

**ZONING SUMMARY**

**PROPERTY DATA**  
 ADDRESS: 1889 ATLANTIC AVE, BROOKLYN 11233  
 TAX BLOCK: 1714  
 TAX LOT: 30  
 ZONING MAP NO: 17A  
 ZONING DISTRICT: M1-1/R7D  
 SPECIAL PURPOSE DISTRICT: MX-10  
 COMMUNITY BOARD: 3 (PROJECT IS NOT A SFHA)  
 TRANSIT ZONE VOLUNTARY INCLUSIONARY

**SCOPE OF WORK:**  
 PROPOSED 9 STORY & CELLAR RESIDENTIAL BUILDING, TOTAL OF 89 DWELLING UNITS  
 STRUCTURAL OCCUPANCY CATEGORY: II  
 SEISMIC DESIGN CATEGORY: B  
 OCCUPANCY CLASSIFICATION: R-2  
 CONSTRUCTION CLASSIFICATION: IB  
 MULTIPLE DWELLING CLASSIFICATION: HAEA  
**THIS PROJECT WILL NOT BE A MODULAR CONSTRUCTION**

**USE REGULATION:**  
**ZR 22-12:** PERMITTED USE GROUPS: 1, 2, 3, 4  
 PROPOSED USE GROUP: 2A, 2B

**MAX. RESIDENTIAL FLOOR AREA (ZR 23-154)**  
 PERMITTED MAX. FAR = 5.60  
 PERMITTED FLOOR AREA = 60,629.35 SF  
 PROPOSED FAR = 5.50  
 PROPOSED FLOOR AREA = 59,533.24 SF

**FLOOR AREA AND LOT COVERAGE CALCULATIONS**  
 ZR 23-153 FOR QUALITY HOUSING BUILDINGS  
 R6 R7 R8 R9 R10  
 IN THE DISTRICTS INDICATED, FOR QUALITY HOUSING BUILDINGS, THE MAXIMUM FLOOR AREA RATIO AND MAXIMUM RESIDENTIAL LOT COVERAGE FOR INTERIOR LOTS OR THROUGH LOTS SHALL BE ASSET FORTH IN THE TABLE IN THIS SECTION. THE MAXIMUM RESIDENTIAL LOT COVERAGE FOR A CORNER LOT SHALL BE 100 PERCENT.

DISTRICT MAX. LOT COVERAGE FOR INTERIOR OR THROUGH LOT(%)	
R7D	65

**LOT COVERAGE CALCULATIONS**  
**TOTAL LOT AREA = 10,826.67 SF**  
 WITHIN 100' = 9,249.33 SF  
 BEYOND 100' = 1,577.33 SF  
 (SEE Z-100 FOR LOT AREA & LOT COVERAGE ANALYSIS)

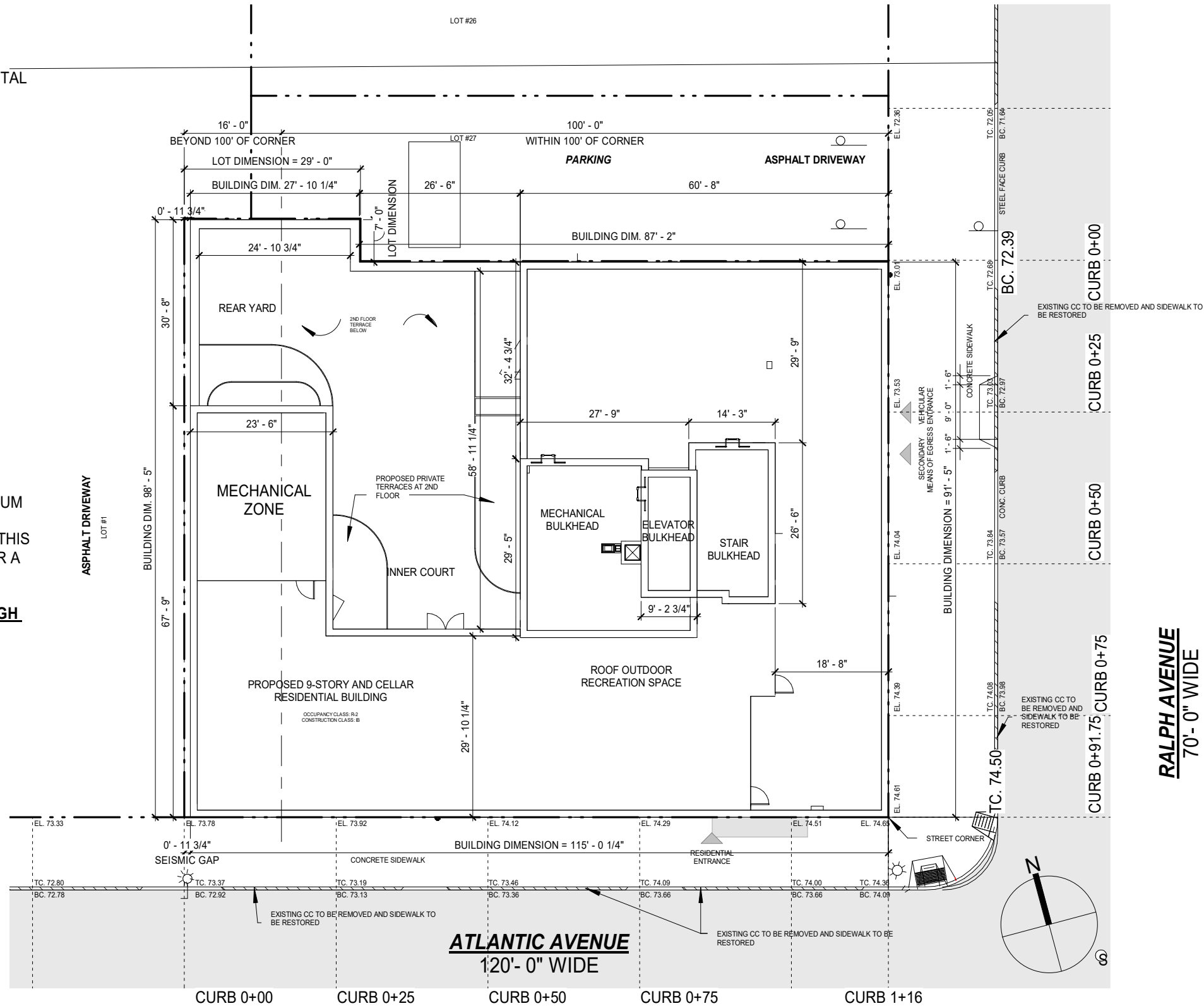
**LOT COVERAGE PERMITTED:**  
 WITHIN 100' = 9,249.33 X 100% = 9,249.33 SF  
 BEYOND 100' = 1,577.33 X 65% = 1,025.66 SF

**LOT COVERAGE PROPOSED:**  
 WITHIN 100' = 7,076.89 SF  
 7,076.89 / 9,249.33 = 76.51% < 100% (OK)

BEYOND 100' = 1,017.66 SF  
 1,076.66 / 1,577.33 = 64.25% < 65% (OK)

TOTAL LOT COVERAGE = 8,094.55 SF

**MAX NUMBER OF DWELLING UNITS (ZR 23-22 & ZR 23-24)**  
 DWELLING UNIT FACTOR = 680  
 PERMITTED DWELLING UNIT = (10,826.67X5.60)/680 = 89  
 PROPOSED DWELLING UNITS = 89

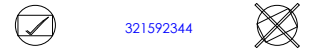


**SITE PLAN DIAGRAM**

SCALE: 1" = 20' - 0"



**ZD1 Zoning Diagram**



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes  No

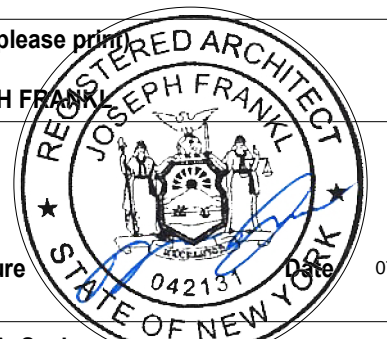
**Location Information**

House No(s)	1889
Street Name	ATLANTIC AVENUE
Borough	BROOKLYN
Block	1714
Lot (s)	30
BIN	3048272

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.

Name (please print)

JOSEPH FRANK



Signature

Date 07.29.2024

P.E. / R.A. Seal

(apply seal, then sign and date over seal)

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PLAN EXAMINER SIGN AND DATE

**RALPH AVENUE**  
70'-0" WIDE

**ATLANTIC AVENUE**  
120'-0" WIDE

ZONING SUMMARY CONT.:

**MAX BUILDING HEIGHTS (ZR 23-664)**  
 PERMITTED MIN. BASE HEIGHT = 60' - 0"  
 PERMITTED MAX. BASE HEIGHT = 95' - 0"  
 PERMITTED MAX BUILDING HEIGHT = 110' - 0"  
 PERMITTED MAX STORIES = 11  
 PROPOSED BUILDING HEIGHT = 92' - 6"  
 PROPOSED NUMBER OF STORIES = 9

**REQUIRED SETBACK (ZR 23-662 (c)(1))**  
 92' - 6" < 95' - 0" MAX. BASE, NO SETBACK REQUIRED

**REQUIRED FRONT/SIDE YARD (ZR 123-652)**  
 NO FRONT YARD REQUIRED  
 NO SIDE YARD REQUIRED

**REQUIRED REAR YARD (ZR 23-541)**  
 NO REAR YARD REQUIRED WITHIN 100' - 0" OF CORNER  
 REAR YARD PROVIDED AT 2ND FLOOR, BEYOND 100' OF CORNER

**REQUIRED PARKING (ZR 25-23, 25-251, 25-811)**  
 PROJECT IS IN TRANSIT ZONE  
 73 MARKET RATE DWELLING UNITS PROPOSED  
 73 X 50% = 37 PARKING SPACES REQUIRED  
 37 PARKING SPACES PROVIDED (25 @CELLAR & 12 @1ST FLOOR)  
 89 DWELLING UNITS PROPOSED,  
 89/2 = 45 BICYCLE PARKING SPACE REQUIRED  
 45 BICYCLE PARKING SPACES PROVIDED (20 @CELLAR & 25 @1ST FLOOR)

**REQUIRED REFUSE STORAGE AND DISPOSAL (ZR 28-12)**  
 89 DWELLING UNITS X 2.9 = 258.10 CF MIN.  
 PROPOSED REFUSE ROOM:  
 @ 1ST FL: 38.11 SF X 10'-8 1/2" = 408.09 CF  
 @ 2ND-8TH FL: 36.97 SF X 9'-4" = 345.05 CF  
 @ 9TH FL: 37.03 SF X 9'-8" = 357.96 CF  
 PROPOSED COMPACTOR ROOM = 154.49 SF X 9'-4" = 1,441.91 CF SEE CELLAR PLAN ON A-100

**REQUIRED DAYLIGHT IN CORRIDORS (ZR 28-14)**  
 PROPOSED GLASS ENTRY DOOR AND WINDOW WITH MORE THAN 20 SF CLEAR GLASS AT FIRST FLOOR LOBBY AND WINDOWS WITH MORE THAN 20SF IN CORRIDOR ON 2ND-9TH FLOORS  
 50% OF CORRIDORS ARE DEDUCTIBLE

**REQUIRED RECREATION SPACE AND PLANTING AREA (ZR 28-21)**  
 MIN. REQUIRED RECREATION SPACE  
 DISTRICT (AS A PERCENTAGE OF THE RESIDENTIAL FLOOR AREA)  
 R6 R7 3.3  
 REQUIRED RECREATION SPACE= 59,533.24 X 3.3% = 1,964.60 SF  
 DEDUCTED RECREATION SPACE AT FIRST FLOOR = 1,940.37 SF  
 TOTAL PROPOSED RECREATION SPACE: 1,940.37 SF (1ST FL.)  
 + 2,796.33 (ROOF) = 4,733.03 SF (OK)

**REQUIRED DENSITY PER CORRIDOR (ZR 28-30 & 28-31)**  
 DISTRICT NUMBERS OF DWELLING UNITS AND ROOMING UNITS SERVED BY A CORRIDOR PER STORY  
 R6 R7 11  
 PROPOSED DWELLING UNITS SERVED BY A VERTICAL CIRCULATION CORE ON 2ND-9TH = 11  
 50% OF THE CORRIDOR IS DEDUCTIBLE

**LEGEND**

- PROPOSED BUILDING ZONING LOT LINE
- PERMITTED OBSTRUCTION
- MAX. BUILDING ENVELOPE
- MAX. DORMER ENVELOPE
- PROPOSED TREE - NONE PROPOSED, 9 PAID TO TREE FUND OFFSITE



ZD1 Zoning Diagram



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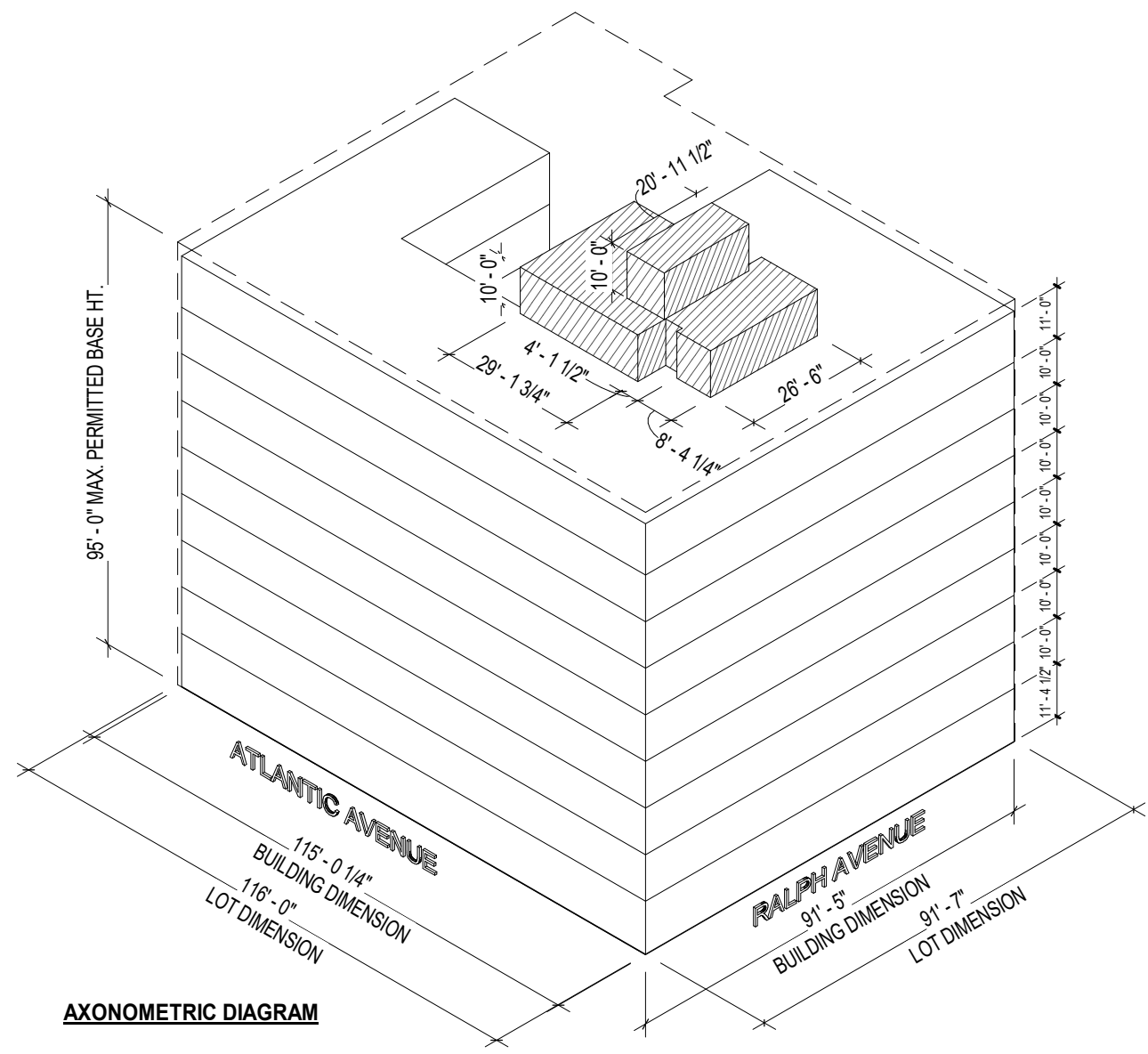
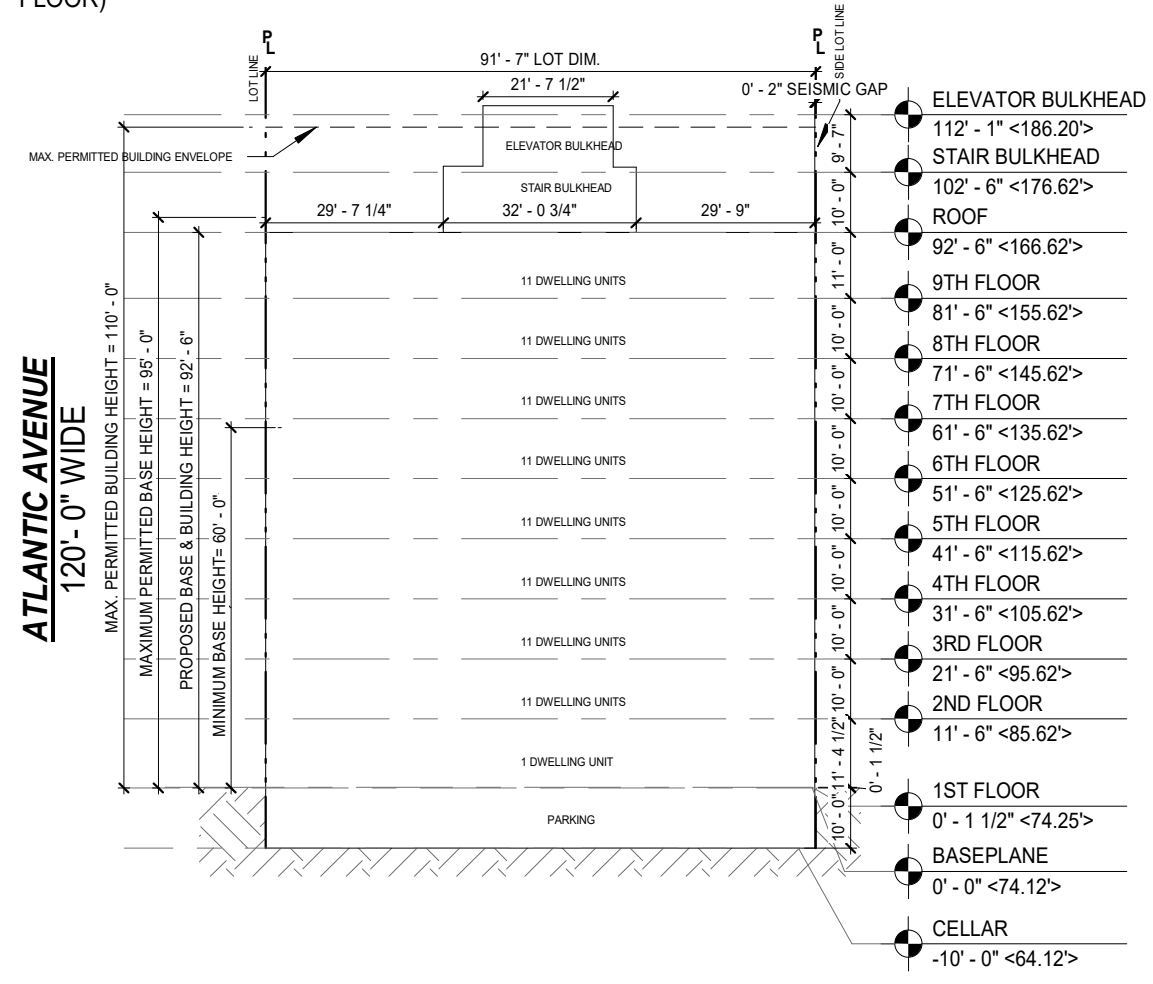
Name (please print)  
 JOSEPH FRANKL  
 Signature  Date 07.29.2024

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

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PLAN EXAMINER SIGN AND DATE



AXONOMETRIC DIAGRAM

SECTION DIAGRAM  
 SCALE: 1/32" = 1' - 0"

