

ZONING ANALYSIS

PROPERTY DATA
 ADDRESS: 237 MCGUINNESS BLVD, BROOKLYN 11222
 TAX BLOCK: 2576
 TAX LOT: 7
 ZONING MAP NO.: 13A
 ZONING DISTRICT: R7A WITH C2-4 OVERLAY - R6B
 COMMUNITY BOARD: 301
 BROOKLYN COMMUNITY DISTRICT 1: TRANSIT ZONE APPLICABLE

ACCORDING TO FIRM # 3604970202F, THE SITE IS PARTIALLY LOCATED WITHIN A SHADED X ZONE WITH 0.2% ANNUAL FLOOD RISK (MODERATE RISK FLOOD ZONE). THE SITE IS NOT SUBJECT TO ANY MANDATORY PROVISIONS

NO MTA INSTALLATION WITHIN 200 FEET OF SITE - NO MTA APPROVAL REQUIRED
 REFER TO SITE DIAGRAM ON Z-113.00

E DESIGNATION - REFER TO FILLING APPLICATION UNDER Z-003.00 / L11

THIS PROJECT WILL NOT BE A MODULAR CONSTRUCTION

SCOPE OF WORK
 PROPOSED 9 STORY + CELLAR MIXED-USE RESIDENTIAL & COMMERCIAL BUILDING
 STRUCTURAL OCCUPANCY CATEGORY: II
 SEISMIC DESIGN CATEGORY: B
 OCCUPANCY CLASSIFICATION: R-2, M
 CONSTRUCTION CLASSIFICATION: IB
 MULTIPLE DWELLING CLASSIFICATION: HAEA

USE REGULATION
ZR 22-10: PERMITTED USE GROUPS: 1, 2, 3, 4
 PROPOSED USE GROUP: 2A, 2B
ZR 32-00: PERMITTED USE GROUP: 5, 6, 7, 8, 9, 14
 PROPOSED USE GROUP: 8A

ZR 77-22 FLOOR AREA RATIO
 R7A DISTRICT IS LOCATED WITHIN 100' OF A WIDE STREET, MCGUINNESS BOULEVARD (98 FEET WIDE).
 MAX. PERMITTED FAR ON R7A = 4.6 X 11,939.65 SF (LOT AREA R7A) = 54,922.39 SF EQ. 95%
 MAX. PERMITTED FAR ON R6B = 2.0 X 1,399.87 SF (LOT AREA R7B) = 2,799.74 SF EQ. 5% < 20% (OK)
 THEREFORE WE CAN APPLY THE ADJUSTED MAXIMUM FLOOR AREA RATIO ON SUCH ZONING LOT.

ZR 77-21 GENERAL PROVISION

REZONING APPLICABLE ON ZONING MAP 02/28/2015
 LOT 7 WAS IDENTICAL AS PER TAX MAP 12/05/2008 (OK)

FLOOR AREA AND LOT COVERAGE CALCULATIONS

ZR 77-24 LOT COVERAGE
 THE MAXIMUM PERCENT OF LOT COVERAGE PERMITTED ON EACH PORTION OF A ZONING LOT SHALL BE DETERMINED UNDER THE APPLICABLE REGULATIONS OF ARTICLE II, CHAPTERS 3 AND 4. EACH SUCH MAXIMUM PERCENT OF LOT COVERAGE SHALL BE MULTIPLIED BY THE LOT AREA OF THE PORTION OF THE ZONING LOT TO WHICH SUCH PERCENT OF LOT COVERAGE APPLIES. THE SUM OF THE AREAS OF LOT COVERAGE THUS OBTAINED SHALL BE THE MAXIMUM AREA OF LOT COVERAGE FOR THE ZONING LOT. SUCH MAXIMUM AREA OF LOT COVERAGE, DIVIDED BY THE LOT AREA OF THE ZONING LOT, SHALL BE THE ADJUSTED MAXIMUM PERCENT OF LOT COVERAGE FOR THE ZONING LOT. A BUILDING WHOSE LOT COVERAGE DOES NOT EXCEED THE ADJUSTED MAXIMUM PERCENTAGE OF LOT COVERAGE MAY BE LOCATED ANYWHERE ON SUCH ZONING LOT OR PORTION OF SUCH ZONING LOT, SUBJECT TO ALL OTHER REGULATIONS OF THIS RESOLUTION, AND PROVIDED THAT THE PERCENTAGE OF LOT COVERAGE FOR ANY PORTION OF THE ZONING LOT WITHIN ONE DISTRICT SHALL NOT EXCEED THE MAXIMUM PERCENTAGE OF LOT COVERAGE SPECIFIED FOR THAT DISTRICT, OR THE ADJUSTED MAXIMUM PERCENTAGE OF LOT COVERAGE FOR THE ZONING LOT, WHICHEVER IS GREATER. IF A ZONING LOT DIVIDED BY A BOUNDARY BETWEEN TWO OR MORE DISTRICTS IS PARTLY A CORNER LOT AND PARTLY AN INTERIOR LOT OR THROUGH LOT, SEPARATE ADJUSTED MAXIMUM PERCENTAGES OF LOT COVERAGE SHALL BE COMPUTED FOR SUCH CORNER LOT AND FOR SUCH INTERIOR LOT OR THROUGH LOT AND APPLIED SEPARATELY TO SUCH CORNER LOT AND TO SUCH INTERIOR LOT OR THROUGH LOT, AS THOUGH EACH WERE A SEPARATE ZONING LOT.

ZR 23-153 FOR QUALITY HOUSING BUILDINGS

DISTRICT	MAX. LOT COVERAGE FOR INTERIOR OR THROUGH LOT	MAX. FLOOR AREA RATIO
R7A	65% (BEYOND 100' FROM THE CORNER)	4.00
R6B	60% (BEYOND 100' FROM THE CORNER)	2.00

LOT COVERAGE AVERAGE BEYOND 100' OF THE CORNER:
 R7A LOT AREA BEYOND 100' OF THE CORNER: 1,898.72 SF
 R6B LOT AREA BEYOND 100' OF THE CORNER: 1,399.88 SF
 TOTAL LOT BEYOND 100' OF THE CORNER: 3,298.6 SF

R7A BEYOND 100' OF THE CORNER IS EQ. 57.60% (1,898.72 / 3,298.6 SF)
 R6B BEYOND 100' OF THE CORNER IS EQ. 42.40% (1,399.88 / 3,298.6 SF)

AVERAGE DISTRICT LOT COVERAGE BEYOND 100' OF THE CORNER AS PER ZR 77-24:
 (57.60% X 65%) + (42.40% X 60%) = 62.75%

LOT COVERAGE CALCULATIONS
 LOT AREA BEYOND 100' OF THE CORNER: 3,298.59 SF
 BUILDING AREA BEYOND 100' OF THE CORNER: 1,815.96 SF

LOT COVERAGE BEYOND 100' OF THE CORNER:
 1,815.96 / 3,298.59 = 55.05% < 65% (OK)
 LOT AREA WITHIN 100' OF THE CORNER: 9,998.13 SF
 BUILDING AREA WITHIN 100' OF THE CORNER: 10,040.93 SF
LOT COVERAGE WITHIN 100' OF THE CORNER:
 9,998.13 / 10,040.93 = 99.57% < 100% (OK)

ZR 23-154(B) INCLUSINARY HOUSING DESIGNATED AREAS

DISTRICT	MAX. FLOOR AREA RATIO
R7A	4.60

LOT AREA: 13,339.52 SF
 R7A LOT AREA: 11,939.65 SF
 R6B LOT AREA: 1,399.87 SF

ADJUSTED MAX. RESIDENTIAL FLOOR AREA:
 (4.60 X 11,939.65 SF) + (2.00 X 1,399.87 SF) = 54,922.39 + 2,799.74 = 57,722.13 SF
 PROPOSED 57,508.70 SF < 57,722.13 SF (OK)

ZR 23-462 SIDE YARDS

(C) IN THE DISTRICTS INDICATED, NO SIDE YARDS ARE REQUIRED.

ZR 23-47 MINIMUM REQUIRED REAR YARDS

30'-0" DEEP REAR YARD PROVIDED AT FIRST (OK)

ZR 23-664 MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS

DISTRICT	MIN BASE HEIGHT	MAX BASE HEIGHT	MAX BUILDING HEIGHT WITH QGF	MAX NUMBER OF STORIES
R7A	40	75	95	9

PROPOSED BASE HEIGHT: 75'-0" (OK)
 PROPOSED BUILDING HEIGHT: 95'-0" (OK)

ZR 23-693 SPECIAL PROVISIONS APPLYING ADJACENT TO R1 THROUGH R6B DISTRICTS

DISTRICT	HEIGHT PERMITTED WITHIN 25'-0" OF R6B DISTRICT (IN FEET)
R7A	65'-0"

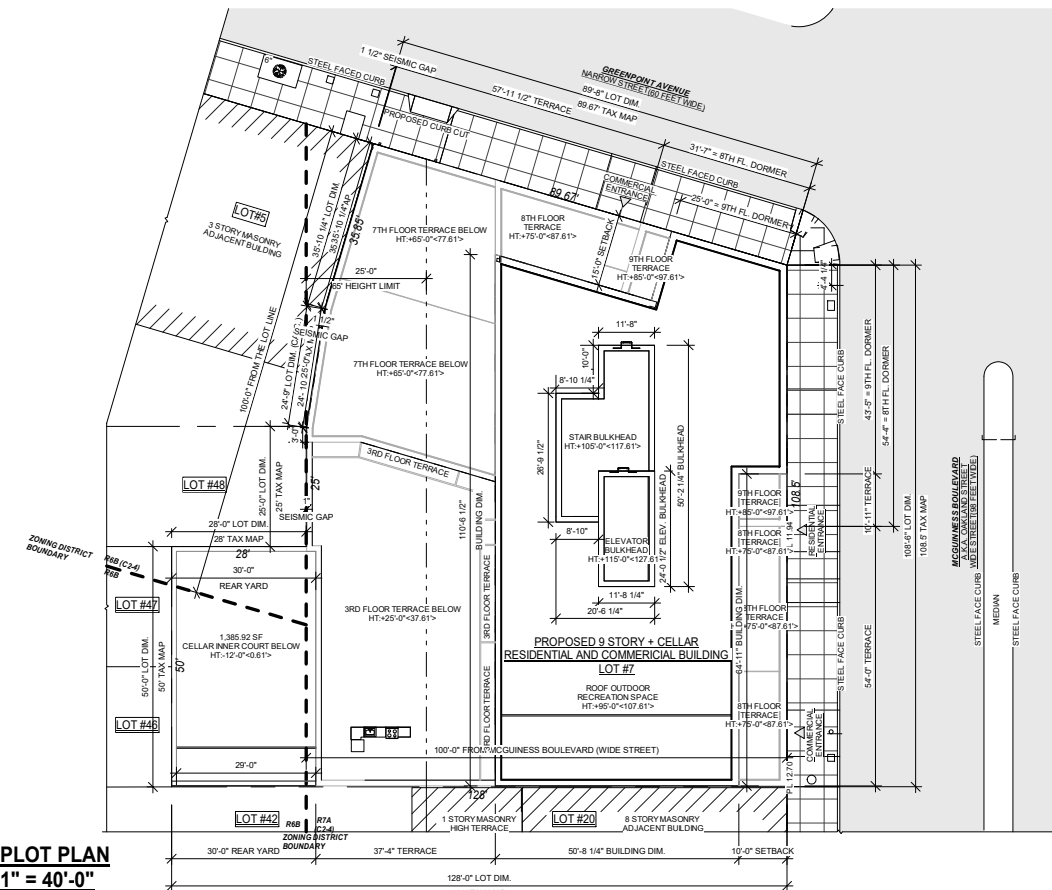
ZR 23-851 MINIMUM DIMENSIONS OF INNER COURTS

29'-0" X 40'-8 1/2" (1,190.51 SF) INNER COURT PROVIDED AT CELLAR; NOT TO BE USED FOR LIGHT AND AIR. (OK)
 PERIMETER WALLS DO NOT EXCEED 75' IN HEIGHT (OK)

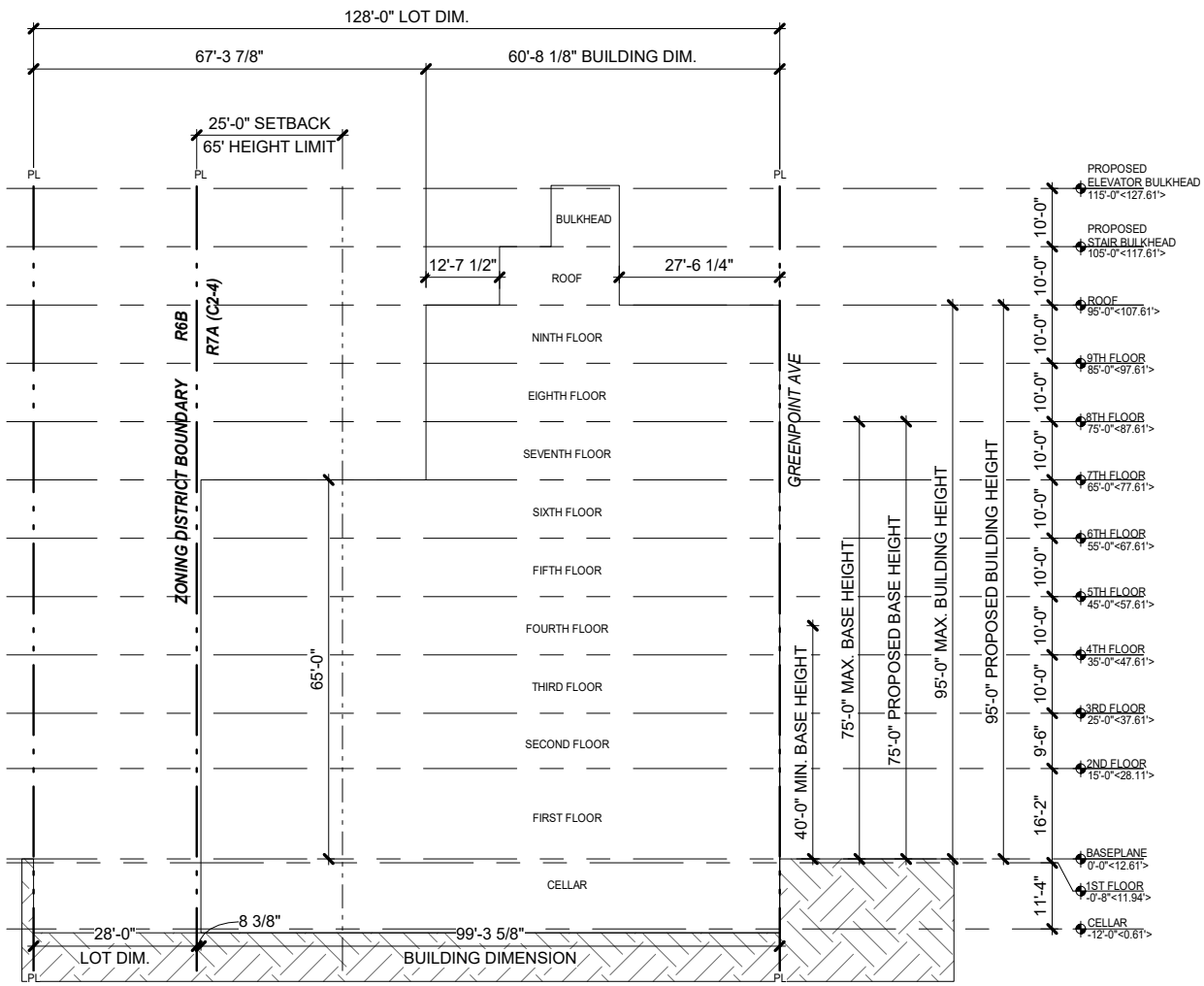
ZR 26-41 STREET TREE PLANTING

IN ACCORDANCE WITH APPLICABILITY REQUIREMENTS OF UNDERLYING DISTRICT REGULATIONS, ONE STREET TREE, PRE-EXISTING OR NEWLY PLANTED, SHALL BE PROVIDED FOR EVERY 25 FEET OF STREET FRONTAGE OF THE ZONING LOT. FRACTIONS EQUAL TO OR GREATER THAN ONE-HALF RESULTING FROM THIS CALCULATION SHALL BE CONSIDERED TO BE ONE TREE. SUCH TREES SHALL BE PLANTED AT APPROXIMATELY EQUAL INTERVALS ALONG THE ENTIRE LENGTH OF THE CURB OF THE STREET ADJACENT TO THE ZONING LOT.

LOT FRONTAGE ALONG GREENPOINT AVE: 89'-8"
 TOTAL NUMBER OF TREES REQUIRED BY NYC DOB: 89'-8" / 25'-0" = 4 TREES REQUIRED
 LOT FRONTAGE ALONG GREENPOINT AVE: 108'-6"
 TOTAL NUMBER OF TREES REQUIRED BY NYC DOB: 108'-6" / 25'-0" = 4 TREES REQUIRED
 PROPOSED: 8 TREES TO BE PAID INTO TREE FUND (OK)



PLOT PLAN
 1" = 40'-0"



SECTION DIAGRAM
 1" = 40'-0"



ZD1 Zoning Diagram



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

Yes No

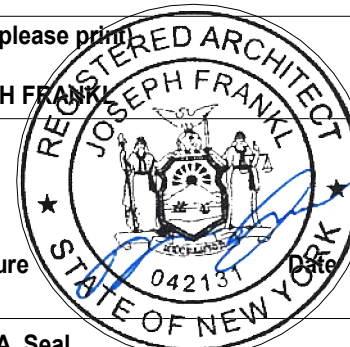
Location Information

House No(s)	237
Street Name	MCGUINNESS BOULEVARD
Borough	BROOKLYN
Block	2576
Lot (s)	7
BIN	3065200

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

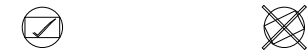
P.E. / R.A. Seal
 (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # B00673634-I1

PLAN EXAMINER SIGN AND DATE

ZD1 Zoning Diagram



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Location Information

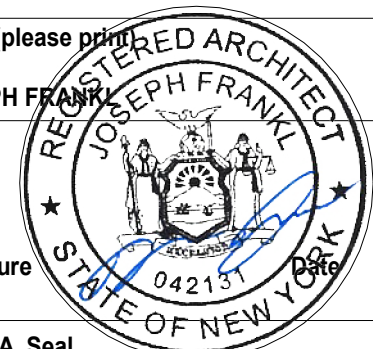
House No(s) 237
 Street Name MCGUINNESS BOULEVARD
 Borough BROOKLYN
 Block 2576
 Lot (s) 7
 BIN 3065200

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Name (please print)

JOSEPH FRANK

Signature



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

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PLAN EXAMINER SIGN AND DATE

ZONING ANALYSIS

DORMER CALCULATION

8TH FLOOR DORMER HEIGHT EXCEEDING MAX. BASE HEIGHT:
 85' - 75' = 10' EQ. 10%
 60% - 10% = 50% PERMITTED DORMER
 GREENPOINT AVE: 63'-3" X 0.50 = 31'-7 1/2", PROPOSED 31'-7" (OK)
 MCGUINNESS BLVD: 108'-8 1/4" X 0.50 = 54'-4 1/8", PROPOSED 54'-4" (OK)

9TH FLOOR DORMER HEIGHT EXCEEDING MAX. BASE HEIGHT:
 95' - 75' = 20' EQ. 20%
 60% - 20% = 40% PERMITTED DORMER
 GREENPOINT AVE: 63'-3" X 0.40 = 25'-3 5/8", PROPOSED 25'-0" (OK)
 MCGUINNESS BLVD: 108'-8 1/4" X 0.40 = 43'-5 11/16", PROPOSED 43'-5" (OK)

REFER TO A-200.00 & A-203.00 (ELEVATIONS), A-105.00 & A-106.00 (PROPOSED FLOOR PLANS), Z-001.00 (PLOT PLAN) & Z-004.000 (HEIGHT & SETBACK DIAGRAMS) FOR COMPLIANCE

DENSITY CALCULATION

ZR 23-22 MAXIMUM NUMBER OF DWELLING UNITS
 FACTOR FOR DETERMINING MAXIMUM NUMBER OF DWELLING UNITS

DISTRICT	FACTOR FOR DWELLING UNITS
R6 R7	680

ZR 23-24 SPECIAL PROVISIONS FOR BUILDINGS CONTAINING MULTIPLE USES

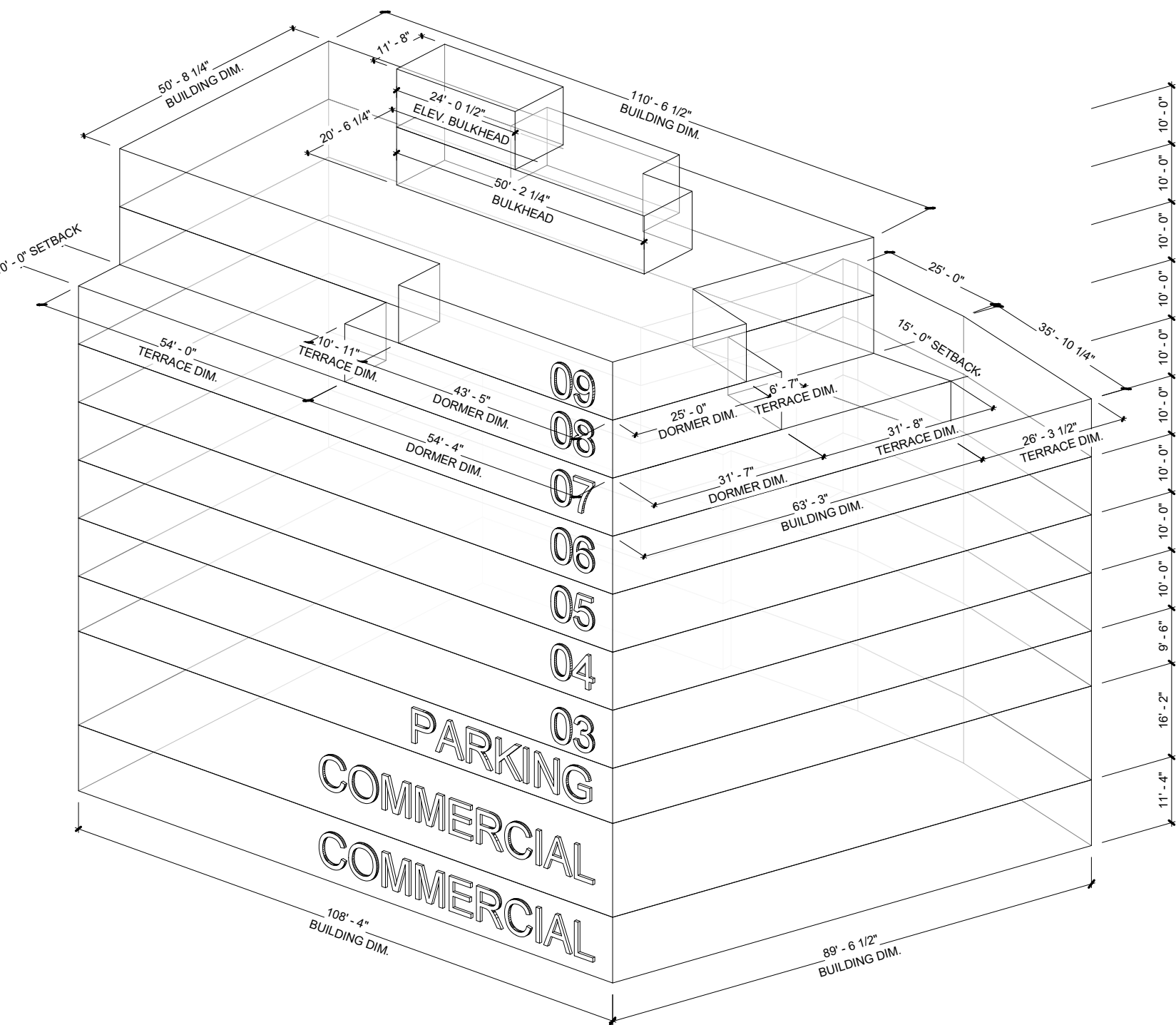
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10
 IN ALL DISTRICTS, AS INDICATED, FOR ZONING LOTS WITH BUILDINGS CONTAINING MULTIPLE USES OR MULTIPLE BUILDINGS WITH DIFFERENT USES, THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON THE ZONING LOT SHALL EQUAL THE TOTAL RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT AFTER DEDUCTING ANY NON-RESIDENTIAL FLOOR AREA AND ANY FLOOR AREA ALLOCATED TO AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS, DIVIDED BY THE APPLICABLE FACTOR IN SECTION 23-22 (MAXIMUM NUMBER OF DWELLING UNITS), WHERE FLOOR AREA IN A BUILDING IS SHARED BY MULTIPLE USES, THE FLOOR AREA FOR SUCH SHARED PORTION SHALL BE ATTRIBUTED TO EACH USE PROPORTIONATELY, BASED ON THE PERCENTAGE EACH USE OCCUPIES OF THE TOTAL FLOOR AREA OF THE ZONING LOT, LESS ANY SHARED FLOOR AREA.

4.60 (FAR R7A AS PER ZR 23-154 (B)) x 11,939.65 SF (LOT AREA R7A) + 2.00 (FAR R6B) x 1,399.87 SF (LOT AREA R6B) = 57,722.13 SF
 57,722.13 SF - 5,942.61 SF (PROPOSED COMMERCIAL FAR) / 680 = 76.14 = 76 MAX. D.U. PERMITTED

PROPOSED: 70 DWELLING UNITS (OK)

237 MCGUINNESS BLVD ZONING SUMMARY									
LOT AREA =		13,339.52							
FLOOR	USE	USE GROUP	GROSS BUILDING AREA	ZONING FLOOR AREA DEDUCTIONS	ZONING FLOOR AREA			FAR	
					RESIDENTIAL	COMMERCIAL	% F.A. PER USE (PER FLOOR)		
CELLAR	COMMERCIAL	6A	7,920.90	13,305.60	13,305.60			0.00	
	RESIDENTIAL	2B	5,384.70						
1st FLOOR	COMMERCIAL	6A	6,139.09	11,715.95	196.48	3,583.46	5,942.61	0.45	
	RESIDENTIAL	2A / 2B	5,576.86						1,993.40
2nd FLOOR	RESIDENTIAL	2B	11,777.54	10,814.40	963.14			0.07	
3rd FLOOR	RESIDENTIAL	2A	9,212.08	1,274.37	7,937.71			0.60	
4th FLOOR	RESIDENTIAL	2A	9,212.08	1,274.37	7,937.71			0.60	
5th FLOOR	RESIDENTIAL	2A	9,212.08	1,274.37	7,937.71			0.60	
6th FLOOR	RESIDENTIAL	2A	9,212.08	1,274.37	7,937.71			0.60	
7th FLOOR	RESIDENTIAL	2A	7,114.83	887.98	6,226.85			0.47	
8th FLOOR	RESIDENTIAL	2A	6,132.86	875.25	5,257.61			0.39	
9th FLOOR	RESIDENTIAL	2A	5,925.03	870.87	5,054.16			0.38	
ROOF	RESIDENTIAL	2B	823.79	503.70	320.09			0.02	
TOTAL FA PER USE			14,059.99	79,583.93	51,566.09	5,942.61	3.87	0.45	
TOTALS			93,643.92	36,135.22	57,508.70			4.32	
					LOT AREA R7A	11,939.65			
					FAR	4.60			
					LOT AREA R6B	1,399.87			
					FAR	2.00			
					MAX. PERMITTED FAR	57,722.13			

ZONING SUMMARY



AXONOMETRIC DIAGRAM
 3/64" = 1'-0"

