSES DEEPER THAN 10 FT AT WIDE OR 15 FEET ALONG A NARROW STREET ARE LOCATED WITHIN AN OUTER COURT FOR ZONING LOTS BOUNDED BY MORE THAN ONE STREET LINES, THESE STREET WALL LOCATION SHALL BE MANDATORY ALONG ONLY ONE STREET LINE	IN R6B: STREET WALL REGULATION APPLIED TO ONLY: EAST 10TH ST. STREET WALL VARIES FROM 31'-3 5/8" TO 35'-8 5/8" IN R7A: STREET WALL REGULATION APPLIED TO: ON CONEY ISLAND AVE STREET WALL VARIES FROM ON THE LOT LINE TO 9'-7 7/16" (SEE PLOT PLAN THIS SHEET & STREET WALL LOCATION DIAG. ON Z0-002)

23-662(A) & (C) 23-693	MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS SPECIAL PROVISION APPLYING ADJACENT R6B DISTRICT	IN R6B: MIN. BASE HT. = 30'-0" MAX. BASE HT. = 40'-0" MAX. BUILDING HT. = 50'-0" MIN. SETBACK FRONTING A NARROW STREET = 15'-0" (EAST 10TH STREET) MIN. SETBACK FRONTING A WIDE STREET = 10'-0" (CONEY ISLAND AVE) *SETBACK MAY BE REDUCED FOR 1'-0" FOR EVERY 1'-0" BEYOND STREET LINE WITH MIN. 7'-0" SETBACK IN R7A: MIN. BASE HT. = 40'-0" MAX. BASE HT. = 65'-0" MAX. BUILDING HT. = 80'-0" MIN. SETBACK FRONTING A NARROW STREET = 15'-0" (EAST 10TH STREET) MIN. SETBACK FRONTING A WIDE STREET = 10'-0" (CONEY ISLAND AVE) *SETBACK MAY BE REDUCED FOR 1'-0" FOR EVERY 1'-0" BEYOND STREET LINE WITH MIN. 7'-0" SETBACK WITHIN 25' OF R6B DISTRICT, MAX BLDG HEIGHT = 65'-0"	IN R6B: BASE HT. = 30'-8 1/4" BLDG. HT. = 30'-8 1/4" SETBACK E 10TH ST = 7'-0" SETBACK CONEY ISLAND = 7'-0" IN R7A: BASE HT. = 40'-8 1/4" BLDG. HT. = 79'-10 1/4" STORIES = 8 SETBACK E 10TH ST = VARIES FROM 3'-6" TO 12'-1" SETBACK CONEY ISLAND = VARIES FROM 3'-6" TO 10'-2" (SEE Z0-002 HT DIAGRAMS) (SEE PLOT PLAN THIS SHEET FOR SETBACK DIMENSIONS) BLDG HT WITHIN 25' OF R6B = 40'-0 1/4" (SEE Z0-002 HT DIAGRAMS)
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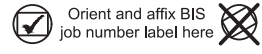
ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS			
25-23	RESIDENTIAL REQUIREMENTS WHERE GROUP PARKING FACILITIES ARE PROVIDED	- PARKING REQUIREMENTS SHALL BE PROVIDED FOR 50% OF THE PROPOSED DWELLING UNITS (80% OF PROPOSED DWELLING UNITS = 88 X 80% = 70 UNITS) 90 UNITS X 50% = 45 = 45 PARKING REQ'D	34 PARKING SPACES PROVIDED AT CELLAR FLOOR 18 PARKING SPACES PROVIDED AT PARKING A - FIRST FLOOR 34 + 18 = 52 52 PARKING SPACES PROVIDED TOTAL
25-811	ENCLOSED BICYCLE PARKING SPACES	1 BICYCLE PARKING FOR EACH 2 DWELLING UNITS IS REQ'D REQ'D NUMBER OF BICYCLE PARKING = 90 X 0.5 = 45 BICYCLES REQ'D 45 X 15.00 SF = 675.00 SF REQ'D	64 BICYCLE PARKING SPACES PROVIDED IN CELLAR 965.13 SF, SEE A-100
36-21	COMMERCIAL REQUIREMENTS WHERE GROUP PARKING FACILITIES ARE PROVIDED	RETAIL PARKING REQUIREMENTS SHALL BE 1 FOR EVERY 1,000 SF OF RETAIL FLOOR AREA U.G. 6, PRC A (291.72 SF / 1,000 SF = 0.291 = 1 PARKING REQ) TOTAL COMMERCIAL = 1 SPACES REQ.	0 PARKING SPACES SEE WAIVER BELOW
36-232(A)	COMMERCIAL WAIVER FOR VERY LOW PARKING REQUIREMENTS	PARKING REQUIREMENTS SHALL NOT APPLY TO COMMERCIAL IN PRC A & B, AND FOR COMMUNITY FACILITY IF TOTAL REQUIRED PARKING IS BELOW 40 SPACES 1 SPACE REQUIRED < 40 SPACES = NONE REQ.	ALL SPACES WAIVED

QUALITY HOUSING REQUIREMENTS			
28-12	REFUSE STORAGE AND DISPOSAL	A REFUSE DISPOSAL ROOM OF NOT LESS THAN 12 SF WITH MIN. DIMENSION 3' SHALL BE PROVIDED ON EACH STORY OF NEW BLDG. 12 SF OF FLOOR SPACE SHALL BE DEDUCTED PER STORY. 2.9 CUFT / UNIT (2.9 X 90 UNITS = 261.00 CUFT)	- A REFUSE RM NOT LESS THAN 12 SF WITH MIN. DIM. 3' PROVIDED ON 1ST-6TH FLRS. - 528.16 SF OF TRASH RM PROVIDED AT CELLAR FOR STOR. & REMOVAL PURPOSES 528.16 SF X 4' HT. = 2,112.64 CUFT PROVIDED IN THE CELLAR FL. SEE A100
28-13	LAUNDRY FACILITIES	NEW BUILDING: 1 W.M./20 D.U. + 1 DRYER/40 D.U.: 90 UNITS/20 = 4.50 = 5 W.M.: 90 UNITS/40 = 2.25 = 3 DRYER REQ'D	1 W.M. & 1 DRYER HOOK UP PROVIDED IN EACH DWELLING UNIT (SEE A-100S)
28-14	DAYLIGHT IN CORRIDOR: EXCLUDE 50% OF FA	EXTERIOR WINDOW 20 SF MIN. VISIBLE FROM VERTICAL CORE	DAYLIGHT DEDUCTION PROVIDED ON 1ST THRU 6TH FLRS. SEE Z0-007 & Z0-010 FOR CALCS
28-21	REQ'D RECREATION SPACE	THE MIN. AMOUNT OF RECREATION SPACE SHALL BE 3.3% OF THE NEW RESIDENTIAL FLOOR AREA 61,930.71 SF X 3.3% = 2,043.71 SQ.FT. MIN. RECREATION REQ'D	INDOOR AREA: 864.93 SF INDOOR MIN. DIM: 15'-0" AT 6TH FLOOR
28-22	STANDARDS FOR RECREATION SPACE	THE MIN. DIMENSION OF ANY RECREATION SPACE SHALL BE 15'. MIN. SIZE OF ANY INDOOR RECREATION SPACE SHALL BE 300 SF. ANY INDOOR RECREATION ROOM LOCATED IN A STORY SHALL HAVE AT LEAST ONE EXTERIOR WALL WITH WINDOWS, OR CEILING WITH SKYLIGHTS, THAT MEASURES NOT LESS THAN 9.5% OF THE TOTAL FLOOR SPACE OF THE ROOM.	INDOOR AREA: 864.93 SF INDOOR MIN. DIM: 15'-0" AT 7TH FLOOR 1729.86 SF TOTAL > 2,043.71 SQ.FT. SEE Z0-006, Z0-007 & A-106 FOR CALCS
28-31	DENSITY/CORRIDOR: EXCLUDE 50% OF FA	II DWELLING UNITS MAX. PER FLOOR	DENSITY DEDUCTION PROVIDED ON 1ST. & 5TH - 8TH FLRS. SEE Z0-006 & Z0-007 FOR CALCS



ZD1 Zoning Diagram

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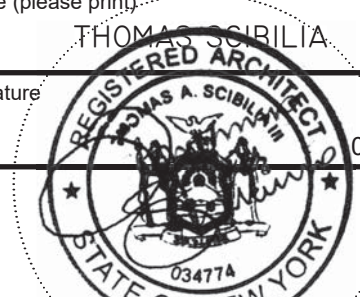
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