

ZONING ANALYSIS

ADDRESS:	1319 EAST NEW YORK AVE, BROOKLYN, NY 11212
BLOCK:	1476
LOT:	23
ZONING DISTRICT:	R6
ZONING MAP:	17b
COMMUNITY BOARD:	316
LOT AREA:	3507.72 SF

ZONING FLOOR AREA				
NAME	GFA	DEDUCTIONS	ZFA	FAR
CELLAR FL	1592.13 SF	1592.13 SF	0.00 SF	0.00
1ST FL	1207.86 SF	520.32 SF	687.53 SF	0.20
2ND FL	2384.76 SF	174.19 SF	2210.57 SF	0.63
3RD FL	2384.76 SF	174.19 SF	2210.57 SF	0.63
4TH FL	2384.76 SF	174.19 SF	2210.57 SF	0.63
PENTHOUSE	348.35 SF	36.77 SF	311.58 SF	0.09
BULKHEAD	148.82 SF	94.84 SF	53.98 SF	0.02
TOTAL	10451.43 SF	2760.63 SF	7684.79 SF	2.19

APPLICABLE ZR SECTION	ITEM	PERMITTED/REQUIRED	PROPOSED
ZR 22-10	USES PERMITTED AS OF RIGHT		
ZR 22-12	PERMITTED USES	R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 USE GROUP 2 CONSISTS OF ALL OTHER TYPES OF RESIDENCES	USE GROUP 2
ZR 23-00	RESIDENTIAL BULK REGULATION IN RESIDENCE DISTRICTS		
ZR 23-011 (a)	QUALITY HOUSING PROGRAM	IN R6 DISTRICT, ANY BUILDING OR OTHER STRUCTURE SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN THIS CHAPTER AND ANY BUILDING CONTAINING RESIDENCES SHALL ALSO COMPLY WITH THE REQUIREMENTS OF ARTICLE II, CHAPTER 8 (QUALITY HOUSING PROGRAM)	PROPOSED BUILDING IS COMPLYING WITH ALL QUALITY HOUSING REQUIREMENTS
ZR 23-03	STREET TREE PLANTING IN RESIDENCE DISTRICTS	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.	STREET FRONTAGE: 225'-4" 225' - 4' / 25 = 9 TOTAL AMOUNT OF TREES REQUIRED: 9 0 EXISTING TREES TO REMAIN 9 NEW TREES TO BE PAID TO NYC DPR
ZR 23-10	RESIDENTIAL BULK REGULATION IN RESIDENCE DISTRICTS		
ZR 23-153	MAX FLOOR AREA	IN R6 DISTRICTS, MAX FAR: 2.20 MAX ZONING FLOOR AREA: 3507.72 SF X 2.20 = 7716.98	PROPOSED RESIDENTIAL ZFA: 7684.79 SF OK PROPOSED FAR: 2.19
ZR 23-153	MAX LOT COVERAGE	IN R6 DISTRICTS, MAX LOT COVERAGE IN A CORNER LOT SHALL BE 100%	PROPOSED LOT COVERAGE: 71.34% OK
ZR 23-20	DENSITY REGULATIONS		
ZR 23-22	MAXIMUM NUMBER OF DWELLING UNITS	MAX ZFA: 7716.98 SF 7716.98 / 680 = 11.35 = 11 DWELLING UNITS	PROPOSED DWELLING UNITS: 11 DWELLING UNITS
ZR 23-30	LOT AREA AND LOT WIDTH REGULATIONS		
ZR 23-32	MINIMUM LOT AREA	R6A MIN. LOT AREA: 1700 SF	PROPOSED LOT AREA: 3507.72 SF OK
ZR 23-32	MINIMUM LOT WIDTH	R6A MIN. LOT WIDTH: 18'-0"	PROPOSED LOT WIDTH: 39'-8" OK
ZR 23-40	YARD REGULATIONS		
ZR 23-462 (c)	SIDE YARD	MIN. REQUIRED 0'-0" OR 8'-0"	PROPOSED SIDE YARD: 8'-6" OK
ZR 23-541	REAR YARD	MIN. REQUIRED ON CORNER LOT 0'-0"	PROPOSED REAR YARD 0'-0" OK
ZR 23-60	HEIGHT & SETBACK REGULATIONS		
ZR 23-661 (a) (1) (2)	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. ON CORNER LOTS, THE STREET WALL LOCATION PROVISIONS OF PARAGRAPH (A)(1) SHALL APPLY ALONG ONLY ONE STREET LINE.	PROPOSED STREET WALL IS ALIGNED TO ADJACENT BUILDING
ZR 23-662 (a)	MIN./MAX. BASE HEIGHT, & BUILDING HEIGHT	IN R6, MIN. BASE HEIGHT: 30' MAX. BASE HEIGHT: 45' MAX. BUILDING HEIGHT: 55'	PROPOSED BASE HEIGHT: 44'-4 3/8" PROPOSED BUILDING HEIGHT: 55'-0"
ZR 23-662 (c)	MIN. REQUIRED SETBACK	MIN. REQUIRED SET BACK ON NARROW STREET: 15'	PROPOSED SETBACK: 15'-0"
ZR 25-20	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES		
ZR 25-23	OFF STREET PARKING	IN R6 DISTRICTS, PARKING SPACES REQUIRED IS EQUAL TO 50% OF TOTAL DWELLING UNITS. 11 X 50% = 5.5 = 6 PARKING SPACES REQUIRED	PROPOSED PARKING SPACES: 6
ZR 25-631	LOCATION AND WIDTH OF CURB CUTS WITHIN CERTAIN DISTRICTS	IN R6 DISTRICTS, ONLY ONE CURB CUT, HAVING A MAXIMUM WIDTH OF 12 FEET, INCLUDING SPLAYS, SHALL BE PERMITTED ON ANY STREET FRONTAGE OF A ZONING LOT.	PROPOSED CURB CUT: 12'-0"
ZR 25-811	BICYCLE PARKING	FOR USE GROUP 2, 1 PARKING SPACE PER 2 NEW DWELLING UNITS REQUIRED 11 / 2 = 5.5 = 6 BICYCLE PARKING SPACES REQUIRED	PROPOSED BICYCLE PARKING SPACES: 6
ZR 28-00	THE QUALITY HOUSING PROGRAM		
ZR 28-12	REFUSE DISPOSAL	IN BUILDINGS WITH 9 OR MORE DWELLING UNITS, A REFUSE DISPOSAL ROOM OF NOT LESS THAN 12 SQUARE FEET WITH NO DIMENSION LESS THAN THREE FEET SHALL BE PROVIDED ON EACH STORY. TWELVE SQUARE FEET OF FLOOR SPACE ALLOCATED TO SUCH REFUSE DISPOSAL ROOM SHALL BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA PER STORY.	PROPOSED 11 UNITS, REFUSE PROVIDED
ZR 28-12	REFUSE STORAGE	IN BUILDINGS WITH 9 OR MORE DWELLING UNITS A STORAGE OF REFUSE SHALL OCCUR ENTIRELY WITHIN AN ENCLOSED AREA ON THE ZONING LOT AND APPROPRIATE LOCATIONS WITHIN THE ZONING LOT. RESIDENTIAL STORAGE AND REMOVAL LOCATIONS SHALL BE PROVIDED AT THE RATE OF 2.9 CUBIC FEET PER DWELLING UNIT.	PROPOSED 11 UNITS REFUSE STORAGE PROVIDED
ZR 28-13	LAUNDRY FACILITIES	AT LEAST ONE WASHING MACHINE PER 20 DWELLING UNITS AND AT LEAST ONE DRYER PER 40 DWELLING UNITS. 11 / 20 = .55 = 0 WASHING MACHINES REQUIRED 11 / 40 = .28 = 0 DRYERS REQUIRED	PROPOSED 0 WASHER & 0 DRYER
ZR 28-14	DAYLIGHT IN CORRIDORS	FIFTY PERCENT OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA IF A WINDOW WITH A CLEAR, NON-TINTED, GLAZED AREA OF AT LEAST 20 SQUARE FEET IS PROVIDED IN SUCH CORRIDOR, PROVIDED THAT SUCH WINDOW: (A) SHALL BE DIRECTLY VISIBLE FROM AT LEAST 50 PERCENT OF THE CORRIDOR OR FROM THE VERTICAL CIRCULATION CORE. THIS STANDARD SHALL BE ACHIEVED WHEN A VISUALLY UNOBSTRUCTED STRAIGHT LINE CAN BE DRAWN BETWEEN SUCH CORRIDOR, ELEVATOR OR STAIRWELL, AND THE WINDOW; AND (B) IS FACING A STREET, YARD OR COURT THAT MEETS THE APPLICABLE REGULATIONS SET FORTH IN ARTICLE II, CHAPTER 3.	N/A
ZR 28-21	REQUIRED RECREATIONAL SPACE	IN BUILDINGS WITH 9 OR MORE DWELLING UNITS, A RECREATION SPACE OF 3.3% OF THE TOTAL RESIDENTIAL FLOOR AREA IS REQUIRED. THE MIN. DIMENSION OF ANY RECREATION AREA SHOULD BE 15 FEET	REQUIRED RECREATION SPACE: 7716.98 SF * 3.3% = 254.66 PROPOSED INDOOR RECREATION AREA: 300 SF
ZR 28-22	STANDARDS FOR RECREATION SPACE	(D) ANY INDOOR RECREATION ROOM LOCATED IN A STORY SHALL HAVE AT LEAST ONE EXTERIOR WALL WITH WINDOWS, OR CEILING WITH SKYLIGHTS, THAT MEASURES NOT LESS THAN 9.5 PERCENT OF THE TOTAL FLOOR SPACE OF THE ROOM. WHERE WINDOWS ARE PROVIDED TO MEET SUCH REQUIREMENT, THEY SHALL FACE A STREET, YARD OR COURT THAT MEETS THE APPLICABLE REGULATIONS SET FORTH IN ARTICLE II, CHAPTER 3. WHERE SKYLIGHTS ARE PROVIDED TO MEET SUCH REQUIREMENT, THEY SHALL BE LOCATED IN A YARD OR COURT THAT MEETS THE APPLICABLE REGULATIONS SET FORTH IN ARTICLE II, CHAPTER 3 AND SHALL BE UNOBSTRUCTED FROM THEIR LOWEST LEVEL TO THE SKY, EXCEPT FOR PERMITTED OBSTRUCTIONS SET FORTH IN SECTION 23-87 (PERMITTED OBSTRUCTIONS IN COURTS). THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS SHALL BE PLANTED, EXCEPT THAT SUCH PLANTINGS SHALL NOT BE REQUIRED AT THE ENTRANCES TO AND EXITS FROM THE BUILDING, WITHIN DRIVEWAYS ACCESSING OFF-STREET PARKING SPACES LOCATED WITHIN, TO THE SIDE, OR REAR OF SUCH BUILDING.	REQUIRED 9.5 PERCENT OF THE TOTAL FLOOR SPACE OF THE RECREATION INDOOR ROOM: 300 SF * 9.5% = 28.5 SF PROPOSED WINDOW AREA = 36 SF
ZR 28-23	PLANTING REQUIREMENTS		NO AREA BETWEEN THE STREET WALL AND LOT LINE, THEREFORE NO PLANTING IS REQUIRED
ZR 28-31	DENSITY PER CORRIDOR	IF THE NUMBER OF DWELLING UNITS SERVED BY A VERTICAL CIRCULATION CORE AND CORRIDOR ON EACH STORY DOES NOT EXCEED THE NUMBER SET FORTH IN THE FOLLOWING TABLE, 50 PERCENT	N/A



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) 1319
Street Name EAST NEW YORK AVE
Borough BROOKLYN
Block 1476
Lot 23
BIN 3039582

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 or documents with the Department.

Name (please print) KAO-HWA LEE Date 09.21.2022
Signature KAO-HWA LEE



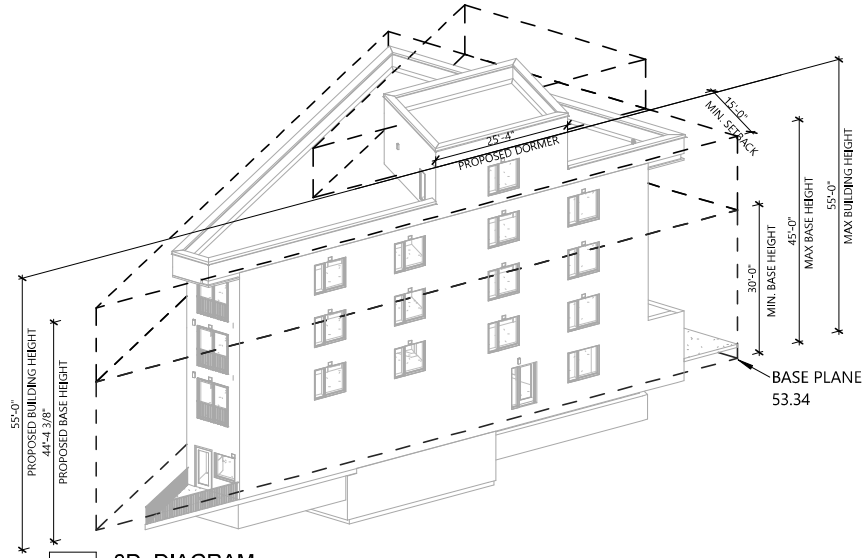
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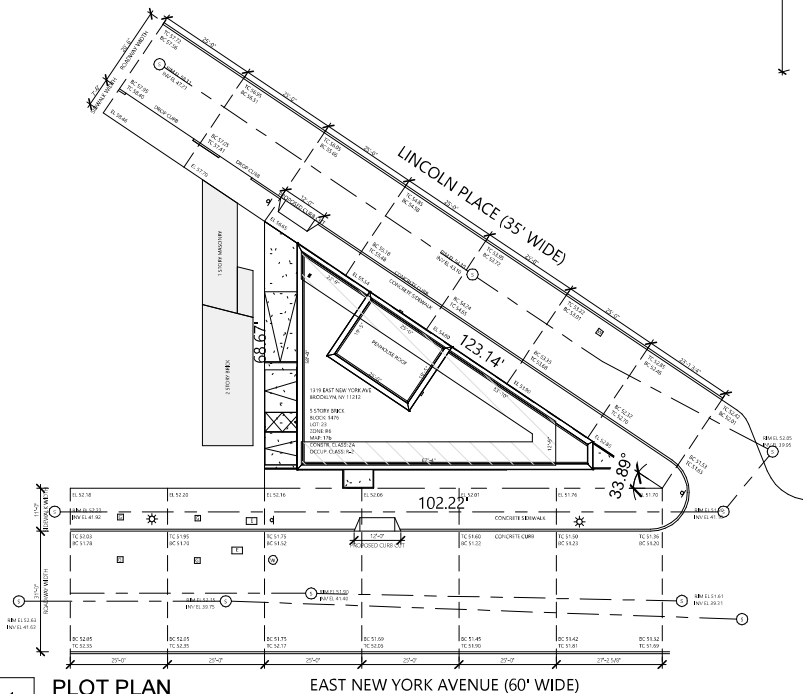
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PLAN EXAMINER SIGN AND DATE

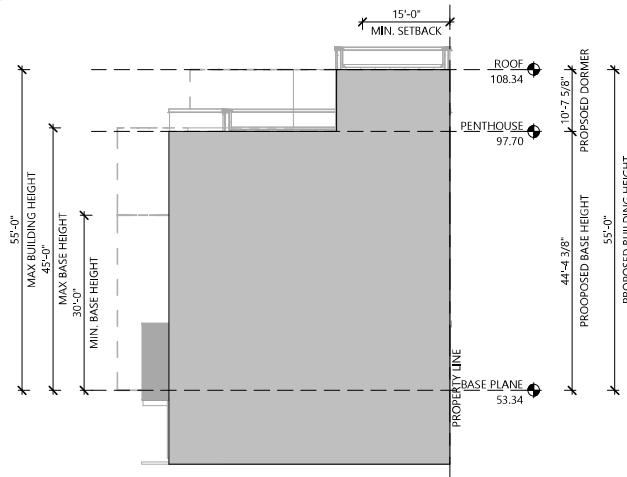
BASE PLANE CALCULATION
 $52.16 + 52.06 + 52.01 + 51.76 + 51.70 + 52.85 + 53.90 + 54.80 + 55.54 + 56.65 = 533.43$
 $533.43 / 10 = 53.34$



2 3D DIAGRAM



1 PLOT PLAN
 $1/32" = 1'-0"$
 EAST NEW YORK AVENUE (60' WIDE)



3 HEIGHT & SETBACK DIAGRAM
 $3/64" = 1'-0"$



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Name (please print) KAO-HWA LEE Date 09.21.2022
 Signature Kao-Hwa Lee



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