

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

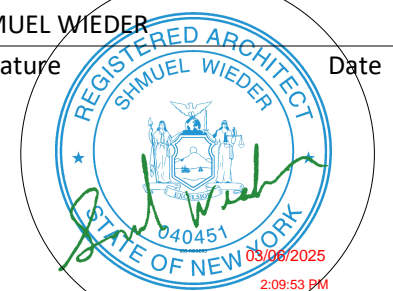
Location Information

House No(s)	2359
Street Name	BEDFORD AVENUE
Borough	BROOKLYN
Block	5135
Lot (s)	53
BIN	3117909

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 _____

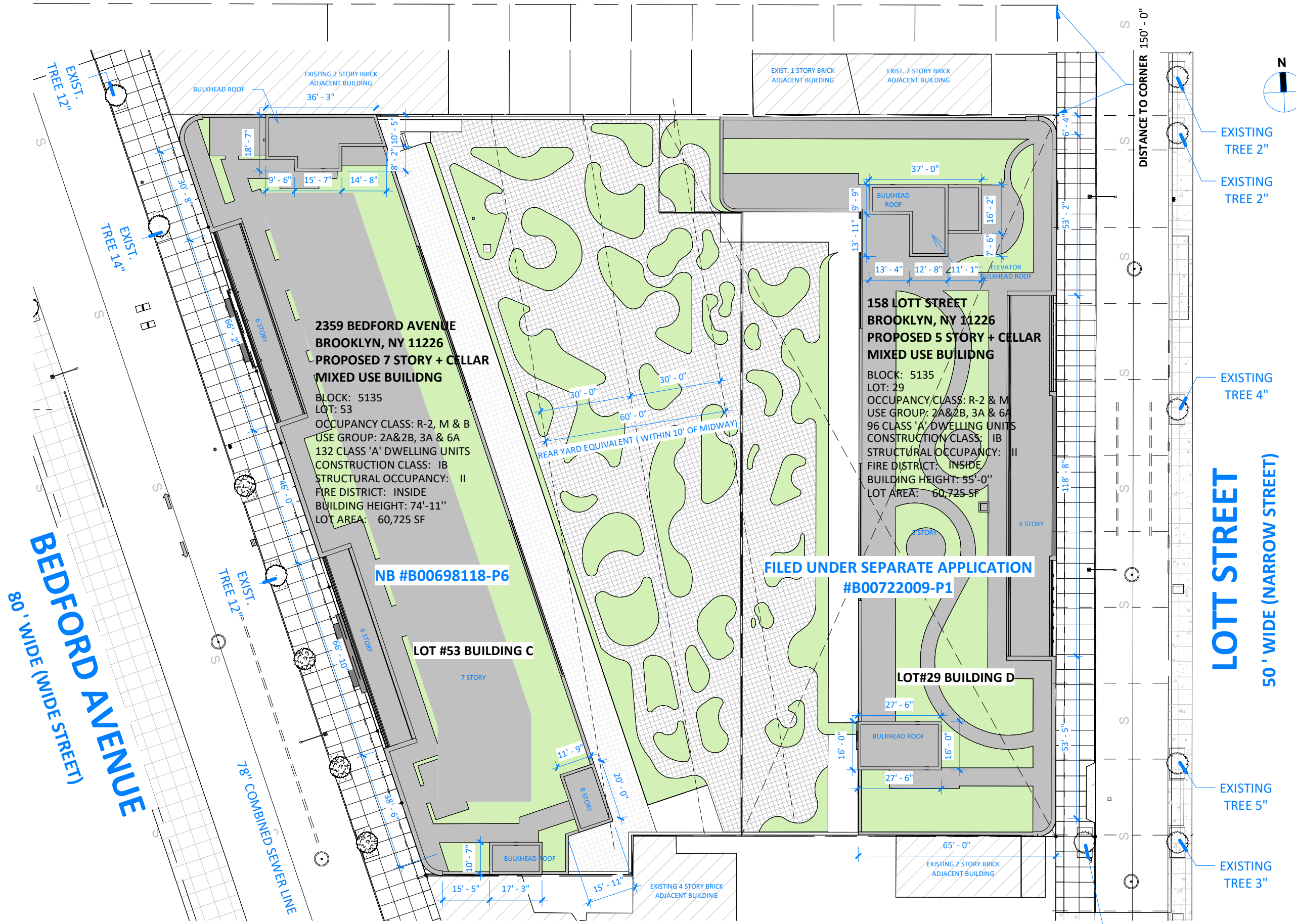


P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



LEGEND

C4-2 (RES.EQUIVALENT R6)(ZR 35-23)

QUALITY HOUSING PROGRAM

PROPERTY LINE

DISTRICT BOUNDARY

PROPOSED BUILDING



EXISTING TREE

1



SITE PLAN - ZD1

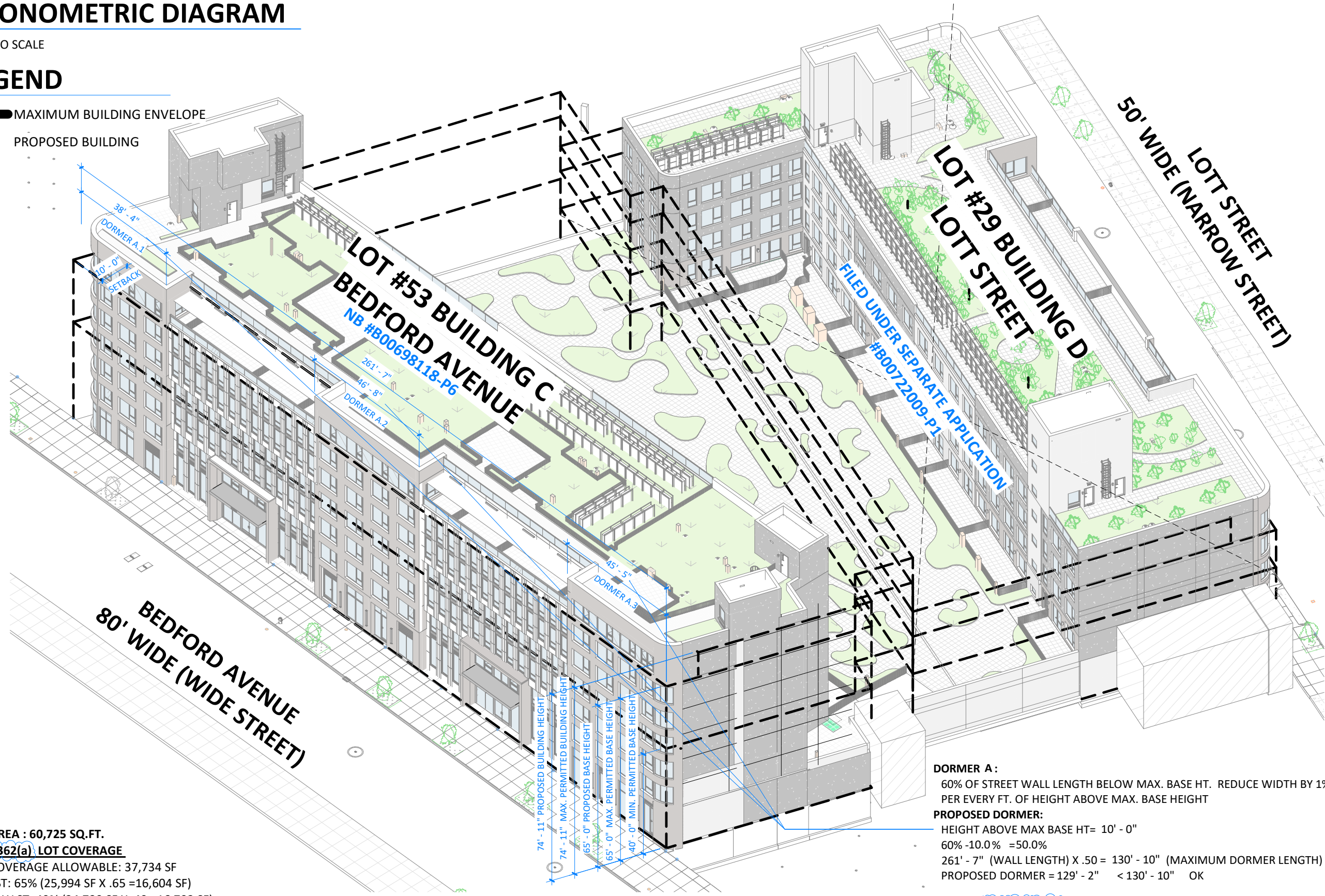
SCALE: 1/32" = 1'-0"

AXONOMETRIC DIAGRAM

NOT TO SCALE



LEGEND

-  MAXIMUM BUILDING ENVELOPE
-  PROPOSED BUILDING



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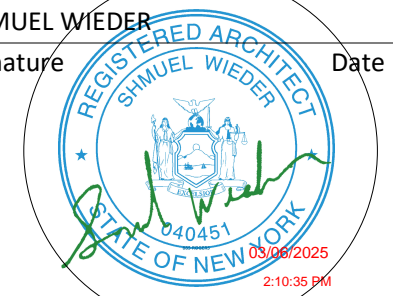
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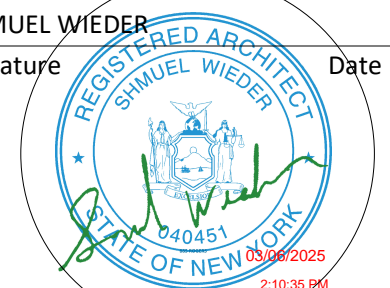
Location Information

House No(s) 2359
 Street Name BEDFORD AVENUE
 Borough BROOKLYN
 Block 5135
 Lot (s) 53
 BIN 3117909

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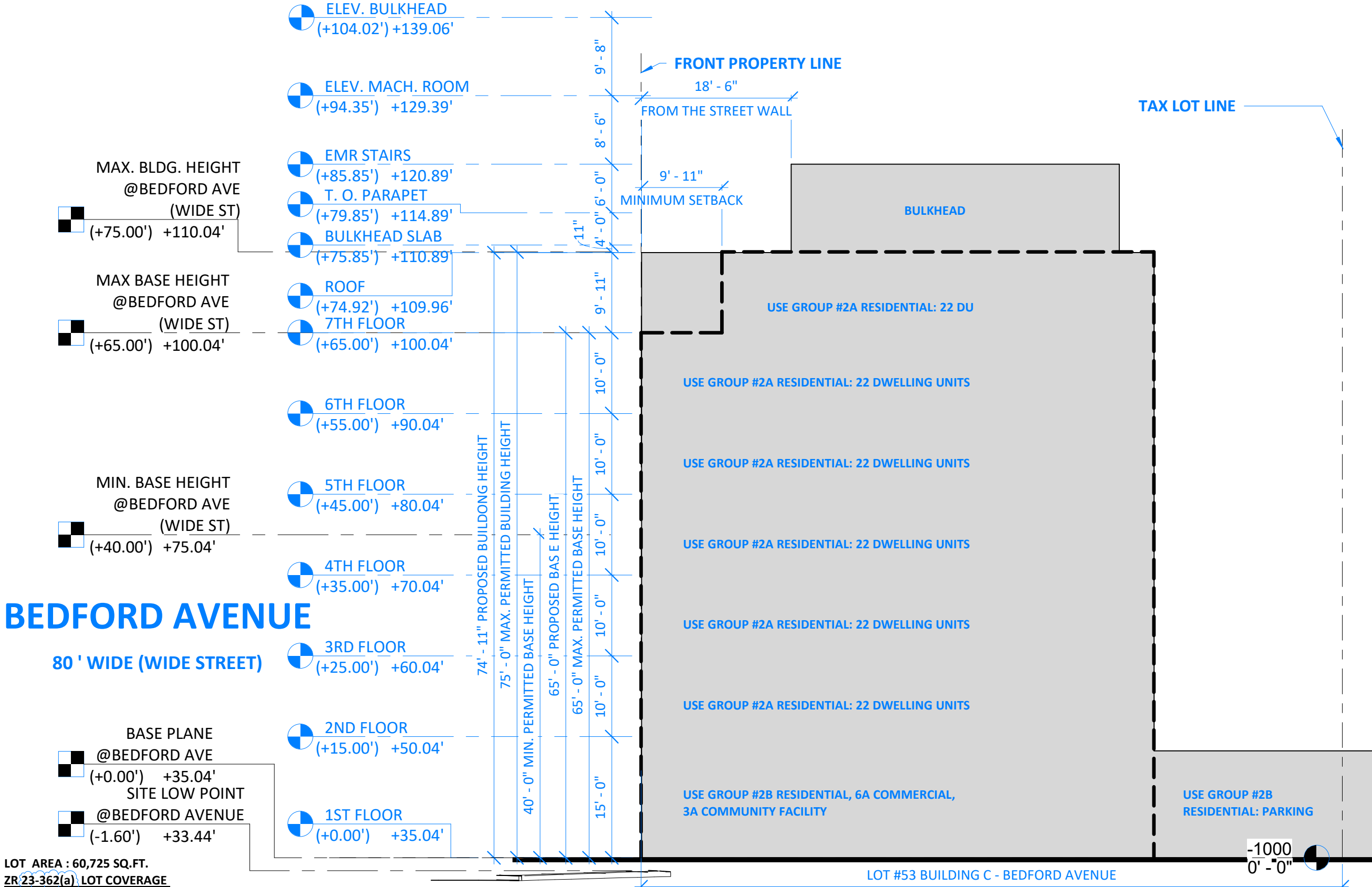


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BEDFORD AVENUE

80' WIDE (WIDE STREET)

LOT AREA : 60,725 SQ.FT.

ZR 23-362(a) LOT COVERAGE

LOT COVERAGE ALLOWABLE: 37,734 SF
 WIDE ST: 65% (25,994 SF X .65 =16,604 SF)
 NARROW ST: 49% (34,730 SF X .49 =16,792 SF)
 LOT COVERAGE PROPOSED: 33,396 SF (55%)

ZR 23-344(b)(1)(c)(1) REAR YARDS

REQUIRED: AN OPEN AREA WITH A MINIMUM DEPTH OF 60 FEET MIDWAY, OR WITHIN 10 FEET OF BEING MIDWAY, BETWEEN THE TWO STREETLINES UPON WHICH SUCH THROUGH LOT FRONTS
 PROPOSED: 60' REAR YARD EQUIVALENT WITHIN 10'-0" OF MIDPOINT

1 ZONING SECTION DIAGRAM ZD1

SCALE: 1 : 150

ZR 35-631(b), 23-431(b) STREET WALL

REQUIRED: AT LEAST 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN 8 FEET OF THE STREET LINE AND SHALL EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT, OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS. UP TO 30 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS MAY BE RECESSED BEYOND 8 FEET OF THE STREET LINE
 PROPOSED: 100% OF STREET WALL IS WITHIN 8'-0" OF STREET LINE

ZR 23-433, 35-632 REQUIRED SETBACKS

REQUIRED: 10'-0" BEDFORD AVE (WIDE STREET)
 PROPOSED: 10'-0" SETBACK BEDFORD AVE (WIDE ST)

ZR 23-432, 35-652 BUILDING HEIGHT REQUIRED

MIN BASE HEIGHT: 40'-0" BEDFORD AVE (WIDE ST)
 MAX BASE HEIGHT: 65'-0" BEDFORD AVE (WIDE ST)
 MAX BUILDING HEIGHT: 75'-0" BEDFORD AVE (WIDE ST)

PROPOSED

MIN BASE HEIGHT: 65'-0" BEDFORD AVE (WIDE ST)
 MAX BASE HEIGHT: 65'-0" BEDFORD AVE (WIDE ST)
 MAX BUILDING HEIGHT: 74'-11" BEDFORD AVE (WIDE ST)

