

## 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) 3308  
 Street Name GLENWOOD RD  
#B00674044-11  
 Borough BROOKLYN  
 Block 7561  
 Lot (s) 41  
 BIN 3206005

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) \_\_\_\_\_

Signature Amr Ouda Date 06-30-22

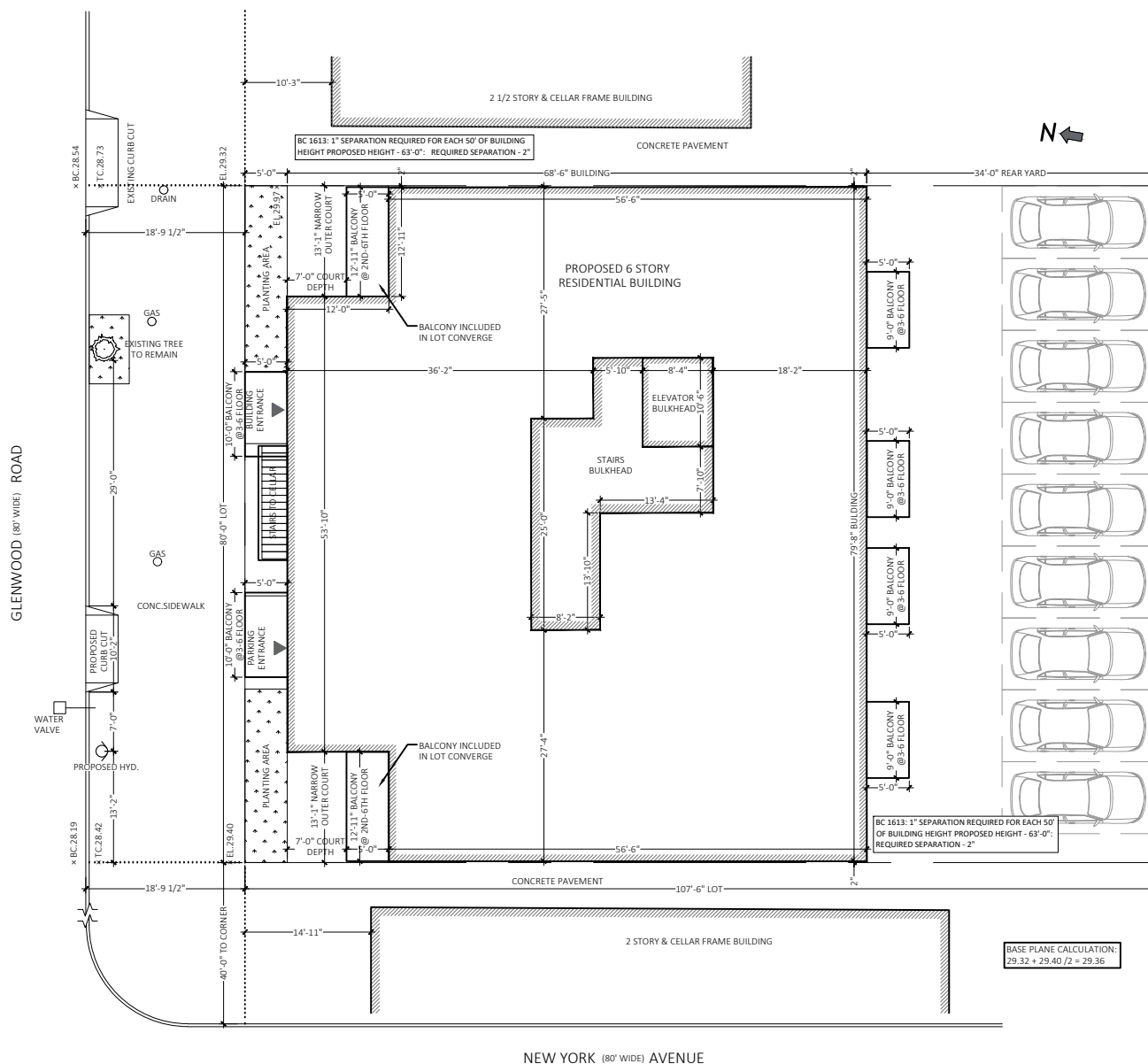


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PLAN EXAMINER SIGN AND DATE



ZONING ANALYSIS:			
ITEM	PERMITTED / REQUIRED	PROPOSED	
ZR 22-10	USE PERMITTED	USE GROUP 2	USE GROUP 2
ZR 23-153	MAX FLOOR AREA R6 NARROW STREET MAX FLOOR AREA R6 WIDE STREET	2.2 150 x 2.2 = 330 SF 3.0 8,450 x 3.0 = 25,350 SF TOTAL: 25,680 PERMITTED	##### = 2.99
ZR 23-153	LOT COVERAGE 100' OF CORNER	100% 6,000 SF x 1.0 = 6,000 SF	5,276.3 SF = 61% SEE SHEET Z-002 DIAGRAM 4 BALCONIES ARE INCLUDED IN LOT COVERAGE
	BEYOND 100' OF CORNER - WIDE ST	65% 2,450 SF x 0.65 = 1,592.5 SF	
	BEYOND 100' CORNER - NARROW ST	60% 150 SF x 0.60 = 90 SF	
ZR 23-22	DENSITY	25,680 SF. / 680 = 38 UNITS PERMITTED	38 UNITS
ZR 23-32	MINIMUM LOT AREA	1,700 SF	8,600
ZR 23-32	MINIMUM LOT WIDTH	18 FT	80'-0"
ZR 23-132	BALCONIES	not project by a distance greater than seven feet, have an aggregate width, at the level of any story, not exceeding 50 percent of the width at that level	BALCONIES THAT ARE INCLUDED IN LOT COVERAGE SEE DIAGRAM Z-002 NO.4 BUILDING WIDTH (FRONT) 53'-10" / 2 = 26'-11" TOTAL BALCONIES WIDTH 20'-0" BUILDING WIDTH (REAR) 79'-10" / 2 = 39'-11" TOTAL BALCONIES WIDTH 36'-0" AND NOT PROJECTING GREATER THEN 7'-0"

YARDS			
ZR 23-45	FRONT YARD	NOT REQUIRED	5'-0"
ZR 23-462	SIDE YARD	0'-0" OR 8'-0"	NONE
ZR 23-471	REAR YARD WITHIN 100' OF CORNER	NOT REQUIRED	34'-0"

HEIGHT AND SETBACK			
ZR 23-661 (a)(1)	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.	5'-0" ADJACENT BUILDINGS ARE LOCATED MORE THEN 10'-0" BEYOND STREET LINE SEE PLOT PLAN AND SURVEY
ZR 23-662 (a)	MINIMUM BASE HEIGHT	40'-0"	63'-0"
	MAXIMUM BASE HEIGHT	65'-0"	
	MAXIMUM BUILDING HEIGHT	70'-0"	
ZR 23-662 (c)(1)(2)	SETBACK ABOVE MAX BASE HT.	15'-0" the depth of such required setback may be reduced by one foot for every foot that the street wall is located beyond the street line, but in no event shall a setback of less than seven feet be provided,	BUILDING DOES NOT EXCEED BASE HEIGHT
ZR 23-62 (g)(1)(2)(3) (ii)	PERMITTED OBSTRUCTIONS STAIR AND ELEVATOR BULKHEADS	such obstructions shall be located not less than 10 feet from the street wall of a building, all mechanical equipment shall be screened on all sides, the lot coverage of all such obstructions does not exceed 20 percent of the lot coverage of the building	BULKHEAD IS LOCATED 28'-10" FROM STREET WALL, LOT COVERAGE OF OBSTRUCTIONS - 370 SF (see plot plan) BUILDING LOT COVERAGE 5,286 SF, PERMITTED MAXIMUM 20% OF BUILDING LOT COVERAGE = 1,057 > 370 OK
ZR 23-841 (b)	NARROW OUTER COURTS	In the districts indicated, if an outer court is less than 30 feet wide, the width of such outer court shall be at least equal to the depth of such outer court. However, the depth of an outer court may exceed its width in a small outer court, provided that:  (1) no legally required windows shall face onto such small outer court	A NARROW OUTER COURT OF LESS THAN 30'-0" WIDE PROPOSED WITH THE THE WIDTH OF THE COURT WIDER THAN THE DEPTH, THEREFORE LEGALLY REQUIRED WINDOWS MAY FACE ONTO SUCH SMALL OUTER COURT. 13'-1" WIDE BY 7'-0" DEPTH PROPOSED.

PARKING REQUIREMENTS			
ZR 25-23	PARKING SPACES	50% OF DWELLING UNITS - 38 UNITS / 2 = 19	19 PROPOSED AT 1ST FLOOR
ZR 25-811	BICYCLE PARKING	1 PER 2 DWELLING UNITS - 38 UNITS / 2 = 19	19 PROPOSED IN CELLAR
ZR 25-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE: 80'-0" / 25'-0" = 3 TREES REQUIRED	1 TREE EXISTING, 2 TREES TO BE PAID INTO TREE FUND

SITE PLAN

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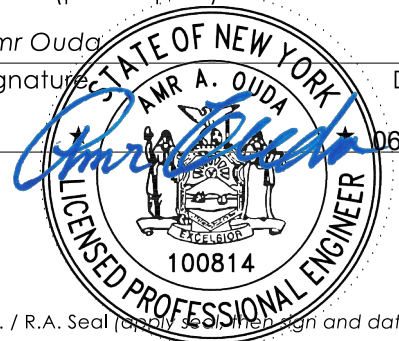
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Signature: *Amr Ouda* Date: 06-30-22

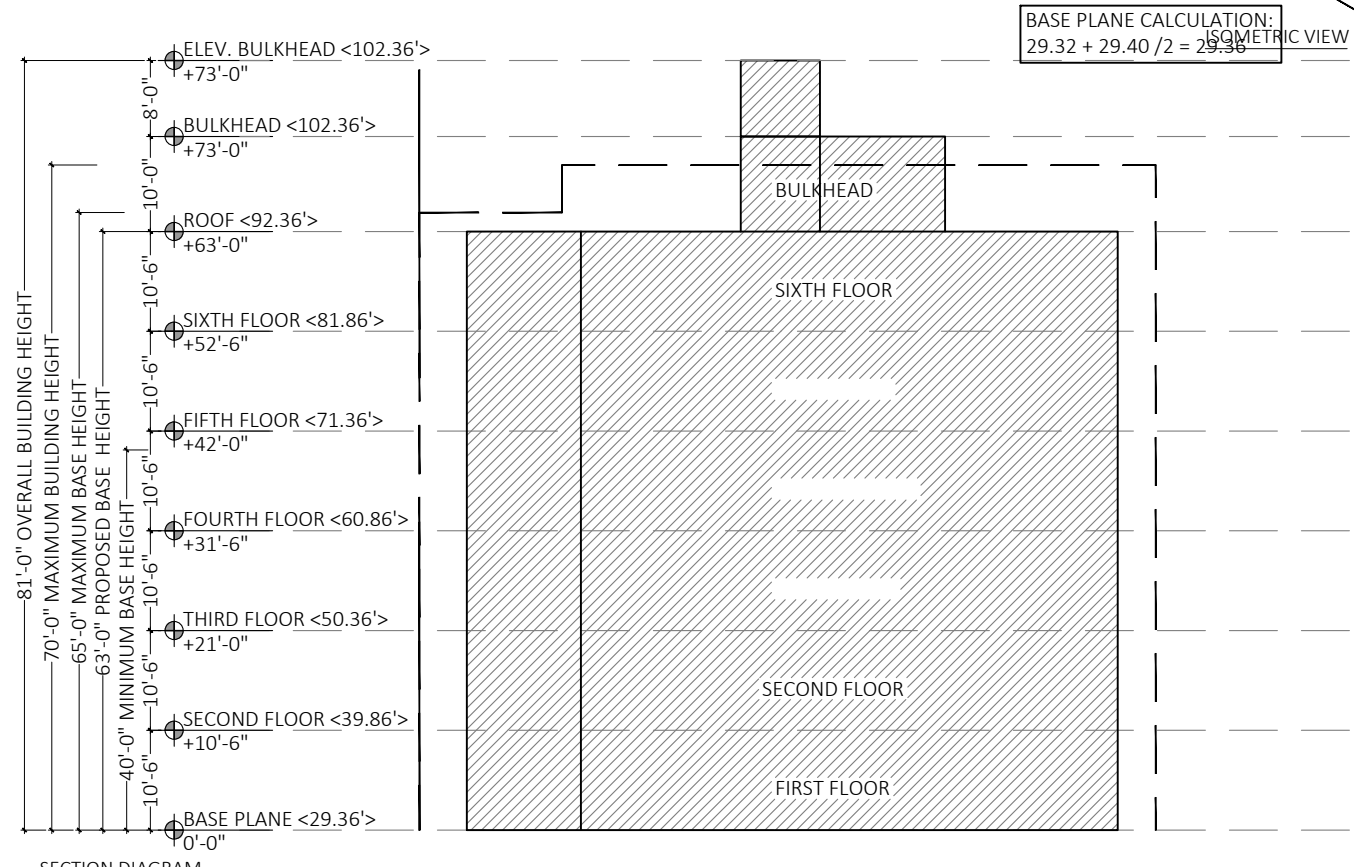
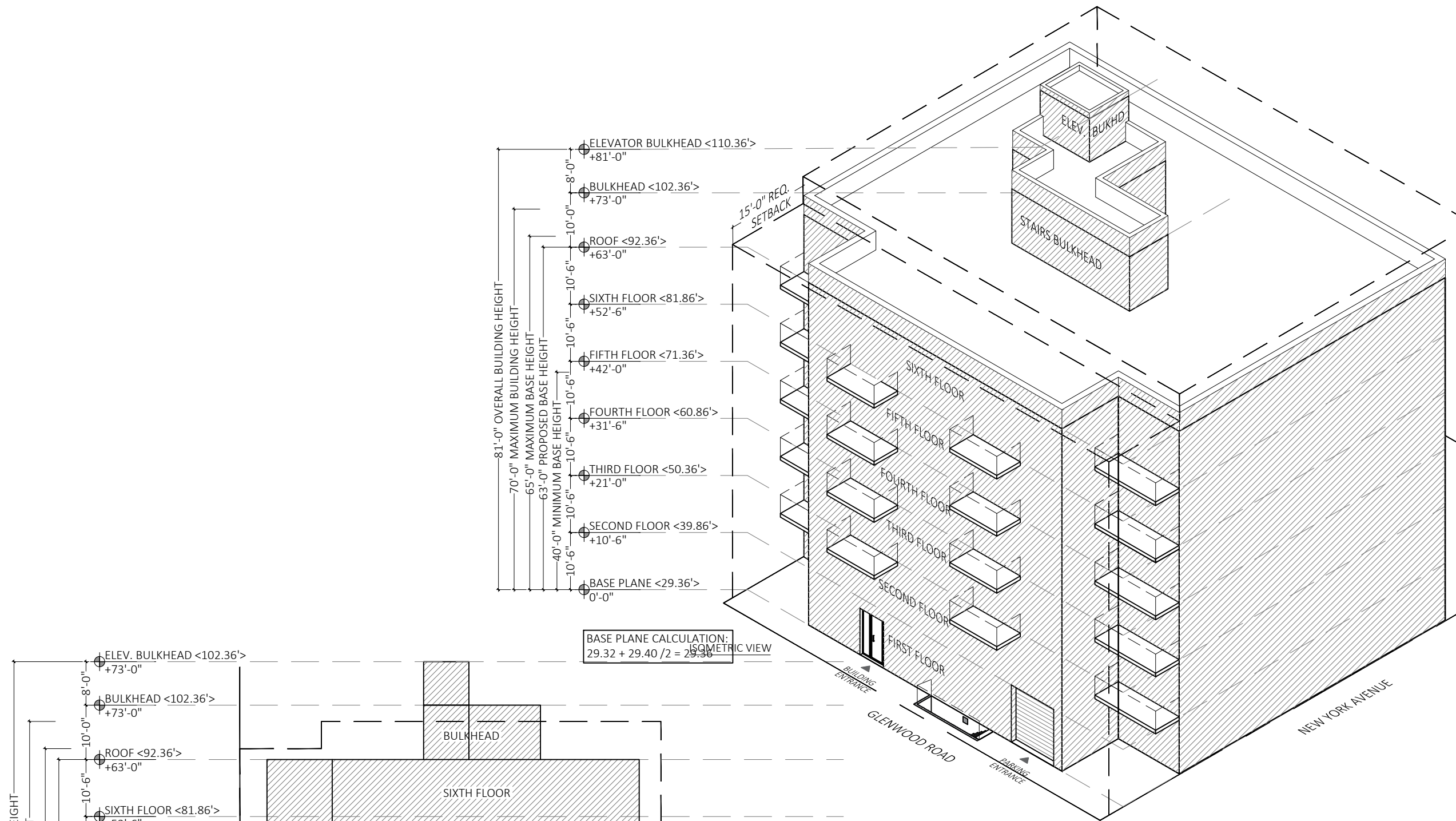


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BASE PLANE CALCULATION:  
 $29.32 + 29.40 / 2 = 29.36$

SECTION DIAGRAM

