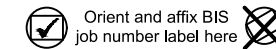




### ZD1 Zoning Diagram

Must be typewritten.



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

Yes  No

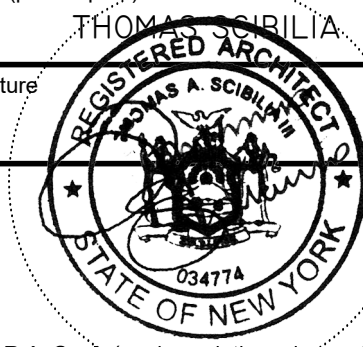
### Location Information

House No(s) 2915  
 Street Name ALBEMARLE RD  
 DOB #B00673459-11  
 Borough BROOKLYN  
 Block 5111  
 Lot 44  
 BIN 3117406

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Name (please print)

THOMAS SCIBILIA  
 Signature \_\_\_\_\_ Date \_\_\_\_\_



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

### Internal Use Only

BIS Doc # \_\_\_\_\_

PLAN EXAMINER SIGN AND DATE

## ZONING INFO

23-011(B)	QUALITY HOUSING PROGRAM	BULK REGULATIONS APPLICABLE TO QUALITY HOUSING BUILDINGS MAY BE APPLIED TO ZONING LOTS IN R6	QUALITY HOUSING PROGRAM REQUIREMENTS ARE PROVIDED, SEE INFO BELOW.	COMPLIES
23-03	STREET TREE PLANTING IN RESIDENCE DISTRICTS	IN ALL DISTRICTS, DEVELOPMENTS SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 26-41 STREET TREE PLANTING STREET TREES SHALL BE PLANTED FOR EVERY 25' OF STREET FRONTAGE 138'/25' = 5.52 = 6 TREES REQUIRED	6 TREES TO BE PAID INTO TREE FUND	COMPLIES
23-153	FLOOR AREA FOR QUALITY HOUSING BUILDINGS	MAX. FLOOR AREA RATIO (R6): RESIDENTIAL: 3.0 (3,800 SF X 3.00 = 11,400 SF) COMMUNITY FACILITY: 1.0 (3,800 SF X 1.00 = 3,800 SF)	PROP. RES. FL. AREA = 11,394.12 SF < 11,400 SF PROP. COMM.FAC. FL. AREA = 3,213.63 SF < 3,800 SF PROPOSED TOTAL FL. AREA = 14,607.75 SF < 15,200 SF PROP. FLOOR AREA RATIO: 3.85 < 4.00	COMPLIES
23-153	LOT COVERAGE FOR QUALITY HOUSING BUILDINGS	MAX. LOT COVERAGE (R6 CORNER LOT): RESIDENTIAL CORNER LOT = (100% X 3,800 SF = 3,800 SF) COMMUNITY FACILITY = (70% X 3,800 SF = 2,660 SF)	PROPOSED LOT COVERAGE = 3,589.66 SF = 94.46 % SEE DIAG. ON SHEET ZO-003	COMPLIES
23-22	MAXIMUM NUMBER OF DWELLING UNITS	MAX. RESIDENTIAL ZONING FLOOR AREA/680 = 11,400/680 = 16.76 = 17 UNITS	DWELLING UNITS = 17 UNITS	COMPLIES
23-32	MINIMUM LOT AREA OR LOT WIDTH FOR RESIDENCES	MINIMUM LOT AREA: 1,700 SF MINIMUM LOT WIDTH: 18 FT	LOT AREA = 3,800 SF LOT WIDTH = 38'-0"	COMPLIES
<b>YARD REGULATIONS</b>				
23-462c	MINIMUM REQUIRED SIDE YARDS	SIDE YARD = NONE REQ. (OR MIN. 8'-0" IF PROVIDED)	NONE PROVIDED	COMPLIES
23-47	MINIMUM REQUIRED REAR YARDS	FOR CORNER LOTS, NO REAR YARD SHALL BE REQUIRED WITHIN 100' OF THE STREET LINES INTERSECTING AT 135 DEGREES OR LESS	NONE PROVIDED	COMPLIES
<b>HEIGHT &amp; SETBACK REGULATIONS</b>				
23-661(A) 23-661(D)	STREET WALL LOCATION	(1) QUALITY HOUSING BUILDINGS ON WIDE STREETS IN R6 STREET WALL SHALL BE LOCATED NO CLOSER TO STREET LINE THAN EXISTING ADJACENT BUILDING WITHIN 10' OF STREET LINE (2) ON CORNER LOTS (A)(1) PROVISIONS SHALL APPLY ALONG 1 STREET LINE  (D) STREET WALL ARTICULATION OF THE FACADE PERMITTED TO HAVE A MAX. 3' PROJECTION FOR 50% OF THE AGGREGATE WIDTH OF THE STREET WALL AT ANY LEVEL	NOSTRAND AVE: STREET WALL LOCATION: 5'-0" FROM STREET LINE WITH MAX. 3' PROJECTION FOR 50% OF AGGREGATE WIDTH  ALBEMARLE RD.: STREET WALL VARIES, NO LOCATION REQ. SEE DIAG. ON Z-002	COMPLIES
23-662	MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS	R6 ON A WIDE STREET WITHIN 100'-0" OF A WIDE STREET: MIN. BASE HT. = 40'-0" MAX. BASE HT. = 65'-0" MAX. BUILDING HT. = 70'-0"	BASE HT. = 60'-2 7/16" PROPOSED BLDG. HT. = 69'-10 7/16" SEE SHEET ZO-02.	COMPLIES
23-662 (C)	SETBACK REQUIREMENTS	INITIAL SETBACK DISTANCE = 10' ABOVE MAX. BASE HT. @ WIDE STREET 15' ABOVE MAX. BASE HT. @ NARROW STREET	SETBACK PROVIDED @ NOSTRAND AVE = 37'-11 9/16" SETBACK PROVIDED @ ALBEMARLE RD = 10'-0" BLDG. HT. = 69'-10 7/16" STORIES = 7 (SEE DIAG. ON ZO-002)	COMPLIES

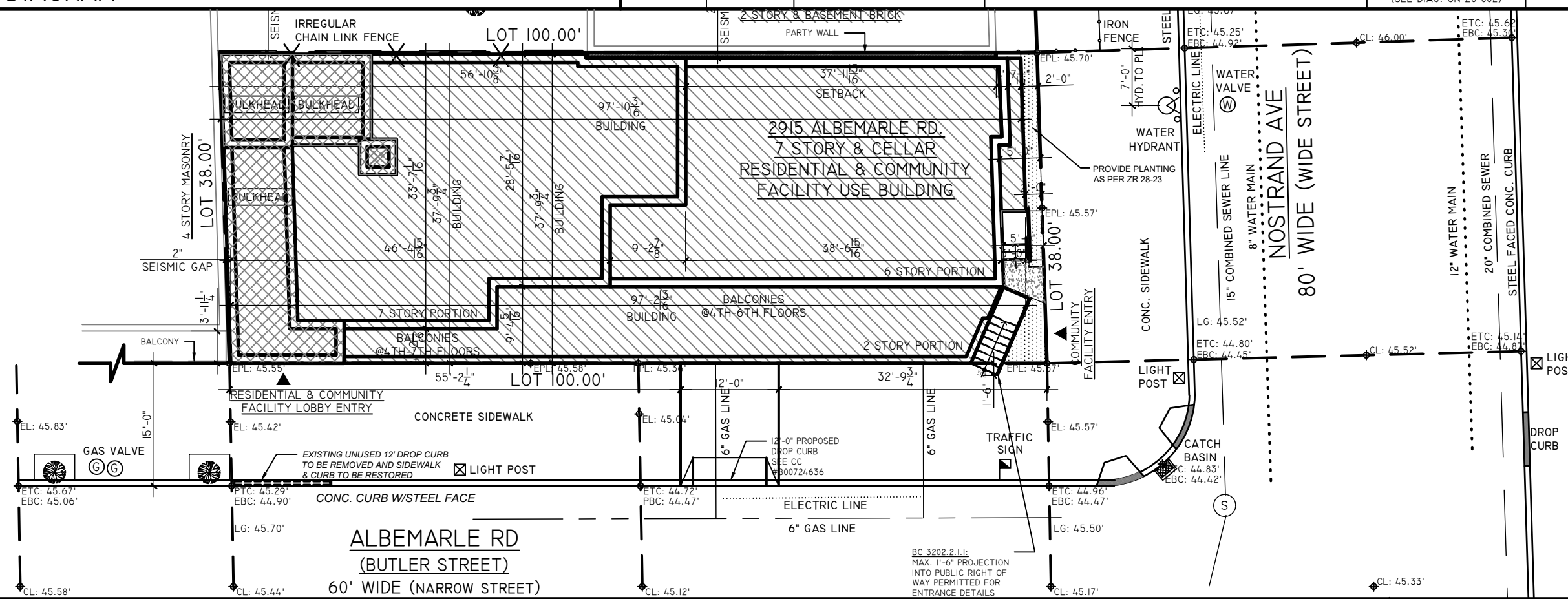
## LEGEND

- PROPOSED BUILDING
- PERMITTED OBSTRUCTION
- LOT LINE

## PROPERTY INFO

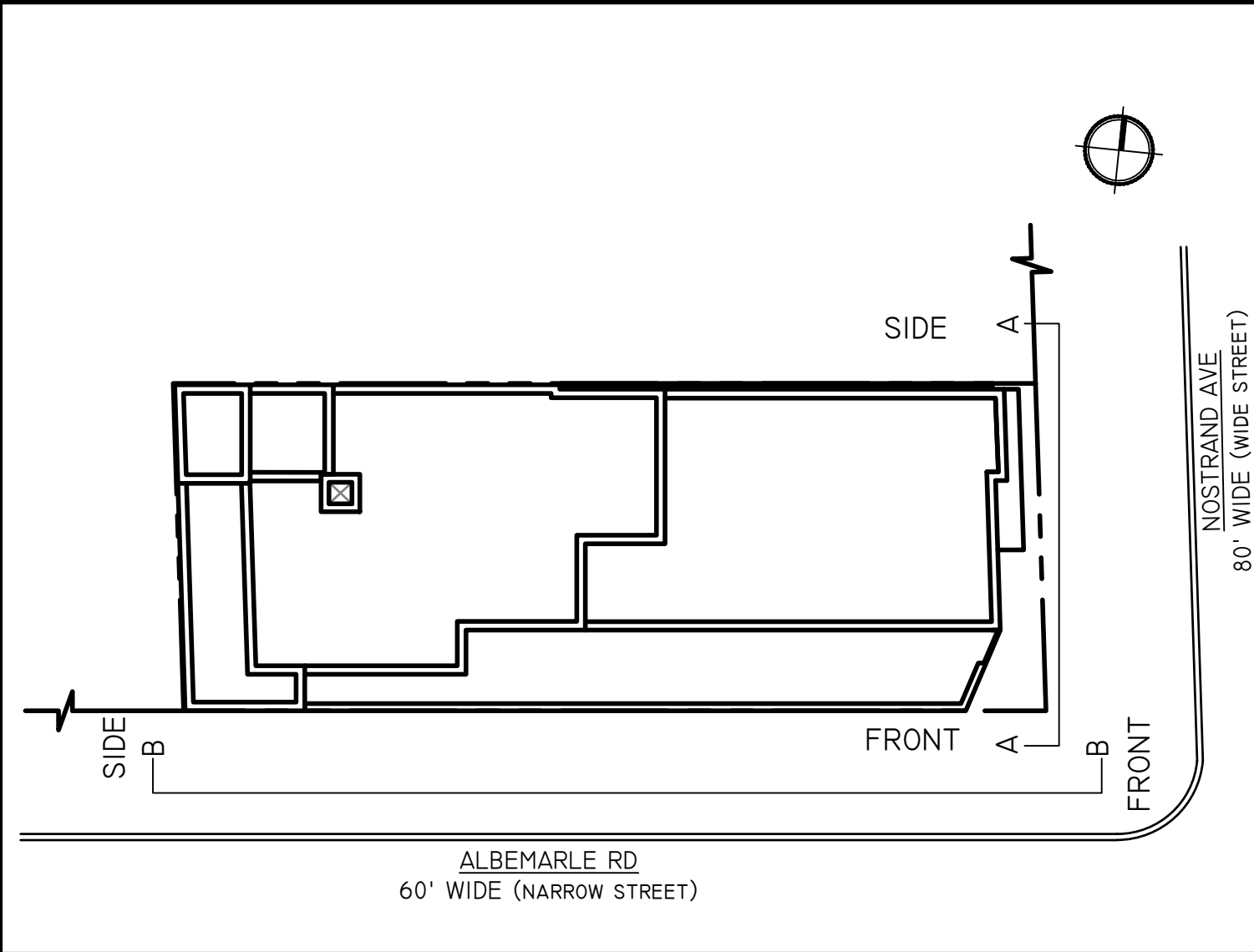
PROPERTY: 2915 ALBEMARLE RD., BROOKLYN, NY, 11226  
 BLK / LOT: 5111 / 44  
 ZONING MAP: 23A  
 ZONING DISTRICT: R6  
 BIS APPL #: B00673459-11  
 USE GROUP: 2 & 4  
 OCC GROUP: RES - RESIDENTIAL & B-BUSINESS  
 CONSTR CL: IB  
 LOT SIZE: 38.00' x 100.00'  
 LOT AREA: 3,800.00 SQFT  
 FL. AREA: 14,607.75 SQFT  
 BASE PLN: 45.60'  
 MDL CLASSIFICATION: HAEA (CLASS A DWELLING UNIT)

## SITE DIAGRAM



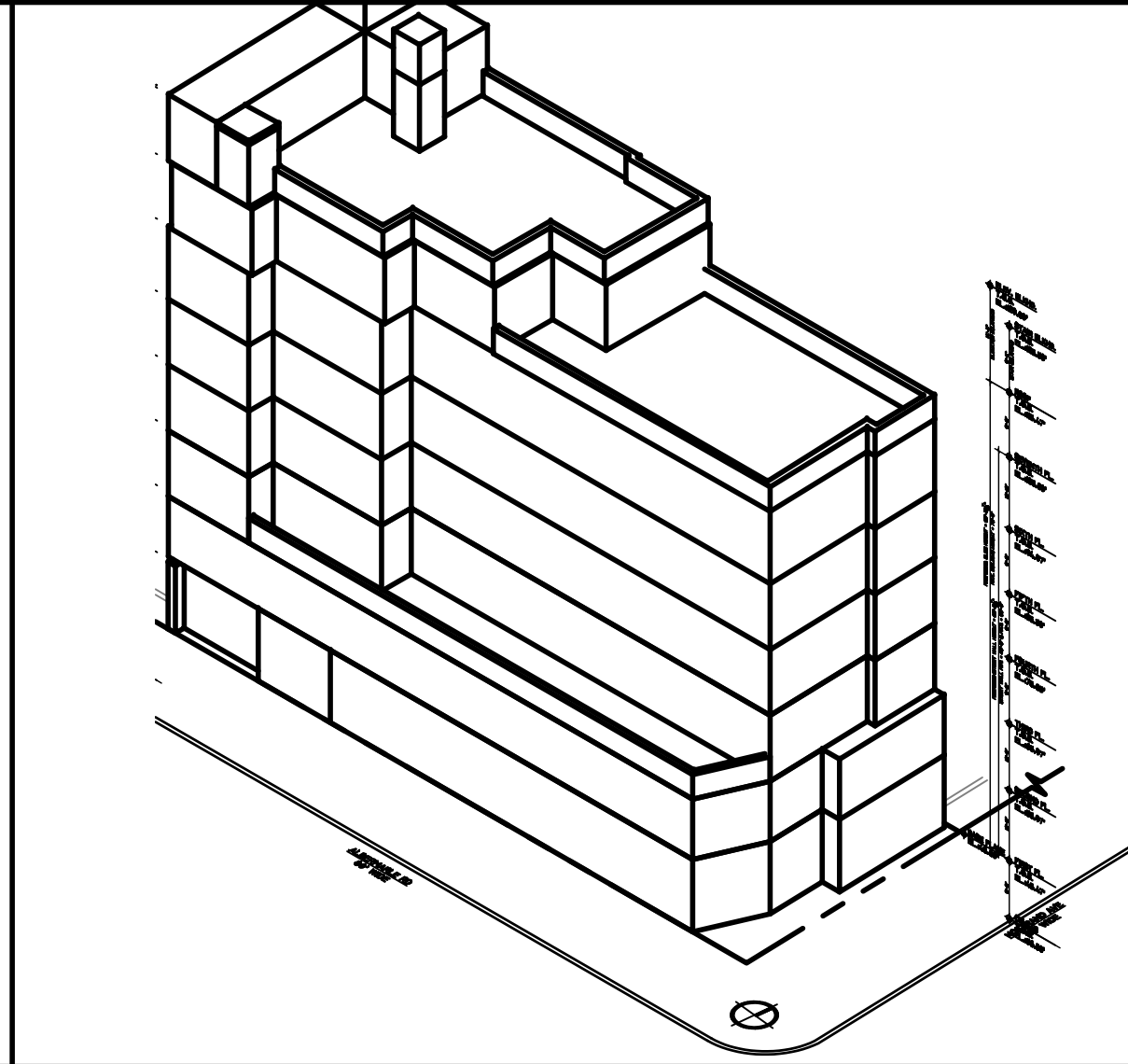
KEY PLAN

NOT TO SCALE



AXONOMETRIC DIAGRAM

NOT TO SCALE



ZD1 Zoning Diagram  
Must be typewritten.

Orient and affix BIS job number label here

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 Yes  No

**Location Information**

House No(s)	2915
Street Name	ALBEMARLE RD
DOB #	#B00673459-11
Borough	BROOKLYN
Block	5111
Lot	44
BIN	3117406

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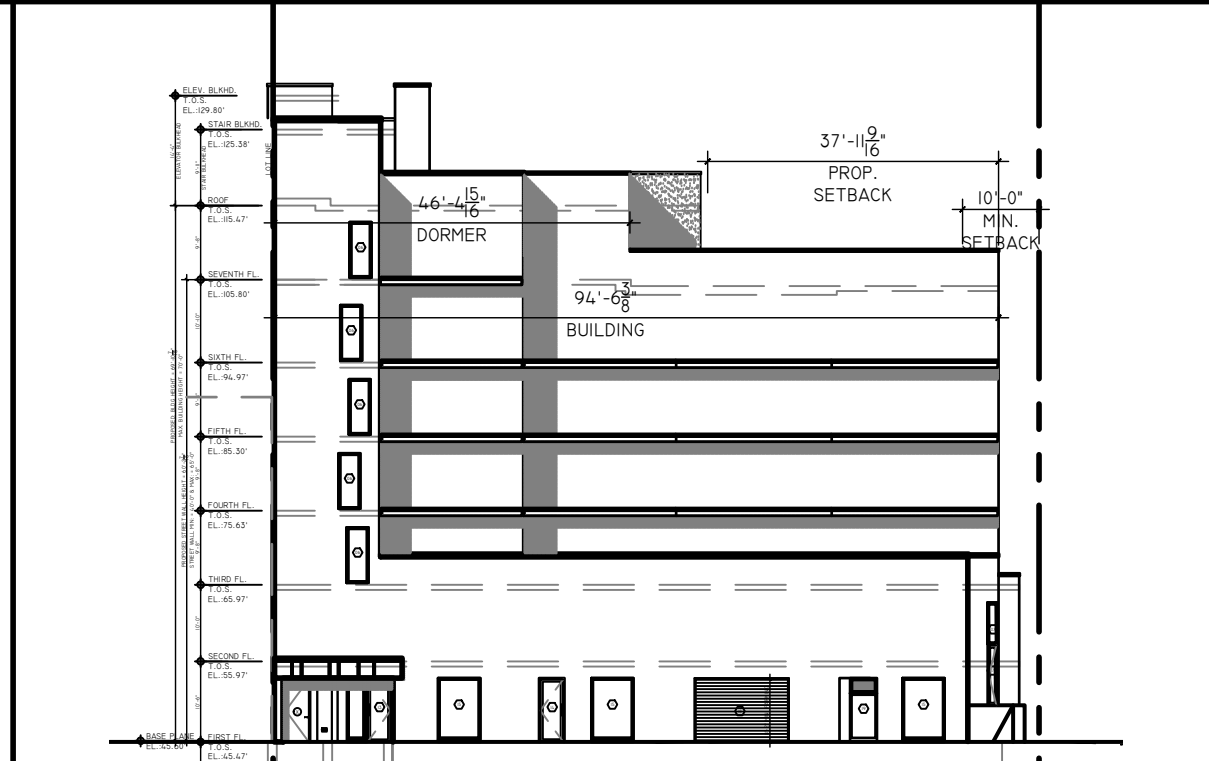
SECTION DIAGRAMS A-A

NOT TO SCALE



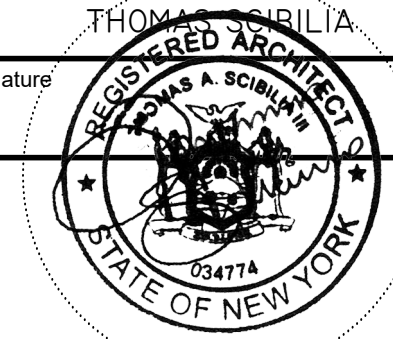
SECTION DIAGRAMS B-B

NOT TO SCALE



Name (please print) \_\_\_\_\_

Signature THOMAS A. SCIBILIA Date \_\_\_\_\_



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 1 of 2



ZD1 Zoning Diagram
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Name (please print)

THOMAS SCIBILIA

Signature Date



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BIS Doc #

PLAN EXAMINER SIGN AND DATE

ZD1

Sheet 2 of 2

1 Applicant Information Required for all applications.

Last Name SCIBILIA First Name THOMAS Middle Initial A
Business Name NA DESIGN STUDIO Business Telephone 718-234-9700
Business Address 1236 McDONALD AVE, 2ND FL Business Fax
City BROOKLYN State NY Zip 11214 Mobile Telephone
E-Mail FILING@NADESIGNSTUDIO.COM License Number 034774

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 17 Parking area 2701.97 sq. ft. Parking Spaces: Total 9 Enclosed 9

3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

- Variance Cal. No. Authorizing Zoning Section
Special Permit Cal. No. Authorizing Zoning Section
General City Law Waiver Cal. No. General City Law Section
Other Cal. No.

City Planning Commission (CPC)

- Special Permit ULURP No. Authorizing Zoning Section
Authorization App. No. Authorizing Zoning Section
Certification App. No. Authorizing Zoning Section
Other App. No.

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

Table with columns: Floor Number, Building Code, Gross Floor Area (sq. ft.), Use Group, Zoning Floor Area (sq. ft.) (Residential, Community Facility, Commercial, Manufacturing), FAR. Includes rows for floors C, 1, 2, 3, 4, 5, 6, 7, BLKD and a Totals row.

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

Large empty table for proposed floor area with columns: Floor Number, Building Code, Gross Floor Area (sq. ft.), Use Group, Zoning Floor Area (sq. ft.) (Residential, Community Facility, Commercial, Manufacturing), FAR. Includes a Totals row at the bottom.

Total Zoning Floor Area 14,607.75

07/09