

**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) 19  
Street Name Rockwell Place  
Borough Brooklyn  
Block 2095  
Lot 10  
BIN 3058599

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.

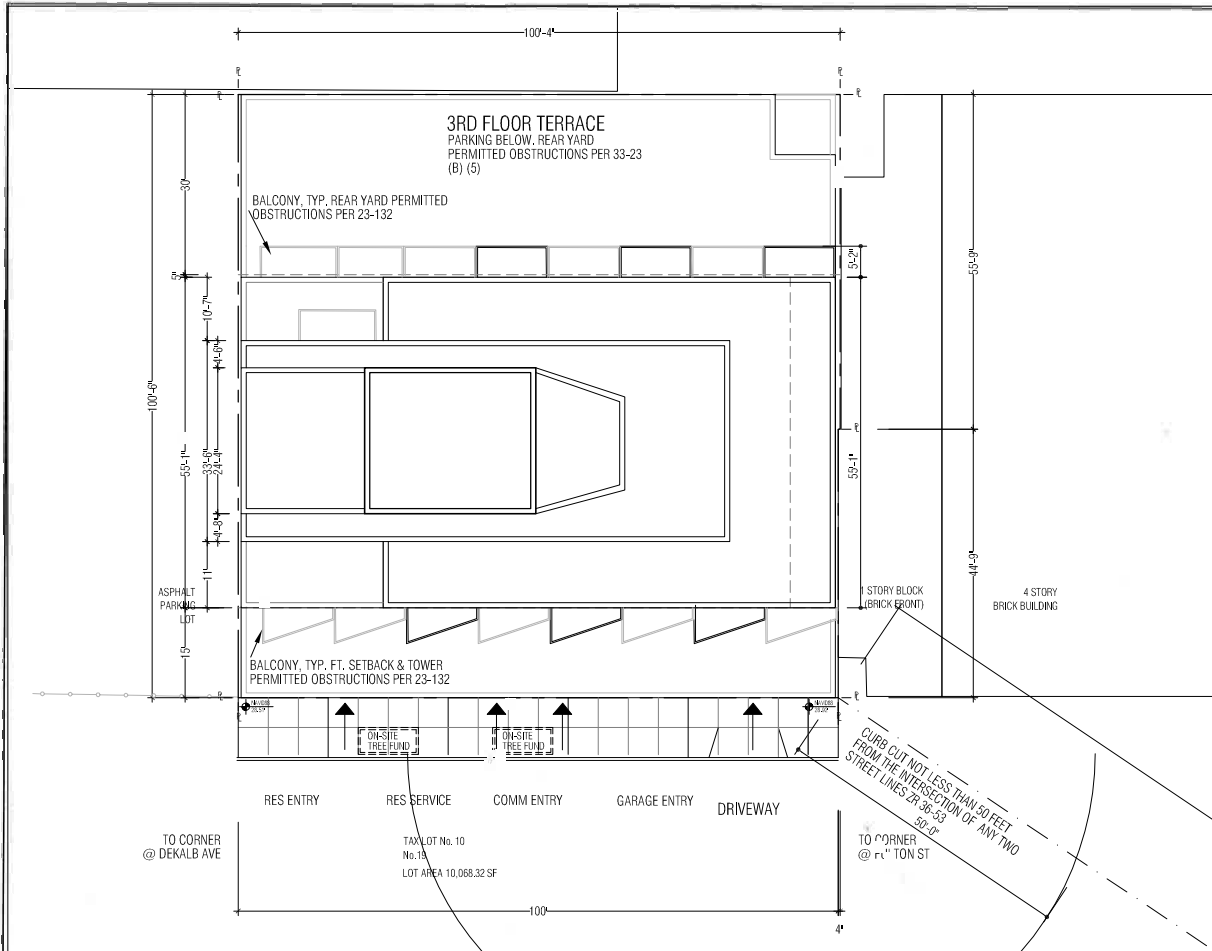
Name (please print) \_\_\_\_\_ Date 03.21.2025  
Signature: *Daniel L. Goldner*  
Architect: DANIEL L. GOLDNER  
REGISTERED ARCHITECT  
STATE OF NEW YORK  
No. 12886

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

Internal Use Only

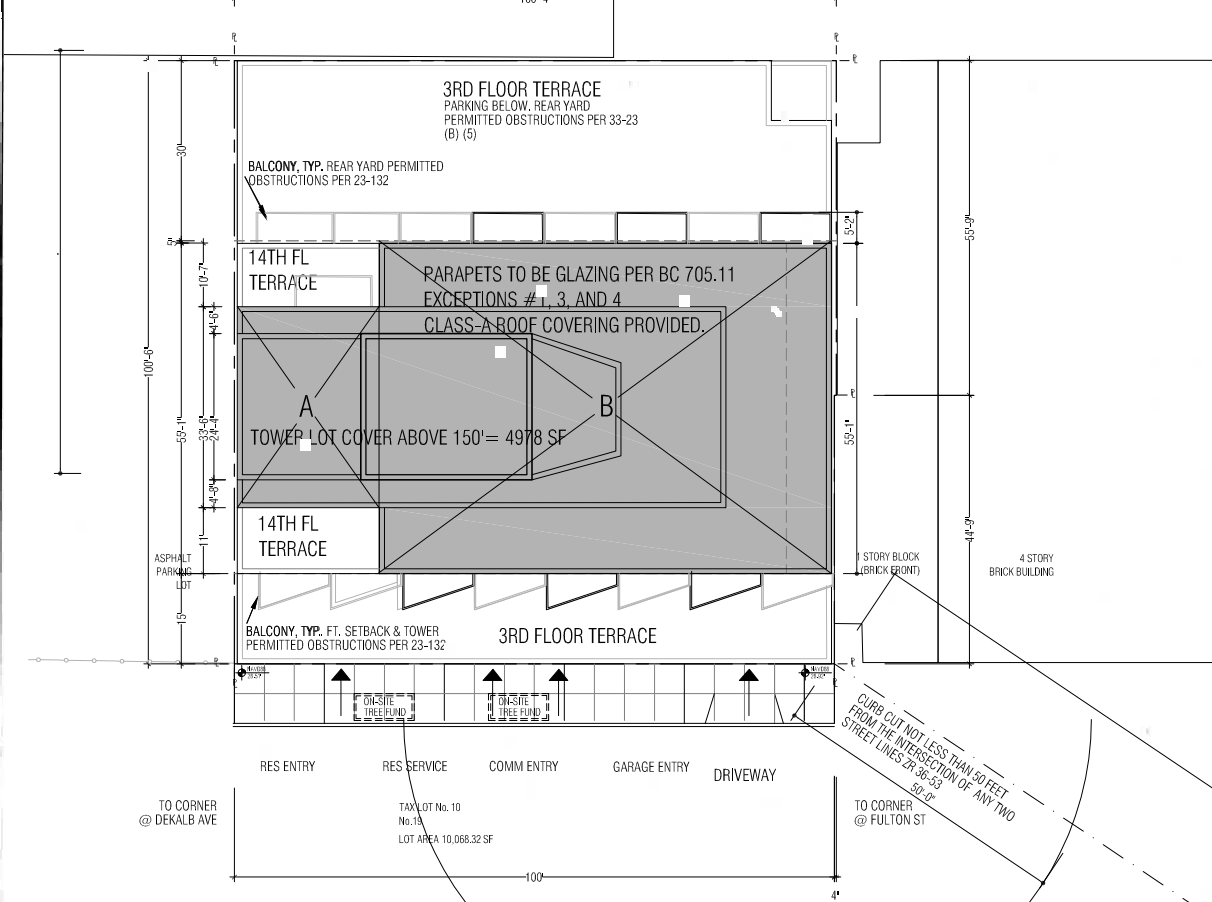
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SITE PLAN DIAGRAM

1/32" = 1'-0"



TOWER LOT COVERAGE

1/32" = 1'-0"

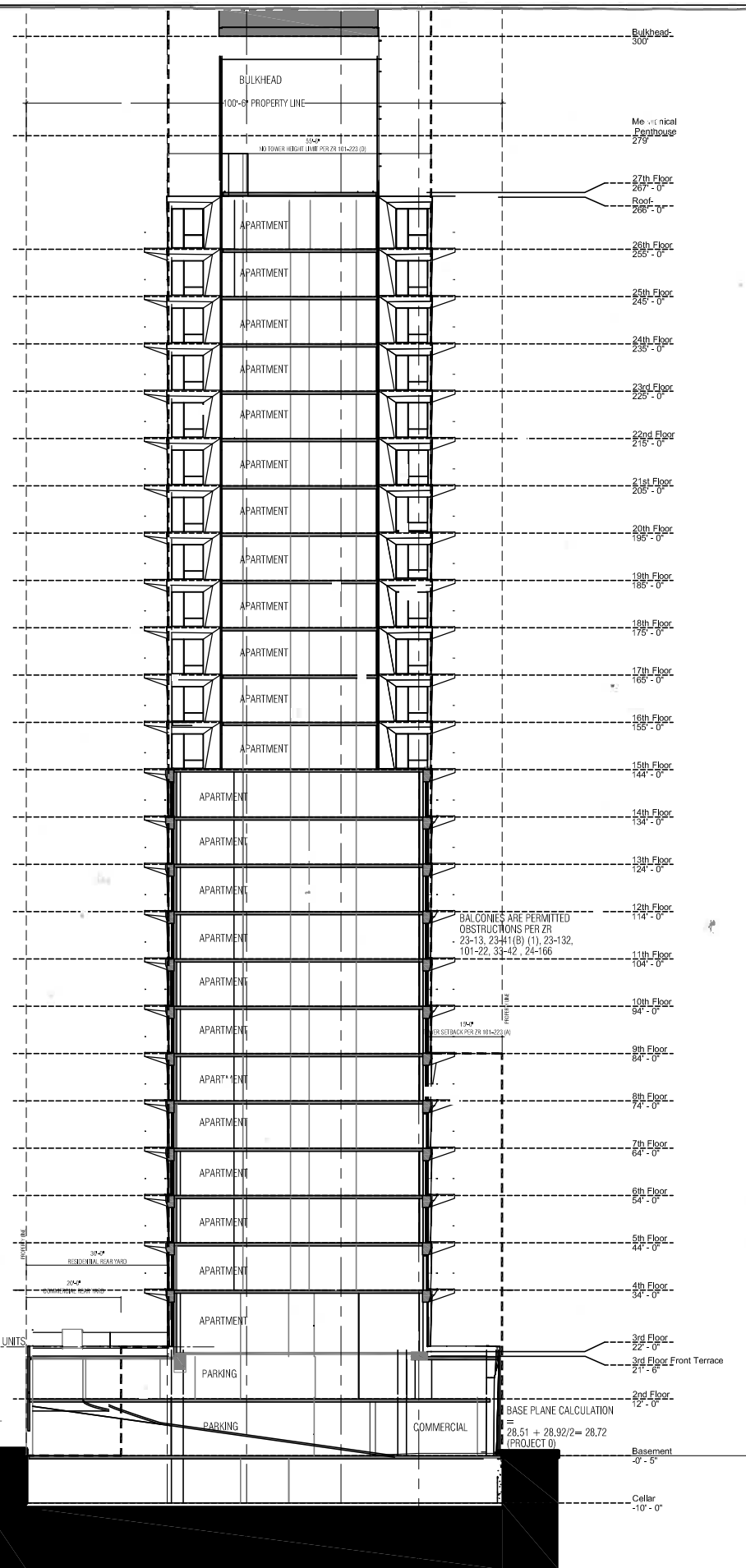
BALCONIES ARE PERMITTED OBSTRUCTIONS PER ZR 23-13, 23-41(B) (1), 23-132, 101-22, 33-42, 24-166

DECKS, PARAPETS AND ROOF THICKNESS CAN BE ABOVE RES. YD. LEVEL PER ZR 23-62

3RD FLOOR LOWEST LEVEL CONTAINING DWELLING UNITS 23'-0" LEVEL OF RESIDENTIAL REAR YARD

PARKING SPACES ARE PERMITTED OBSTRUCTIONS IN REQUIRED COMMERCIAL YARDS ZR 33-23(B)(3) NOT EXCEEDING 2'3" ABOVE CURB LEVEL

-0'-5" LEVEL OF COMMERCIAL REAR YARD

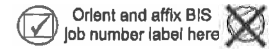


SECTION DIAGRAM

NTS



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Table with columns: ZR SECTION, REGULATION, PERMITTED/ REQUIRED, PROPOSED, COMPLIANCE/ NOTES. Contains zoning regulations and calculations for various sections like 12-10, 23-911, 32-60, 101-021, etc.

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23-96	INCLUSIONARY HOUSING Requirements		
(b)	Distribution of affordable housing units		
(1)	Distributed on not less than 65 percent of the residential stories		
	Minimum no. of flrs. w/ affordable housing units	$24 \times 65\% = 16$	6
		or per guidelines adopted by HPD, pursuant to paragraph (k) of Section 23-96	
(2)	Not more than one-third of the dwelling units on any story		
	If fewer than three dwelling units only one dwelling unit or rooming unit may be an affordable housing unit		third flr
	Max. no. of affordable housing units	$8 \times 33\% = 3$	1
	on a floor	$7 \times 33\% = 2$	1
(c)	Bedroom mix of affordable housing units		
(1.ii)	no. of affordable housing units	6	
	min. 50 % of affordable housing units shall contain two bedrooms		
	2 bedrm.	3 / 6 =	50%
	min. 75 % of affordable housing units shall contain one or more bedrooms		
	1 bedrm. & 2 bedrm.	5 / 6 =	83%
(d)	Size of affordable housing units		
(1.i)	400 square feet of floor area within the perimeter walls for a zero bedroom		400
(1.ii)	575 square feet of floor area within the perimeter walls for a one bedroom		577
(1.iii)	775 square feet of floor area within the perimeter walls for a two bedroom		775

Complies, see drwg. Z-003.



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Name (please print) Dan Goldner Date 03.21.2025

Signature: [Signature] Date



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