

## 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) 2615  
 Street Name FARRAGUT ROAD  
 Borough BROOKLYN  
 Block 5226  
 Lot (s) 42  
 BIN 3328298

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 of documents with the Department.

NIKOLAI KATZ RA

Name (please print)

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

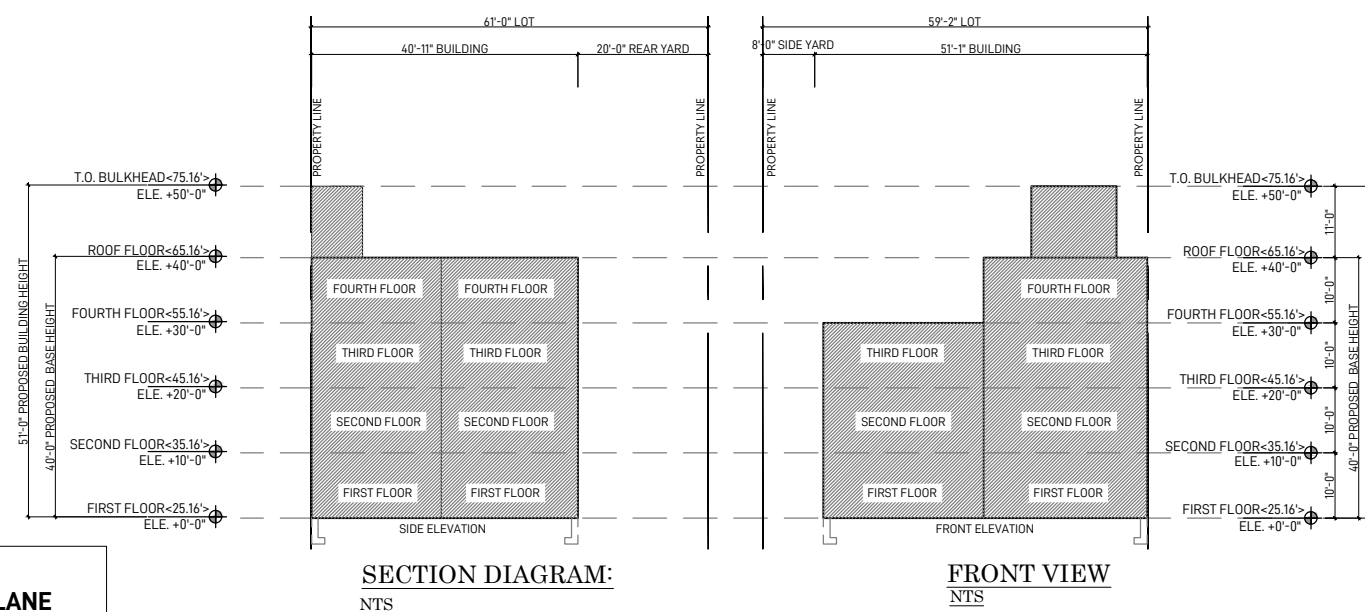


P.E. / R.E. Seal (Date, Signature and date over seal)

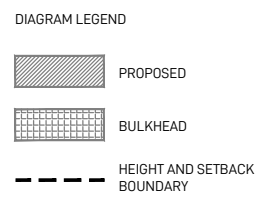
Internal Use Only

BIS Doc #

*[Signature]* 11/13/22  
 PLAN EXAMINER SIGN AND DATE

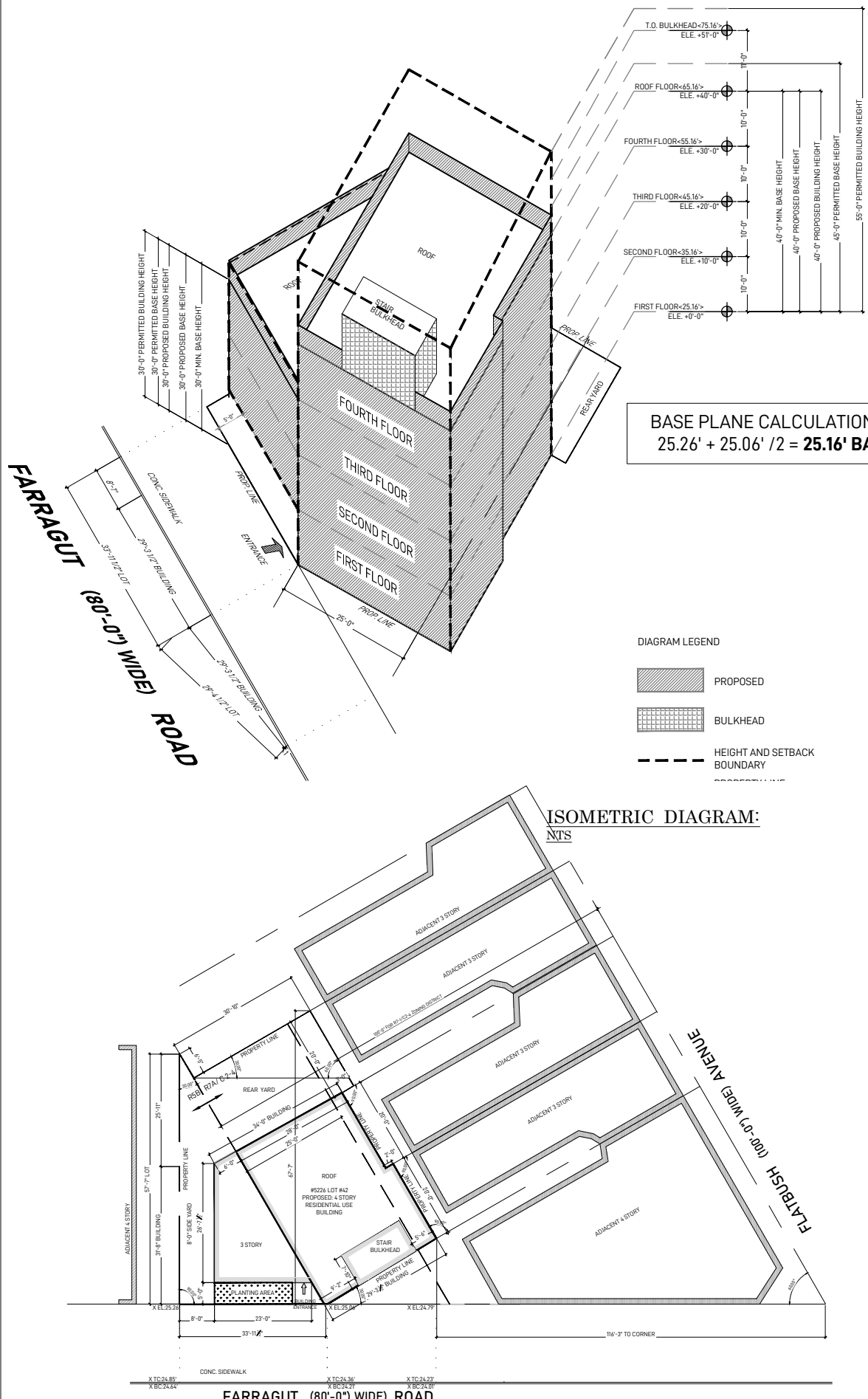


BASE PLANE CALCULATION:  
 $25.26' + 25.06' / 2 = 25.16'$  BASE PLANE



FLOOR AREA TABLE		
FLOOR	TOTAL	TOTAL ZFA
FIRST	1550.63 SQ. FT.	1550.63 SQ. FT.
SECOND	1550.63 SQ. FT.	1550.63 SQ. FT.
THIRD	1550.63 SQ. FT.	1550.63 SQ. FT.
FOURTH	1142.44 SQ. FT.	1142.44 SQ. FT.
BULKHEAD	119.46 SQ. FT.	119.46 SQ. FT.
TOTAL	5,913.79 SQ. FT.	5,913.79 SQ. FT.

ZONING ANALYSIS :		
ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 77-02	LOT DIVIDED BY ZONING BOUNDARY LINE	SEE ANALYSIS BELOW
ZR 77-22	FLOOR AREA RATIO FOR LOTS DIVIDED BY DISTRICT BOUNDARIES	SEE ANALYSIS BELOW
ZR 22-12 ZR 32-11	USE PERMITTED	USE GROUP 2.
ZR 34-11 ZR 34-111	BULK REGULATIONS	SEE ANALYSIS BELOW
ZR 34-21 ZR 34-22 ZR 34-221 ZR 23-153	MAX F.A.R. R7A MAX F.A.R. R5B	5,913.79 / 2,761.32 = 2.14 FAR PROPOSED
ZR 23-156	LOT COVERAGE R7A LOT COVERAGE R5B	65% 1,773.33 x .65 = 1,152.66 SF 55% 987.99 x .55 = 543.39 SF 1,152.66 + 543.39 = 1,696.05 SF / 2,761.32 = 61.42%
ZR 23-22	DENSITY R7A DENSITY R5B	610.95 (FAR) / 680 (FACTOR) = 8.98 UNITS PERMITTED 964.61 (FAR) / 680 (FACTOR) = 1.42 UNITS PERMITTED 10 UNITS PERMITTED
ZR 23-32	MINIMUM LOT AREA	1,700 SF
ZR 23-32	MINIMUM LOT WIDTH	18 FT
<b>YARDS</b>		
ZR 34-231 ZR 23-45 (b)(1) ZR 77-22	FRONT YARD	5'-0" MINIMUM REQUIRED IN R-SB PORTION NONE REQUIRED IN R-7A PORTION
ZR 34-232	SIDE YARD	0'-0" OR MORE THAN 8'-0"
ZR 23-45 (b)(1)	SIDE YARD	8'-0" REQUIRED FOR R-SB PORTION OF THE LOT
ZR 34-01(a) ZR 34-111 ZR 23-52 (a)(3)	REAR YARD R7A REAR YARD R5B	20'-0" NOT REQUIRED AS THERE IS NO REAR LOT LINE
<b>HEIGHT AND SETBACK</b>		
ZR 34-111 ZR 23-631(a)	STREET WALL LOCATION	THE STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE CLOSEST STREET WALL, OR PORTION THEREOF, OF AN EXISTING ADJACENT BUILDING ON THE SAME OR AN ADJOINING ZONING LOT LOCATED ON THE SAME STREET FRONTAGE, THAT IS BOTH WITHIN 10 FEET OF THE STREET LINE AND WITHIN 25 FEET OF SUCH QUALITY HOUSING BUILDING.
ZR 34-24(1) ZR 23-693	MINIMUM BASE HEIGHT MAXIMUM BASE HEIGHT MAXIMUM BUILDING HEIGHT	40'-0" 45'-0" 40'-0"
ZR 23-631(e)	In the district indicated, no portion of a building or other structure, including the apex of a roof, may penetrate a plane 33 feet above the base plane. In addition, the maximum height of a street wall above the base plane shall be 30 feet. Above such height, no portion of the building or other structure shall penetrate a plane rising from the maximum street wall height, at 20 degrees to the horizontal, to a maximum height of 33 feet above the base plane.	30'-0" 33'-0"
ZR 23-631(e)	20 DEGREES TO THE HORIZONTAL FOR SKY EXPOSURE PLANE	N/A
ZR 23-631(e)	15'-0" INITIAL SETBACK DISTANCE	N/A
<b>PARKING REQUIREMENTS</b>		
ZR 36-341	RESIDENTIAL PARKING LOT IS LESS THAN 10,000 SF R7A	30% OF DWELLING UNITS - PROPOSED 9 UNITS * 30 = 3 REQUIRED NONE PROPOSED 3 WAIVED PER 36-341
ZR 25-23	RESIDENTIAL PARKING R5B	44% OF DWELLING UNITS - PROPOSED 1 UNITS * 44 = 1 REQUIRED NONE PROPOSED 1 WAIVED PER 36-341
ZR 36-711	RESIDENTIAL BICYCLE PARKING	1 PER 2 DWELLING UNITS - 10 UNITS / 2 = 5 REQUIRED NONE PROPOSED 5 WAIVED PER 36-711
ZR 26-41 ZR 33-03 ZR 23-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE - 25'-21' 25' = 1-1 REQUIRED 1 TREE TO BE PAID INTO TREE FUND



SITE PLAN:  
 NTS

