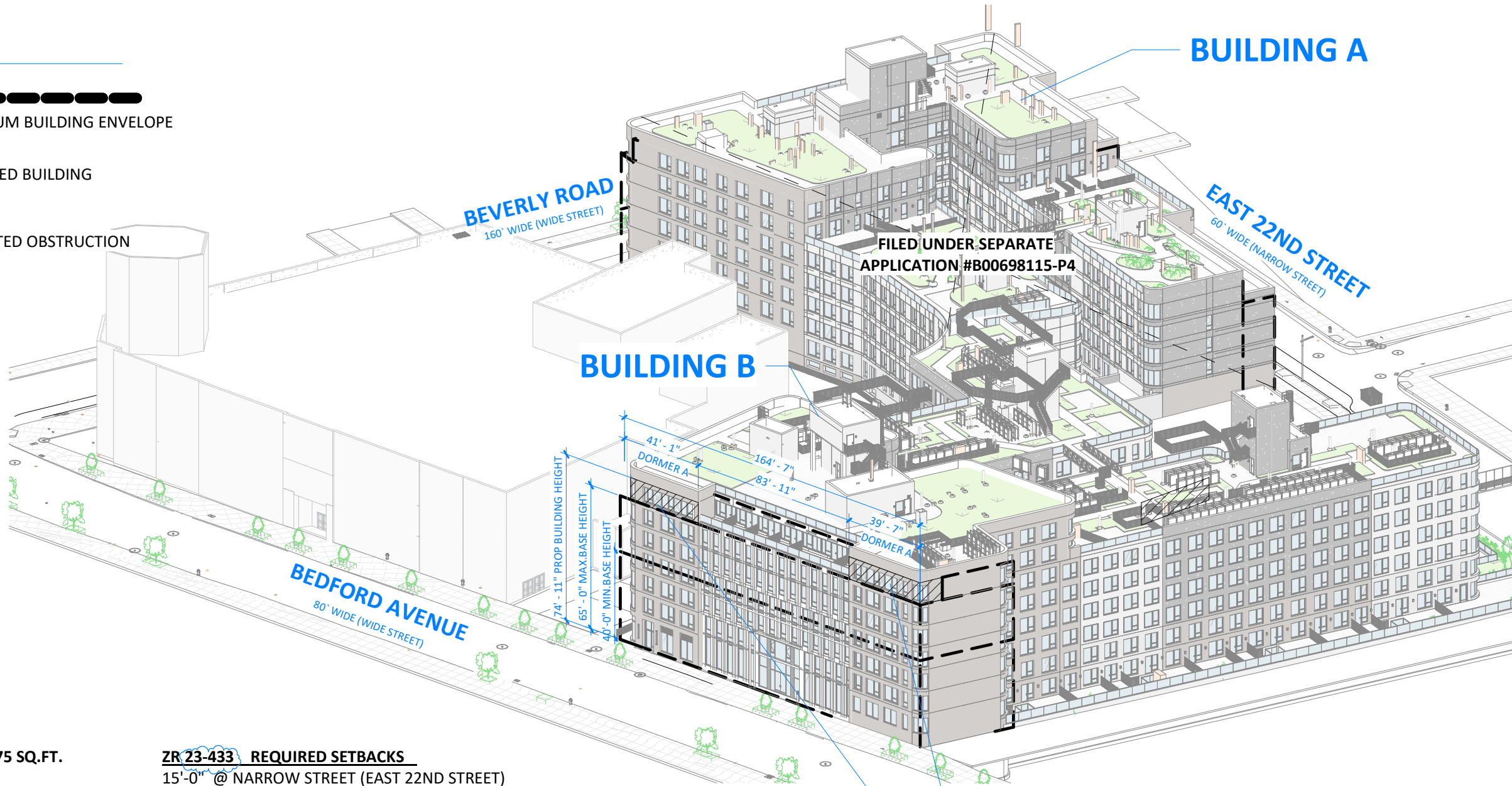


AXONOMETRIC DIAGRAM

NOT TO SCALE

LEGEND

- MAXIMUM BUILDING ENVELOPE
- PROPOSED BUILDING
- PERMITTED OBSTRUCTION



LOT AREA : 170,775 SQ.FT.

ZR 23-362(a) LOT COVERAGE

LOT COVERAGE ALLOWABLE:
WITHIN 100FT OF CORNER 100%
BEYOND 100FT OF A WIDE STREET 80%
WITHIN 100FT OF A WIDE STREET 80%

LOT COVERAGE PROPOSED:
WITHIN 100FT OF CORNER 82%
BEYOND 100FT OF A WIDE STREET 44%
WITHIN 100FT OF A WIDE STREET 54%

ZR 23-342(a)(1), 33-26 REAR YARDS

REQUIRED REAR YARD: 30' - 0"
PROPOSED REAR YARD: 30' - 0"

ZR 23-433 REQUIRED SETBACKS

15'-0" @ NARROW STREET (EAST 22ND STREET)
10'-0" @ WIDE STREET (BEVERLY ROAD & BEDFORD AVENUE)

ZR 23-412(c) PERMITTED OBSTRUCTION

BEDFORD AVENUE - 45' - 5"
BEVERLY ROAD - 32' - 2"
EAST 22ND STREET - 26' - 2"

ZR 23-431 (b)(1) STREET WALL

100% OF STREET WALL IS WITHIN 8'-0" OF STREET LINE

ZR 23-432, 35-632 BUILDING HEIGHT

MINIMUM BASE HEIGHT:
NARROW STREET: 30'-0"
WIDE STREET: 40'-0"
PROPOSED BASE HEIGHT:
EAST 22ND STREET - 45'-0"
BEVERLY ROAD & BEDFORD AVENUE - 65'-0"

MAX. BASE HEIGHT:
NARROW STREET: 45'-0"
WIDE STREET: 65'-0"
PROPOSED BASE HEIGHT:
EAST 22ND STREET - 45'-0"
BEVERLY ROAD & BEDFORD AVENUE - 65'-0"

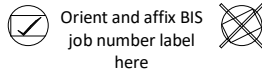
MAX BUILDING HEIGHT:
NARROW STREET: 55'-0"
WIDE STREET: 85'-0"
PROPOSED BUILDING HEIGHT:
EAST 22ND STREET - 55'-0"
BEVERLY ROAD & BEDFORD AVENUE - 74'-11"

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= 9' - 11"
60% -9.9 % =50.1%
164' - 7" (WALL LENGTH) X .50 = 82' - 5" (MAXIMUM DORMER LENGTH)
PROPOSED DORMER = 80' - 8" < 82' - 5" OK
(41'-1" + 39'-7") = 80'-8"



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)	2366
Street Name	BEDFORD AVE
Borough	BROOKLYN
Block	5133
Lot (s)	DEVELOPMENT LOT # 46,
BIN	ZONING LOT INCLUDES TAX LOTS # 14, 44 & 46

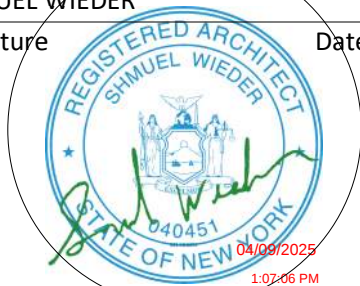
Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. 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

4

ZONING SECTION DIAGRAM - ZD1

SCALE: 12" = 1'-0"

LOT AREA : 170,775 SQ.FT.

ZR 23-362(a) LOT COVERAGE

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WITHIN 100FT OF CORNER 100%
BEYOND 100FT OF A WIDE STREET 80%
WITHIN 100FT OF A WIDE STREET 80%

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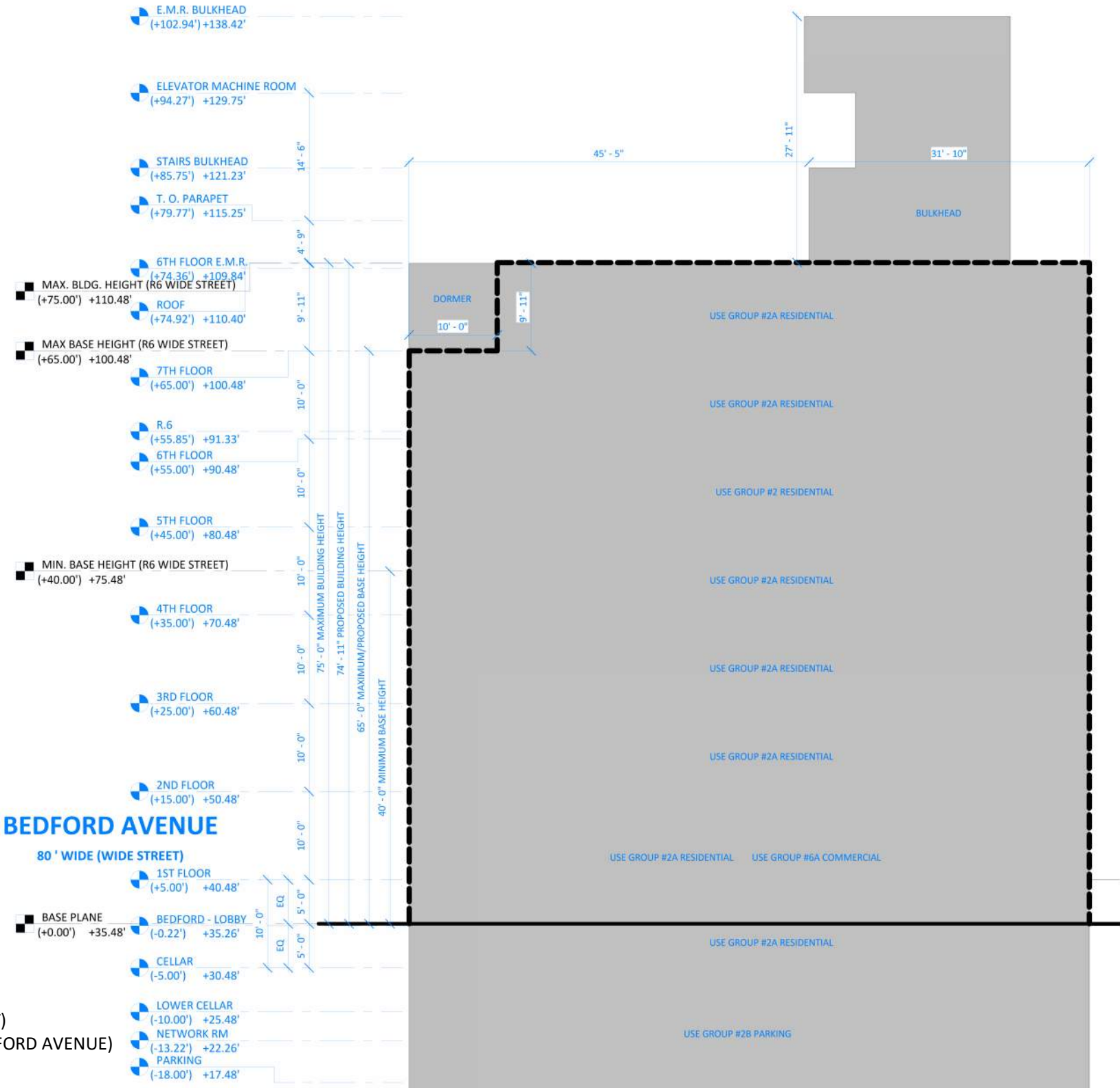
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WIDE STREET: 85'-0"
PROPOSED BUILDING HEIGHT:
EAST 22ND STREET - 55'-0"
BEVERLY ROAD & BEDFORD AVENUE - 74'-11"



NYC

Buildings

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

X

No

Location Information

House No(s)

2366

Street Name

BEDFORD AVE

Borough

BROOKLYN

Block

5133

Lot (s)

DEVELOPMENT LOT # 46,

BIN

ZONING LOT INCLUDES
TAX LOTS # 14, 44 & 46

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

REGISTERED ARCHITECT

SHMUEL WIEDER

040451

STATE OF NEW YORK

04/09/2025

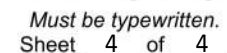
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P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



Last Name	WIEDER	First Name	SHMUEL	Middle Initial	
Business Name	S. WIEDER ARCHITECT PC			Business Telephone	718 484 3201
Business Address	203 CLIFTON PLACE, SUITE #20			Business Fax	
City	BROOKLYN	State	NY	Zip	11216
				Mobile Telephone	
E-Mail	SAM@SW-ARCHITECT.COM			License Number	040451

Dwelling Units	354	Parking area	36,352 sq. ft.	Parking Spaces: Total	123	Enclosed	123
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- | | | |
|---|-----------------|----------------------------------|
| ☐ Special Permit | ULURP No. _____ | Authorizing Zoning Section _____ |
| ☐ Authorization | App. No. _____ | Authorizing Zoning Section _____ |
| ☐ Certification | App. No. _____ | Authorizing Zoning Section _____ |
| ☐ Other | App. No. _____ | |

Sheet 4 of 4

07/09