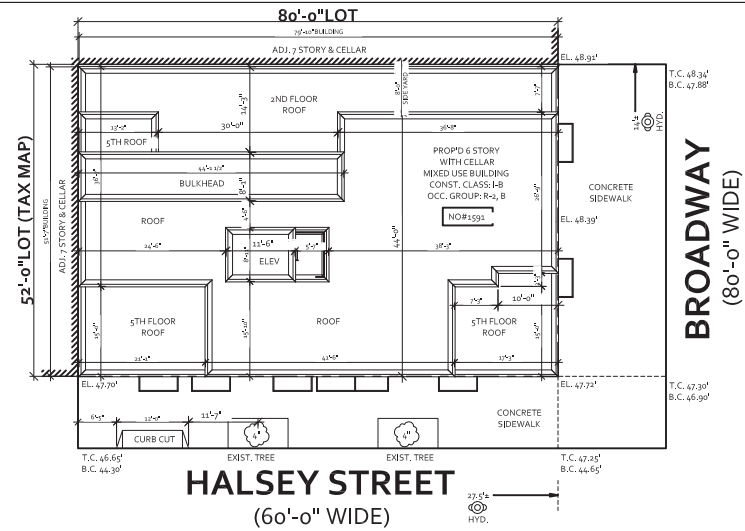


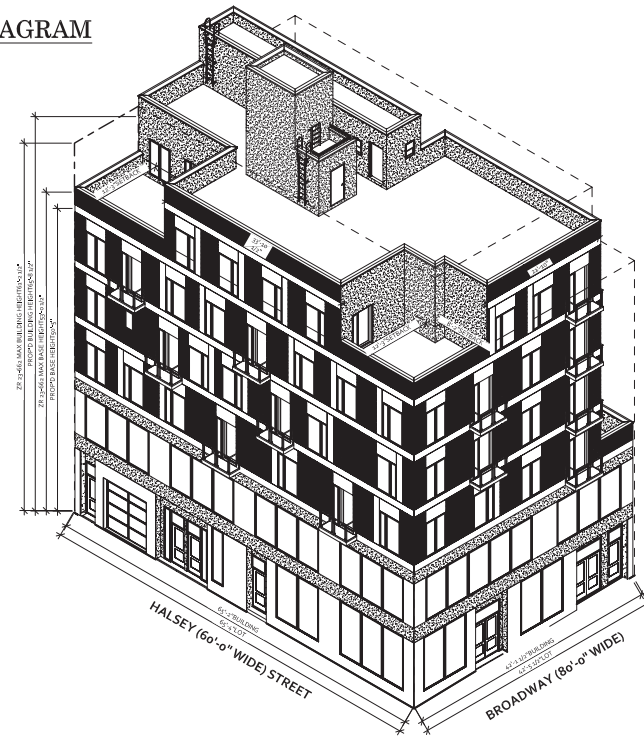
SITE PLAN DIAGRAM

1/32" = 1'-0"



AXONOMETRIC DIAGRAM

1/32" = 1'-0"



ELEVATION DIAGRAM

1/32" = 1'-0"



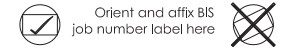
ZONING ANALYSIS

	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-12 ZR 22-14 ZR 32-15	USE PERMITTED	USE GROUPS: RESIDENTIAL 2 COMMUNITY FACILITY 4 COMMERCIAL 6	USE GROUPS: RESIDENTIAL 2A, 2B COMMUNITY FACILITY 4A (AMBULATORY DIAGNOSTIC) COMMERCIAL 6A, 6F (RETAIL STORES, RETAIL STORAGE)
ZR 23-153 ZR 35-31	MAX FAR RESIDENTIAL (WIDE STREET)	3.00 MAX FLOOR AREA RATIO (QUALITY HOUSING) LOT AREA: 4,160 X 3.00 = 12,480 SF (SEE SHEET Z-002 FOR LOT AREA CALCULATIONS)	PROP'D 12,478.33 SF / 4,160 SF (LOT AREA) = 3.00 FAR 3.00 = 3.00 THEREFORE OK (SEE SHEETS Z-004 & Z-005)
ZR 33-121	MAX FAR COMMERCIAL	2.00 MAX FLOOR AREA RATIO LOT AREA: 4,160 X 2.00 = 8,320 SF	PROP'D 1,888.07 SF / 4,160 SF (LOT AREA) = 0.45 FAR 0.45 < 2.00 THEREFORE OK (SEE SHEETS Z-004 & Z-005)
	MAX FAR COMMUNITY FACILITY	4.80 MAX FLOOR AREA RATIO LOT AREA: 4,160 X 4.80 = 19,968 SF	PROP'D 4,147.32 SF / 4,160 SF (LOT AREA) = 1.00 FAR 1.00 = 1.00 THEREFORE OK (SEE SHEETS Z-004 & Z-005)
ZR 35-311(a)	MAX FAR SPECIAL PROVISIONS	IF MAX RATIO OF FLOOR AREA IN BUILDING TO LOT IS GREATER THAN 2.50 THEN THE MAX PERMITTED COMMUNITY FACILITY SHALL BE 1.00	TOTAL NET FLOOR AREA PROP'D: RESIDENTIAL: 12,478.33 SF = 3.00 FAR COMMERCIAL: 1,888.07 SF = 0.45 FAR COMMUNITY FACILITY: 4,147.32 SF = 1.0 FAR TOTAL: 18,513.72 SF = 4.45 FAR 18,513.72 < 19,968 SF MAX FAR PERMITTED PROP'D 4.43 FAR < 4.80 MAX FAR THEREFORE OK (SEE SHEETS Z-004 & Z-005)
ZR 24-162(d) ZR 35-31	MAX FAR ZONING LOT	THE MAXIMUM FLOOR AREA RATIO PERMITTED FOR A COMMERCIAL OR COMMUNITY FACILITY USE SHALL BE AS SET FORTH IN ARTICLE III, CHAPTER 3, AND THE MAXIMUM FLOOR AREA RATIO PERMITTED FOR A RESIDENTIAL USE SHALL BE AS SET FORTH IN ARTICLE II, CHAPTER 3, PROVIDED THE TOTAL OF ALL SUCH FLOOR AREA RATIOS DOES NOT EXCEED THE GREATEST FLOOR AREA RATIO PERMITTED FOR ANY SUCH USE ON THE ZONING LOT. MAX FAR PERMITTED: 4,160 X 4.80 = 19,968 SF	
ZR 23-153 (b)(1)	LOT COVERAGE RESIDENTIAL	THE MAXIMUM RESIDENTIAL LOT COVERAGE FOR A CORNER LOT SHALL BE 100 PERCENT.	LOT AREA: 4,160.00 SF PROP'D LOT COVERAGE: 4,118.07 SF = 99% 99% < 100% PERMITTED THEREFORE OK SEE SHEET Z-002 FOR LOT AREA CALCULATIONS
ZR 23-22 ZR 35-40	DENSITY	12,480 SF (FA) / 680 (FACTOR) = 18 D.U.	PROP'D 18 D.U. THEREFORE OK
ZR 23-32	MINIMUM LOT AREA	1,700 SF	PROP'D 4,160.00 SF > 1,700 SF THEREFORE OK
ZR 23-32	MINIMUM LOT WIDTH	18 FT	PROP'D 52'-0" > 18'-0" THEREFORE OK
YARDS			
ZR 23-45 ZR 35-51	FRONT YARD	NOT REQUIRED	NONE PROP'D THEREFORE OK
ZR 23-462(c) ZR 35-52	SIDE YARD	0'-0" OR 8'-0"	PROP'D 8'-0" SIDE YARD AT 2ND FLOOR, THEREFORE OK SEE SHEET Z-002 LOT COVERAGE DIAGRAM.
ZR 23-47 ZR 35-53	REAR YARD	30'-0"	NONE PROP'D THEREFORE OK
ZR 23-541 ZR 33-301	SPECIAL PROVISIONS	IN THE DISTRICTS INDICATED, NO REAR YARD SHALL BE REQ. WITHIN 100 FT OF THE POINT OF INTERSECTION OF 2 STREET LINES INTERSECTING AT AN ANGLE OF 135 DEGREES OR LESS.	
HEIGHT AND SETBACK			
ZR 35-651 (a) (1)(3)	STREET WALL LOCATION	(1) AT LEAST 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FT OF THE STREET LINE AND SHALL EXTEND TO AT LEAST THE MIN BASE HEIGHT. (3) FOR ZONING LOTS BOUNDED BY MORE THAN ONE STREET LINE, THESE STREET WALL LOCATION PROVISIONS SHALL BE MANDATORY ALONG ONLY ONE STREET LINE.	PROP'D STREET WALL ON BROADWAY IS LOCATED ON STREET LINE THEREFORE OK (SEE PLOT PLAN ON THIS SHEET & SURVEY)
ZR 23-662 (a)(b)(1)	MIN. BASE HEIGHT	40'-0"	PROP'D 61'-9" THEREFORE OK
ZR 35-652 (a)(b)	MAXIMUM BASE HEIGHT	65'-0"	PROP'D 61'-9" THEREFORE OK
	MAXIMUM BUILDING HEIGHT	75'-0" QUALIFYING GROUND FLOOR. THE LEVEL OF THE FINISHED FLOOR OF THE SECOND STORY IS 13 FEET OR MORE ABOVE THE LEVEL OF THE ADJOINING SIDEWALK.	PROP'D 73'-0" THEREFORE OK SEE DETAIL #1 ON SHEET Z-003 FOR QGF COMPLIANCE.
ZR 23-662 (c) (1)	SETBACK ABOVE MAX BASE HT	A SETBACK WITH A DEPTH OF AT LEAST 10 FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A WIDE STREET, AND A SETBACK WITH A DEPTH OF AT LEAST 15 FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A NARROW STREET.	PROP'D SETBACK ABOVE MAX BASE HEIGHT: 10'-0" PROP'D SETBACK FRONTING BROADWAY (WIDE) 15'-0" PROP'D SETBACK FRONTING HALSEY ST (NARROW)
ZR 23-621	PERMITTED OBSTRUCTIONS DORMERS	60% OF STREET WALL, FOR EACH FOOT OF HEIGHT ABOVE BASE HEIGHT, DORMER SHALL BE DECREASED BY 1% OF STREET WALL. MAX BASE HEIGHT: 65'-0", PROP'D BUILDING HEIGHT: 73'-0" PROP'D BUILDING 8 FEET ABOVE BASE HEIGHT, MAX DORMER: 52% OF STREET WALL.	STREET WALL FRONTING BROADWAY: 51'-7" PERMITTED: 26'-9", PROPOSED: 26'-9" THEREFORE OK STREET WALL FRONTING HALSEY ST: 79'-10" PERMITTED: 41'-6", PROPOSED: 41'-6" THEREFORE OK SEE SHEET Z-002 FOR DORMER CALCULATIONS
ZR 23-841 (b)	NARROW OUTER COURT	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.	5TH FL NARROW OUTER COURT 'A': 21'-3" WIDTH X 15'-0" DEPTH, THEREFORE OK 5TH FL NARROW OUTER COURT 'B': 17'-3" WIDTH X 15'-0" DEPTH, THEREFORE OK 5TH FL NARROW OUTER COURT 'B' RECESS: 10'-0" WIDTH X 2'-3" DEPTH, THEREFORE OK SEE DIAGRAMS ON SHEET Z-002
ZR 23-843 (b)	OUTER COURT RECESSES	THE WIDTH OF AN OUTER COURT RECESS SHALL BE AT LEAST EQUAL TO THE DEPTH OF SUCH OUTER COURT RECESS, EXCEPT THAT SUCH WIDTH NEED NOT EXCEED 30 FEET.	
ZR 23-842 (b)	WIDE OUTER COURT	IN THE DISTRICTS INDICATED, IF AN OUTER COURT IS 30 FEET OR MORE IN WIDTH, AN OUTER COURT MAY EXTEND TO ANY DEPTH.	2ND FL WIDE OUTER COURT: 30'-0" WIDTH X 6'-8" DEPTH, THEREFORE OK SEE DIAGRAMS ON SHEET Z-002
PARKING REQUIREMENTS			
ZR 25-31, 36-341, 36-21, 36-231	PARKING SPACES	(ZR 36-341) RESIDENTIAL 50% OF DWELLING UNITS: 18 X 0.5 = 9 PARKING SPACES REQUIRED (ZR 36-21) COMMUNITY FACILITY: AMBULATORY DIAGNOSTIC: 1 PER 400 SF: 4,147.32 / 400 = 10.4 = 11 REQUIRED (ZR 36-21) (ZR 36-231) COMMERCIAL: [PRC-B] 1 PER 400 SF: 1,888.07 / 400 = 4.7 = 5 REQUIRED 1 ACCESSIBLE PARKING REQUIRED	RESIDENTIAL: 9 PARKING SPACES REQ., 9 PROP'D THEREFORE OK COMMERCIAL COMMUNITY FACILITY: 16 PARKING SPACES WAIVED AS PER 36-231 IN C1-3 DISTRICT, WITH LESS THAN 25 SPACES REQUIRED, THEREFORE OK 1 ACCESSIBLE PARKING REQ. 1 PROP'D THEREFORE OK SEE SHEET A-003 FOR PARKING CALCULATIONS
ZR 25-811, 36-711 (d)	BICYCLE PARKING	RESIDENTIAL: 1 PER 2 DWELLING UNITS IF MORE THAN 10 UNITS 18 UNITS X 0.5 = 9 SPACES REQUIRED COMMERCIAL: 1 PER 10,000 SF: 1 REQUIRED COMMUNITY FACILITY: 1 PER 10,000 SF: 1 REQUIRED 36-711 (D) WAIVED (D) ALL OTHER COMMUNITY FACILITY OR NOT OTHERWISE LISTED IN THE TABLE WHERE THE NUMBER OF REQUIRED BICYCLE PARKING SPACES IS THREE OR LESS. AMBULATORY DIAGNOSTIC IS NOT LISTED IN THE TABLE, THEREFORE IT IS WAIVED.	RESIDENTIAL: 9 BICYCLE SPACES REQUIRED COMMERCIAL: 1 BICYCLE SPACE REQUIRED 10 BICYCLE SPACES PROP'D IN CELLAR THEREFORE OK
ZR 23-03, 33-03, 26-41	STREET TREE PLANTING	1 PER 25 FEET OF STREET FRONTAGE: STREET FRONTAGE: 132 FEET / 25 = 5.28 = 5 TREES REQUIRED.	5 TREES REQUIRED, 2 EXISTING, 3 TREES TO BE PAID INTO TREE FUND AND TO BE PLANTED OFF SITE.



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

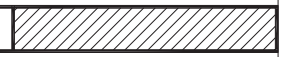
House No(s) 1591
 Street Name BROADWAY
 Borough BROOKLYN
 Block 3408
 Lot (s) 8
 BIN 3326450

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) _____
 AMR OUDA

Signature  Date 05/17/2023

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

Internal Use Only 

BIS Doc # _____

