







# LEGEND

## R6 QUALITY HOUSING PROGRAM

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

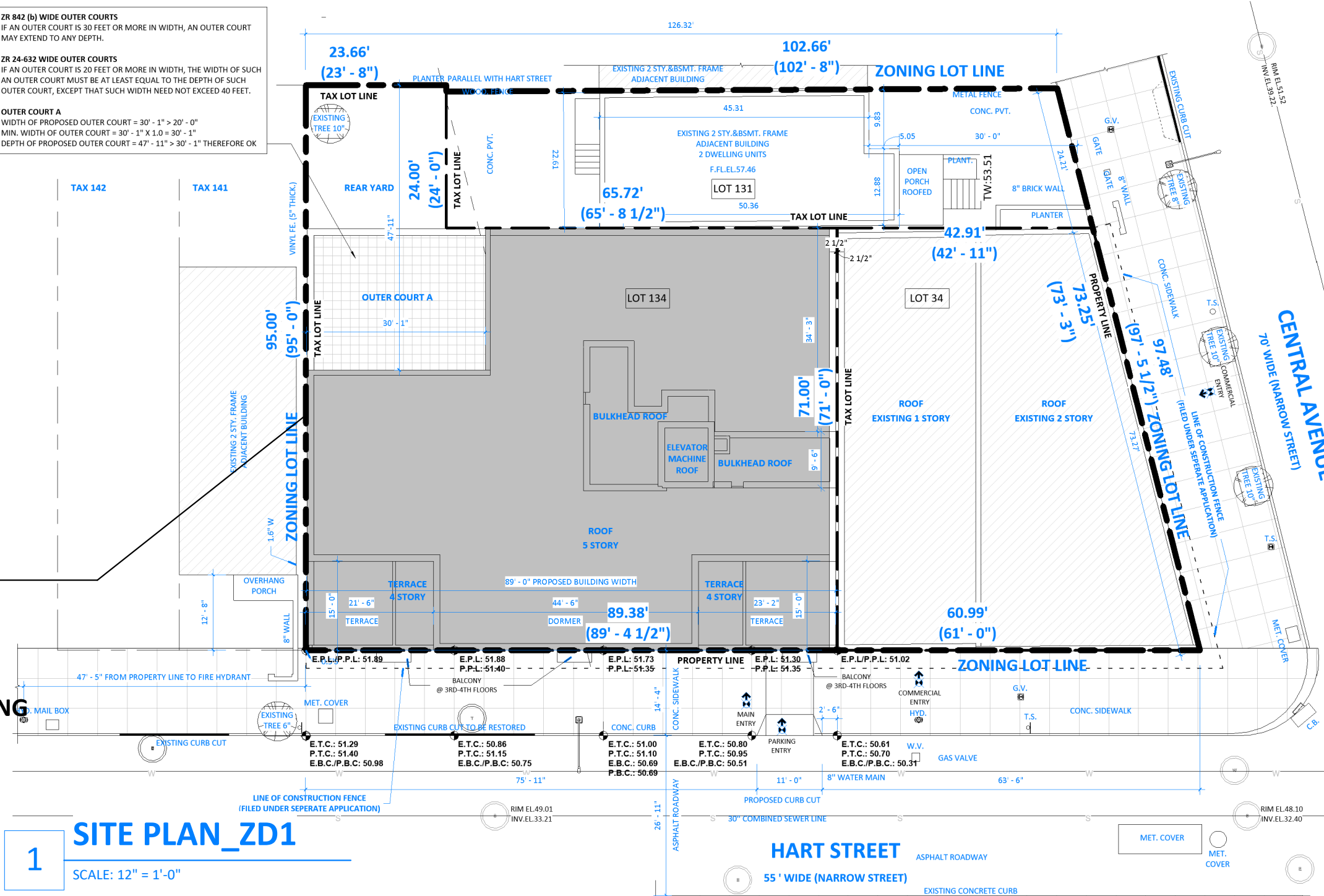
**ZR 842 (b) WIDE OUTER COURTS**  
IF AN OUTER COURT IS 30 FEET OR MORE IN WIDTH, AN OUTER COURT MAY EXTEND TO ANY DEPTH.

**ZR 24-632 WIDE OUTER COURTS**  
IF AN OUTER COURT IS 20 FEET OR MORE IN WIDTH, THE WIDTH OF SUCH AN OUTER COURT MUST BE AT LEAST EQUAL TO THE DEPTH OF SUCH OUTER COURT, EXCEPT THAT SUCH WIDTH NEED NOT EXCEED 40 FEET.

**OUTER COURT A**  
WIDTH OF PROPOSED OUTER COURT = 30' - 1" > 20' - 0"  
MIN. WIDTH OF OUTER COURT = 30' - 1" X 1.0 = 30' - 1"  
DEPTH OF PROPOSED OUTER COURT = 47' - 11" > 30' - 1" THEREFORE OK

**649 HART STREET  
BROOKLYN, NY 11221  
PROPOSED 5 STORY  
+ CELLAR**

**RESIDENTIAL NEW BUILDING**  
BLOCK: 3217  
LOT: 134  
OCCUPANCY CLASS: R-2, M  
USE GROUP: 2 & 6  
38 CLASS 'A' DWELLING UNITS  
CONSTRUCTION CLASS: IB  
STRUCTURAL OCCUPANCY: II  
FIRE DISTRICT: INSIDE  
BUILDING HEIGHT: 55' - 0"  
LOT AREA: 13,024 SF



### 1 SITE PLAN\_ZD1

SCALE: 12" = 1'-0"

**LOT AREA : 13,024 SQ.FT.**

**ZR 23-153, 24-165, 24-11 LOT COVERAGE**

LOT COVERAGE ALLOWED  
100% WITHIN 100'-0" OF CORNER (9,690 SF) : 9,690 SF  
(EXISTING) 1,092 SF + 3,667 SF + (PROPOSED) 3,611 SF = 8,370 SF  
8,370 / 9,690 = 86.4% < 100% (OK)

60% BEYOND 100'-0" OF CORNER (3,334) : 2,000 SF  
PROPOSED = 1,980 SF < 2,000 (OK)

TOTAL PROPOSED = 10,350 SF (88.54%)

**ZR 23-47, 23-541, 24-391, 24-361(c) REAR YARDS**

REQUIRED  
WITHIN 100'-0" OF A CORNER : N/A  
BEYOND 100'-0" OF A CORNER : 47' - 4" PROPOSED

**ZR 23-662 (C)(1), 24-50 REQUIRED SETBACKS**

REQUIRED SETBACKS: 15' - 0" @NARROW STREET  
PROPOSED SETBACKS: 15' - 0"

**ZR 23-62(g)(1)(2)(3) PERMITTED OBSTRUCTION**

29' - 3" ON BEDFORD AVENUE  
29' - 3" ON LINDEN BOULEVARD

**ZR 23-661 (a)(1) STREET WALL**

HART ST: ALIGNED WITH EXISTING BUILDING @PROPERTY LINE  
CENTRAL AVE: ADJACENT NON-COMPLYING

**ZR 23-621(c)(1)**

DORMER A:  
60% OF STREET WALL LENGTH BELOW MAX. BASE HT. REDUCE WIDTH BY 1% PER EVERY FT. OF HEIGHT ABOVE MAX. BASE HEIGHT

**PROPOSED DORMER:**

HEIGHT ABOVE MAX BASE HT=10'-0"  
60% - 10% = 50%  
87'-11" (WALL LENGTH) X .50 = 44'-0" (MAX. DORMER LENGTH)  
PROPOSED DORMER = 43'-10 1/2" < 44'-0" (OK)

**ZR 23-662, 24-011, 24-50 BUILDING HEIGHT**

MIN. BASE HEIGHT: 30' - 0"  
PROPOSED BASE HEIGHT: 45' - 0"

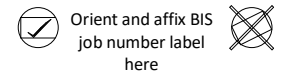
MAX. BASE HEIGHT: 45' - 0"  
PROPOSED BASE HEIGHT: 45' - 0"

MAX. BUILDING HEIGHT: 55' - 0"  
PROPOSED BUILDING HEIGHT: 55' - 0"



## 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

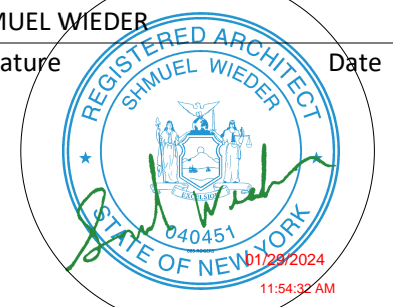
House No(s) 649  
Street Name HART STREET  
Borough BROOKLYN  
Block 3217  
Lot (s) 134  
BIN 3429400

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 # \_\_\_\_\_

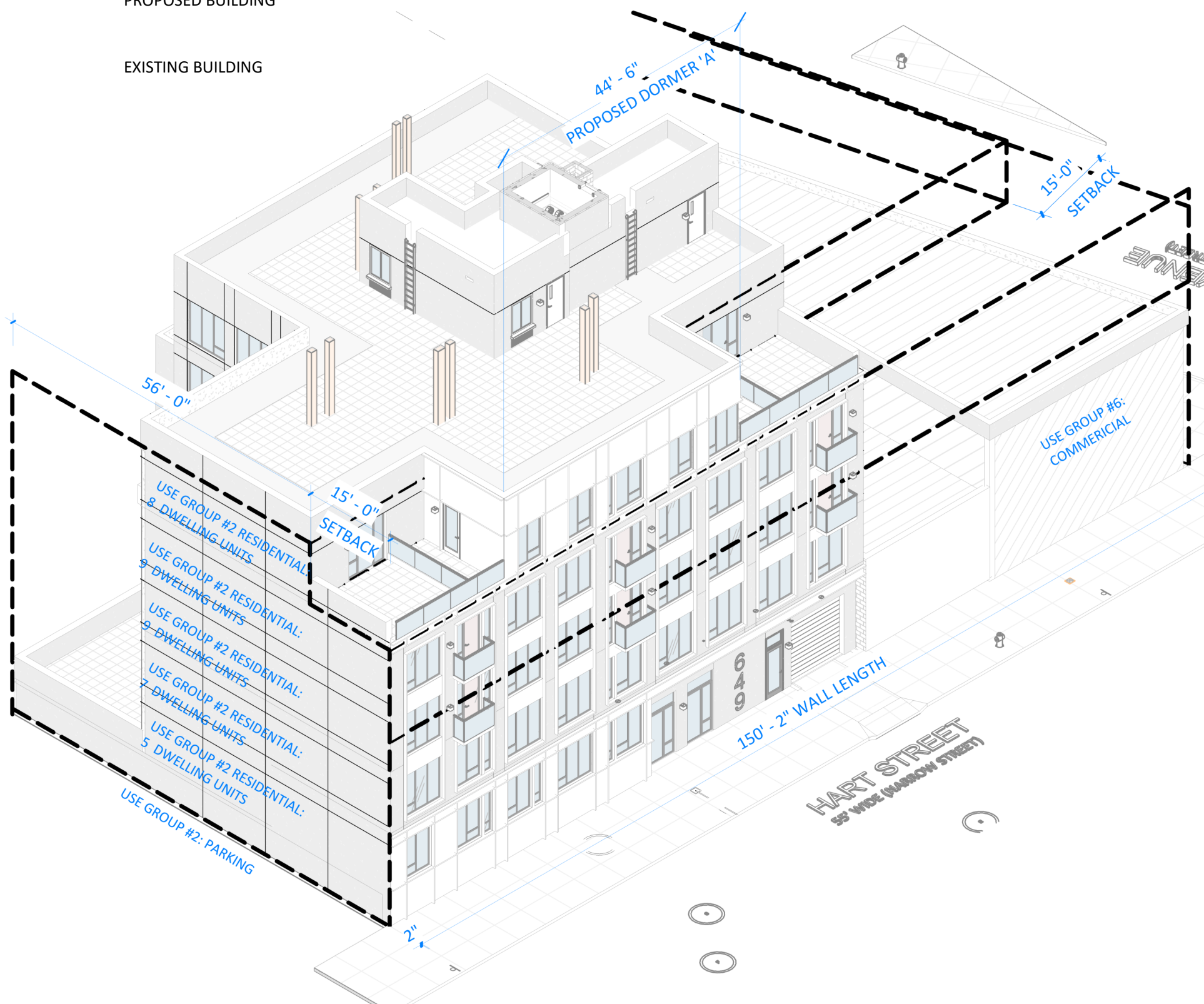
PLAN EXAMINER SIGN AND DATE

# LEGEND

MAXIMUM BUILDING ENVELOPE

PROPOSED BUILDING

EXISTING BUILDING



## 3D AXONOMETRIC VIEW - ZD1

SCALE: 12" = 1'-0"

1

**LOT AREA : 13,024 SQ.FT.**

**ZR 23-153, 24-165, 24-11 LOT COVERAGE**

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26' - 3" ON BEDFORD AVENUE  
 29' - 3" ON LINDEN BOULEVARD

**ZR 23-661 (a)(1) STREET WALL**

HART ST: ALIGNED WITH EXISTING BUILDING @PROPERTY LINE  
 CENTRAL AVE: ADJACENT NON-COMPLYING

**ZR 23-621(c)(1)**

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 60% OF STREET WALL LENGTH BELOW MAX. BASE HT.  
 REDUCE WIDTH BY 1% PER EVERY FT. OF HEIGHT ABOVE MAX. BASE HEIGHT

PROPOSED DORMER:

HEIGHT ABOVE MAX BASE HT=10'-0"  
 $60\% - 10\% = 50\%$   
 $87'-11" (WALL LENGTH) \times .50 = 44'-0" (MAX. DORMER LENGTH)$   
 PROPOSED DORMER =  $43'-10 \frac{1}{2}" < 44'-0"$  (OK)

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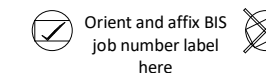
MAX. BUILDING HEIGHT: 55' - 0"  
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Buildings

### ZD1 Zoning Diagram

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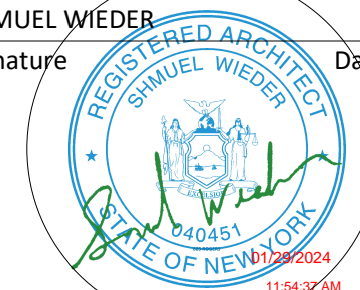
House No(s) 649  
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 Borough BROOKLYN  
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Signature \_\_\_\_\_ Date \_\_\_\_\_



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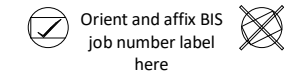
BIS Doc # \_\_\_\_\_

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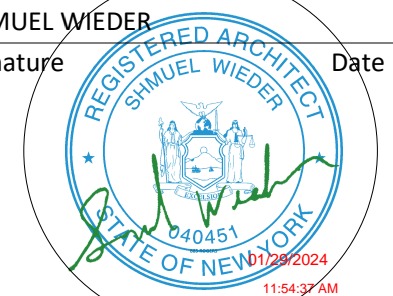
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PLAN EXAMINER SIGN AND DATE

#### BASE PLANE CALCULATION

- $\frac{[A+B \times a]}{2} + \frac{[B+C]}{2} \times b$   
a+b
- $\frac{[51.66' + 51.12' \times 150.37']}{2} + \frac{[51.12' + 53.70' \times 96.91']}{2}$   
150.37' + 96.91'
- $\frac{7,727.51 + 5079.05}{247.28} = 51.79$
- BASE PLANE = 51.79'

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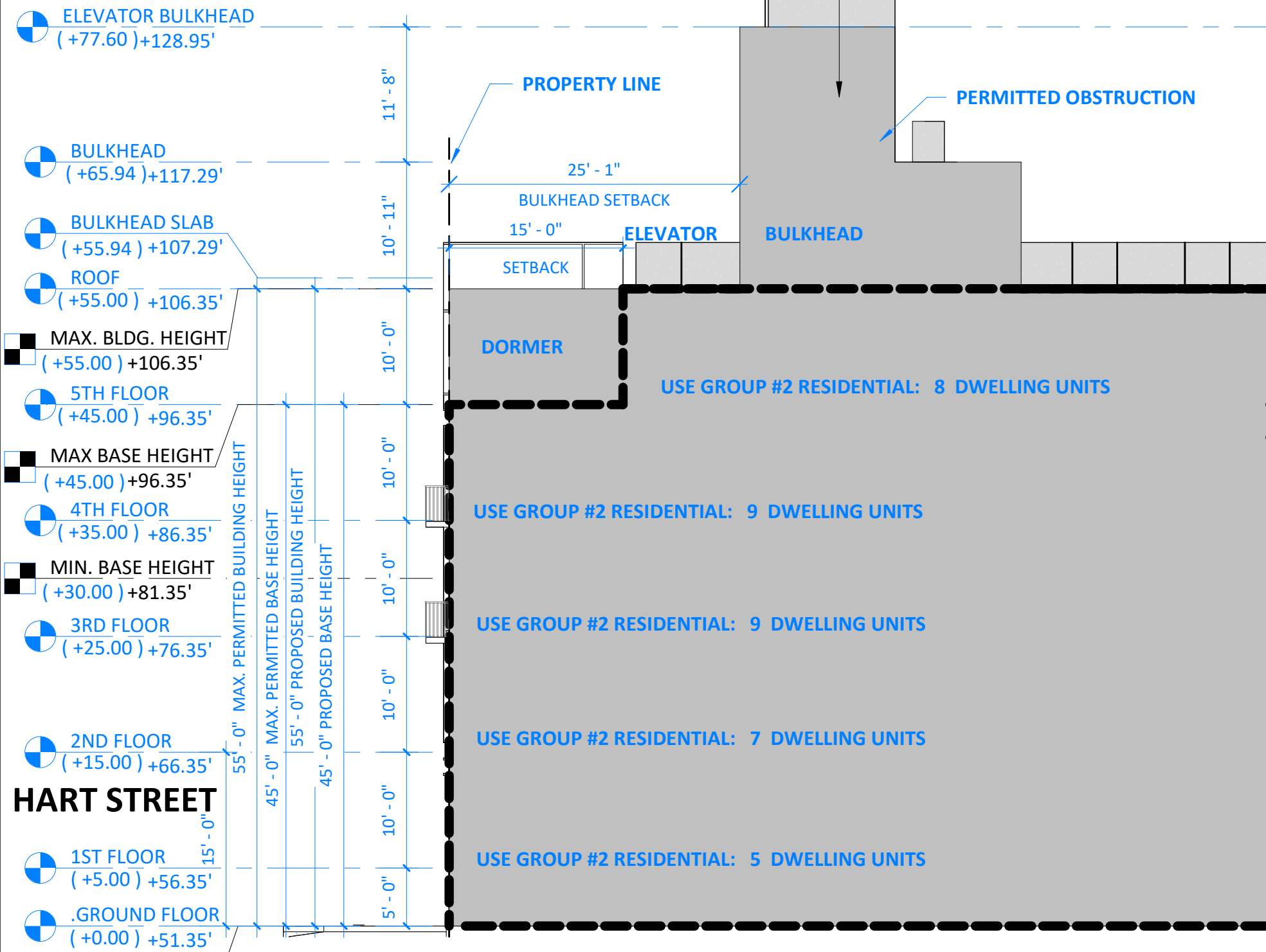
USE GROUP #2:  
2 DWELLING UNITS

MAX. BUILDING HEIGHT: 55' - 0"  
PROPOSED BUILDING HEIGHT: 55' - 0"

#### BASE PLANE CALCULATION

$51.66 + 51.04 = 102.70 / 2 = 51.35$

**PERMITTED OBSTRUCTION WITHIN A REQUIRED SETBACK ABOVE MAX BUILDING HEIGHT:**  
ELEVATOR OR STAIR BULKHEADS ARE PERMITTED OBSTRUCTIONS PROVIDED THAT:  
(1) SUCH OBSTRUCTIONS SHALL BE LOCATED >= 10 FEET FROM THE STREET WALL OF A BUILDING, EXCEPT THEY NEED NOT BE SET BACK > 25 FEET FROM A NARROW STREET LINE OR > 20 FEET FROM A WIDE STREET LINE.  
(3)(II) LOT COVERAGE OF ALL SUCH OBSTRUCTIONS <= 20% OF THE LOT COVERAGE OF THE BUILDING, AND WHERE THE MAXIMUM PERMITTED HEIGHT OF A BUILDING IS <120'-0" SUCH OBSTRUCTIONS ARE LIMITED TO A MAX. HEIGHT OF 25'-0".  
(1) PROPOSED BULKHEAD IS SETBACK 25'-1" FROM STREET WALL  
(3) (II) BUILDING LOT COVERAGE = 5,514 SF  
PERMITTED OBSTRUCTION AREA 5,514 X .2) = 1,102 SF  
PROPOSED BULKHEAD AREA (22'-2" X 8'-8") = 192 SF < 1,102 SF (OK)  
MAX. PERMITTED BUILDING HEIGHT 55'-0" < 120'-0"  
PROPOSED BULKHEAD HEIGHT = 18'-0" < 25'-0" (OK)



### ZONING SECTION DIAGRAM (HART ST) - ZD1

SCALE: 3/32" = 1'-0"

1

BASE PLANE  
+51.35'



.GROUND FLOOR  
(+0.00) +51.35'

1ST FLOOR  
(+5.00) +56.35'

2ND FLOOR  
(+15.00) +66.35'

3RD FLOOR  
(+25.00) +76.35'

MIN. BASE HEIGHT  
(+30.00) +81.35'

4TH FLOOR  
(+35.00) +86.35'

MAX BASE HEIGHT  
(+45.00) +96.35'

5TH FLOOR  
(+45.00) +96.35'

MAX. BLDG. HEIGHT  
(+55.00) +106.35'

ROOF  
(+55.00) +106.35'

BULKHEAD SLAB  
(+55.94) +107.29'

BULKHEAD  
(+65.94) +117.29'

ELEVATOR BULKHEAD  
(+77.60) +128.95'

HART STREET

55' - 0" MAX. PERMITTED BUILDING HEIGHT  
45' - 0" MAX. PERMITTED BASE HEIGHT  
55' - 0" PROPOSED BUILDING HEIGHT  
45' - 0" PROPOSED BASE HEIGHT

11' - 8"

10' - 11"

10' - 0"

10' - 0"

10' - 0"

5' - 0"

