

FC 508.5.1: BUILDING ENTRANCE IS WITHIN 250 FT OF A FIRE HYDRANT

60 COMBINED SEWER LINE
6" WIDE WATER MAIN
40TH STREET

LEGEND

R6, C2-3
QUALITY HOUSING PROGRAM

- PROPERTY LINE
- DISTRICT BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING TREE
- PROPOSED TREE

3914-3918 15TH AVENUE, BROOKLYN, NY 11218 PROPOSED 7 STORY MIXED-USE BUILDING

BLOCK: 5346
LOT: 44 & 43
OCCUPANCY CLASS: R-2
USE GROUP: 2A, 2B, 4A, 6A
42 CLASS 'A' DWELLING UNITS
CONSTRUCTION CLASS: IB
STRUCTURAL OCCUPANCY: II
FIRE DISTRICT: INSIDE
BUILDING HEIGHT: 74' - 1"
LOT AREA: 9518.00 SF



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

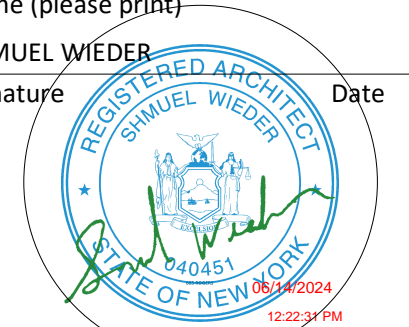
House No(s)	3914-3918
Street Name	15TH AVENUE
Borough	BROOKLYN
Block	5346
Lot (s)	44 & 43
BIN	

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)

SHMUEL WIEDER

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

1 SITE PLAN ZD1

SCALE: 1" = 20'-0"

LOT AREA : 9,518 SQ.FT.

ZR 23-153 LOT COVERAGE
LOT COVERAGE ALLOWABLE: 100%
LOT COVERAGE PROPOSED: 99%

ZR 23-47 REAR YARDS
PROPOSED REAR YARD: 32' - 0" - 48' - 6"
REQUIRED REAR YARD: NONE REQUIRED

ZR 23-662 (C)(1) REQUIRED SETBACKS
10'-0" @ WIDE STREET
15'-0" @ NARROW STREET
PROPOSED SETBACKS: N/A

ZR 23-62 (g)(1)(2)(3) PERMITTED OBSTRUCTION
34'-1" 15TH AVENUE
23'-10" ON 40TH STREET

ZR 35-651(a)(1) STREET WALL
15TH AVENUE & 40TH STREET
ALIGNED WITH ADJACENT BUILDING

ZR 23-662 BUILDING HEIGHT
MIN. BASE HEIGHT: 40'-0"
PROPOSED: 65'-0"




MAX. BASE HEIGHT: 65'-0"
PROPOSED: 65'-0"

MAX BUILDING HEIGHT: 75'-0"
PROPOSED: 74'-1"

AXONOMETRIC DIAGRAM

NOT TO SCALE

LEGEND

-  MAXIMUM BUILDING ENVELOPE
-  PROPOSED BUILDING
-  PERMITTED OBSTRUCTION



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2 3D - AXONOMETRIC VIEW ZD1
 SCALE:



Buildings

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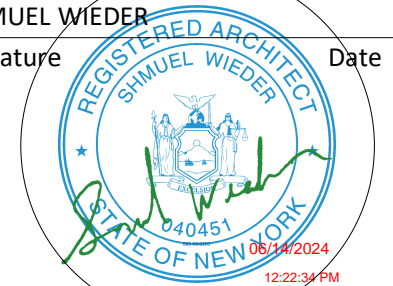
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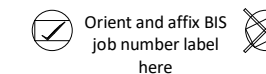
BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

NB # B00681814-I1

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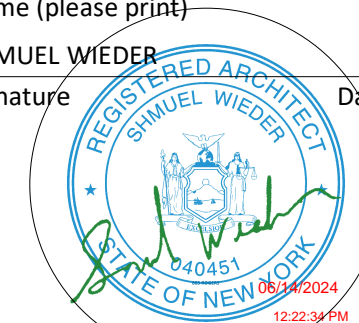
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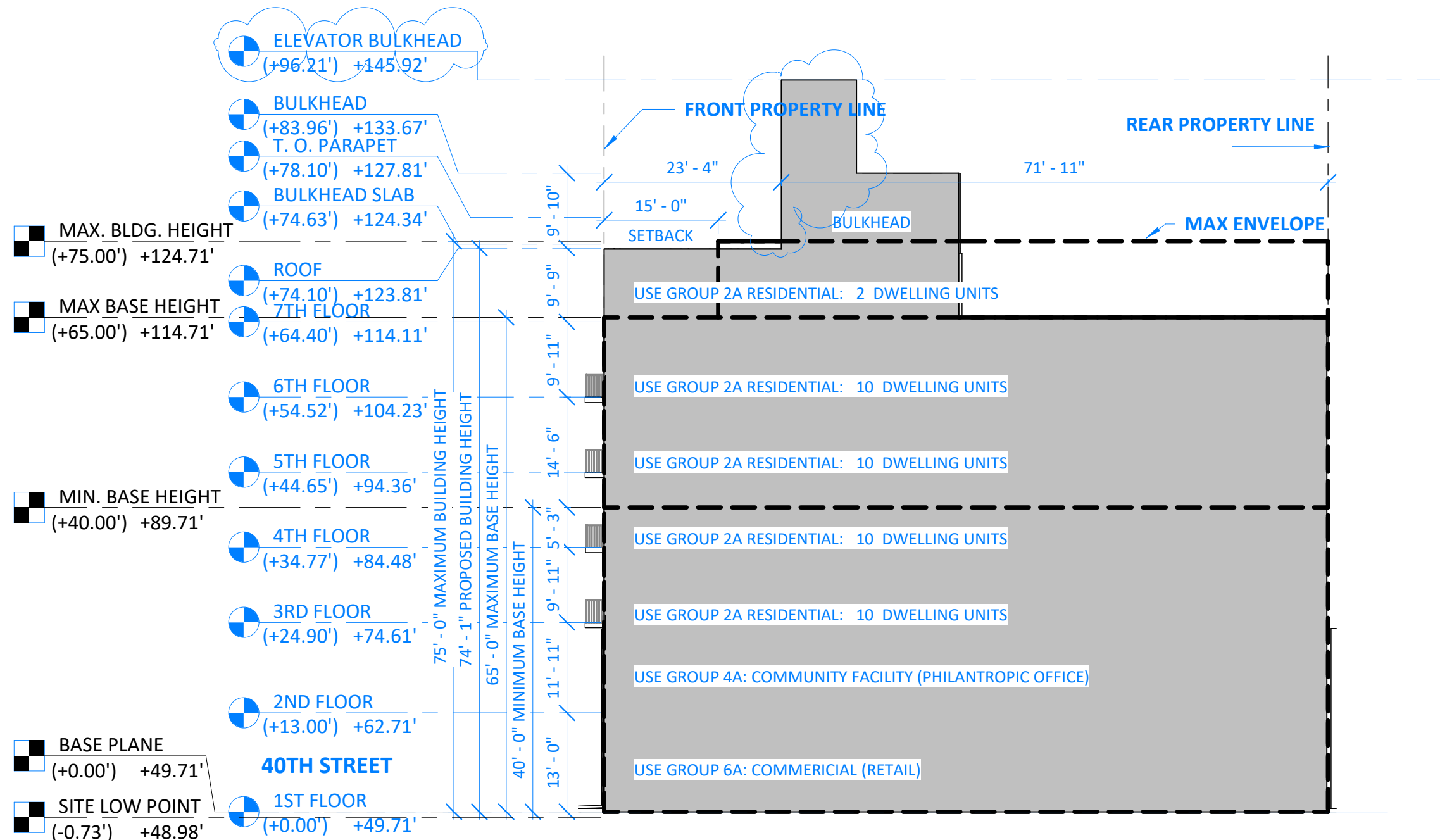
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PLAN EXAMINER SIGN AND DATE

NB # B00681814-I1



1 ZONING SECTION DIAGRAM AT 40TH STREET

SCALE: 1/16" = 1'-0"

LOT AREA : 9,518 SQ.FT.

ZR 23-153 LOT COVERAGE

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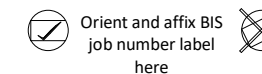
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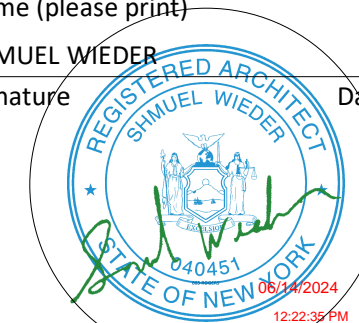
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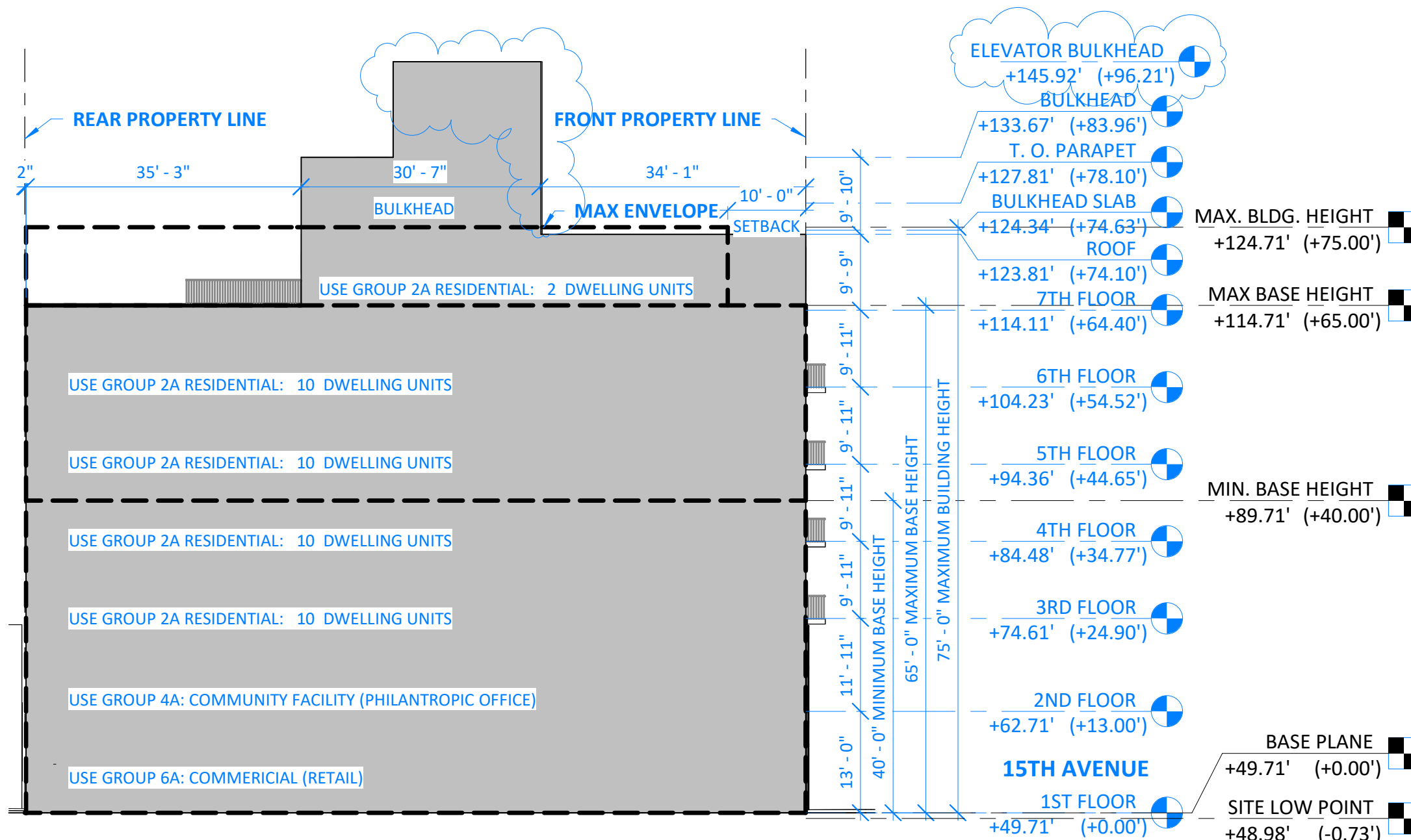
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PLAN EXAMINER SIGN AND DATE

NB # B00681814-11



1 ZONING SECTION DIAGRAM AT 15TH AVENUE

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