

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)	650
Street Name	MADISON STREET
Zone	R6B
Borough	BROOKLYN, NY 11221
Block	1646
Lot	11
BIN	3045200

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Name (please print)

Checker **Leandro N Dickson**

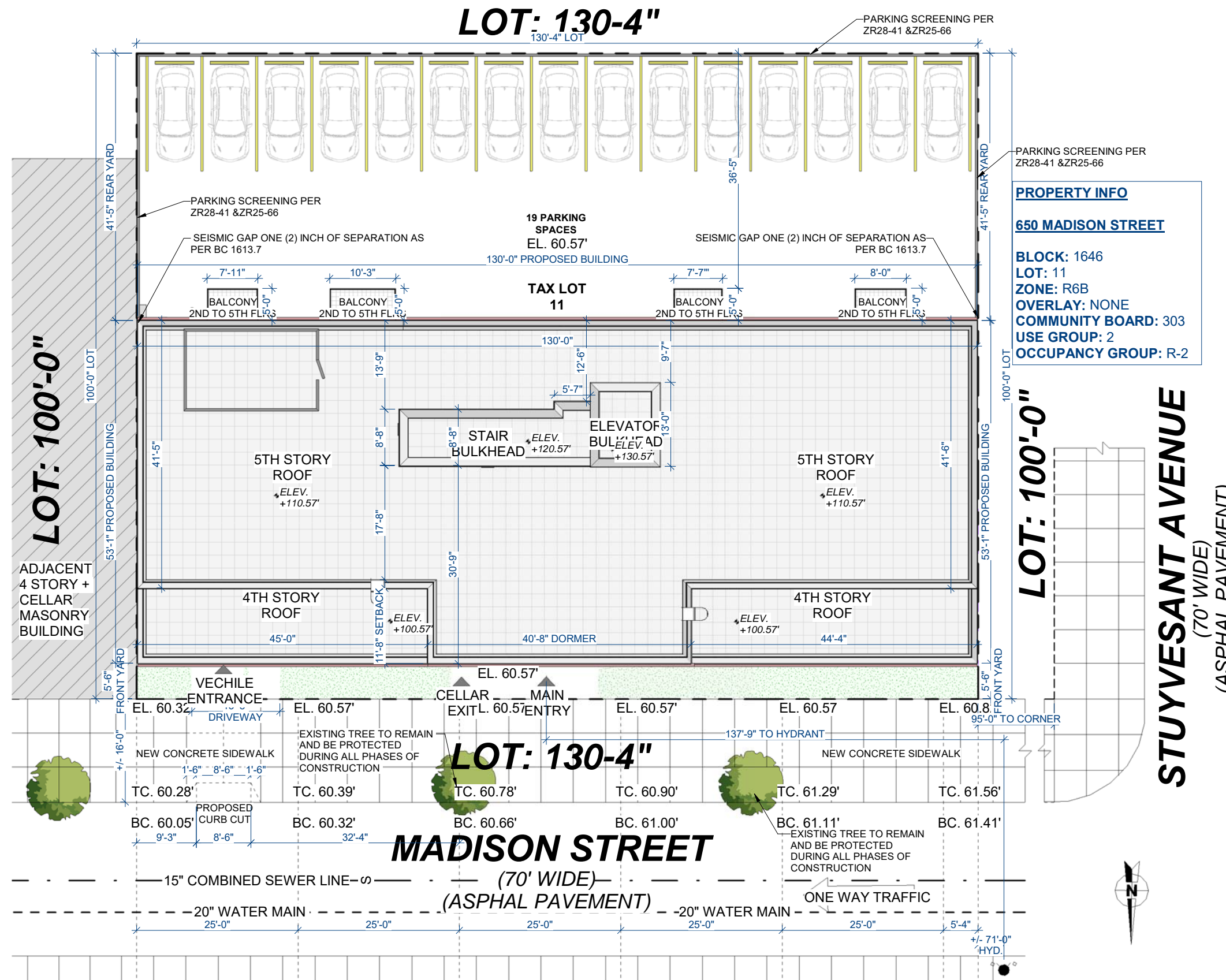
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BIS Doc # **01**

PLAN EXAMINER SIGN AND DATE



1 SITE PLAN - ZD1
1/16" = 1'-0"

ZONING ANALYSIS

SECTION	ITEM	PERMITTED/REQUIRED	PROPOSED
ZR 22-12	USE PERMITTED	USE GROUPS: (RESIDENTIAL) R-2	USE GROUP: 2
ZR 23-153	MAX F.A.R.	MAX ALLOWED F.A.R.: RESIDENTIAL 2.00	PROPOSED F.A.R (SEE Z-102) 2.048
	FLOOR AREA	MAX ALLOWED FLOOR AREA: RESIDENTIAL 26067 SF	PROPOSED ZONING F.A. (SEE Z-102) 26688 SF
ZR-12-153	LOT COVERAGE	LOT COVERAGE .MAX 60%	PROPOSED LOT COVERAGE % (SEE Z-105) 54%

DENSITY AND MINIMUM LOT SIZE AND WIDTH

ZR-23-22	DENSITY	MAX. ALLOWED NUMBER OF DWELLING UNITS (MAX. FLOOR AREA / 680) = 26067 SF/680 = 38.33 = 38	PROPOSED BUILDING: 38 DWELLING UNITS
ZR-23-32	MIN.LOT AREA	1700 SQ.FT.	LOT AREA: 13,033.33 SF
ZR-23-32	MIN. LOT WIDTH	18'-0"	LOT FRONT: 130.33'

YARDS

ZR-23-45	FRONT YARD	R6B - NONE REQUIRED	PROPOSED FRONT YARD: 5'-6"
ZR-23-462 (C)	SIDE YARD	NO SIDE YARD IS REQUIRED, HOWEVER, IF ONE IS PROVIDED IT SHALL HAVE A MINIMUM WIDTH OF 8'-0"	PROPOSED SIDE YARD: 0'-0"
ZR-23-47	REAR YARD	A REAR YARD WITH A DEPTH OF NOT LESS THAN 30 FEET SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT	PROPOSED REAR YARD: 41'-5"

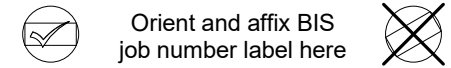
HEIGHT AND SETBACK

ZR23-621 (C)(1)	PERMITTED OBSTRUCTIONS DORMER CALCULATIONS	<p>DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION, PROVIDED THAT ON ANY STREET FRONTAGE, THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE HEIGHT DOES NOT EXCEED 60 PERCENT OF THE WIDTH OF THE STREET WALL OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT. FOR EACH FOOT ABOVE THE MAXIMUM BASE HEIGHT, THE AGGREGATE WIDTH OF ALL DORMERS SHALL BE DECREASED BY ONE PERCENT OF THE STREET WALL WIDTH OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT.</p> <p>WIDTH OF STREET WALL 130'-0" X 60% = 78'-0" PROPOSED DORMER HT ABOVE MAX BASE HEIGHT = 10'-0" 10'-0" X 1% = 10% , 78'-0" X 10% = 7'-9 1/2" 78'-0" - 7'-9 1/2" = 70'-4" 70'-2 1/2" PERMITTED DORMER WIDTH</p>	PROPOSED DORMER WIDTH 40'-8"
ZR-23-661 (B)(1)	STREET WALL LOCATION	ZONING LOTS WITH AT LEAST 50' OF FRONTAGE ALONG A ST. LINE, THE ST. WALL SHALL BE LOCATED NO CLOSER TO THE ST. LINE THAN THE CLOSEST ST. WALL, OR AN ADJOINING ZONING LOT LOCATED ON THE SAME ST. FRONTAGE, THAT IS BOTH WITHIN 15' OF THE ST. LINE AND WITHIN 25' OF SUCH QUALITY HOUSING BUILDING.	PROPOSED BUILDING IS LOCATED NO CLOSER TO THE STREET LINE THAN THE ADJACENT NEIGHBORING BUILDINGS
ZR-23-662 (C)(2)	SETBACK REGULATIONS	<p>THE DEPTH OF SUCH REQUIRED SETBACK MAY BE REDUCED BY ONE FOOT FOR EVERY FOOT THAT THE STREET WALL IS LOCATED BEYOND THE STREET LINE, BUT IN NO EVENT SHALL A SETBACK OF LESS THAN SEVEN FEET IN DEPTH BE PROVIDED</p> <p>REQUIRED SETBACK = 15'-0" NARROW STREET (15'-0" REQUIRED SETBACK) - (FRONT YARD 5'-6") = 9'-6" REDUCED SETBACK = 9'-6"</p>	PROPOSED SETBACK = 9'-6"
ZR-23-662 (TABLE 1)	MIN BASE HEIGHT	30'-0"	PROPOSED BASE HEIGHT: 40'-0"
	MAX BASE HEIGHT	40'-0"	PROPOSED BASE HEIGHT: 40'-0"
	MAX ALLOWED BUILDING HGT.	50'-0"	PROPOSED BUILDING HEIGHT: 50'-0"



ZD1 Zoning Diagram

Must be type written



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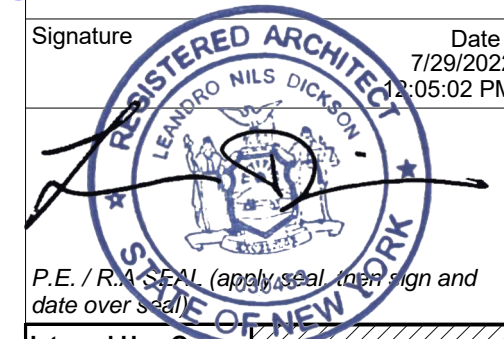
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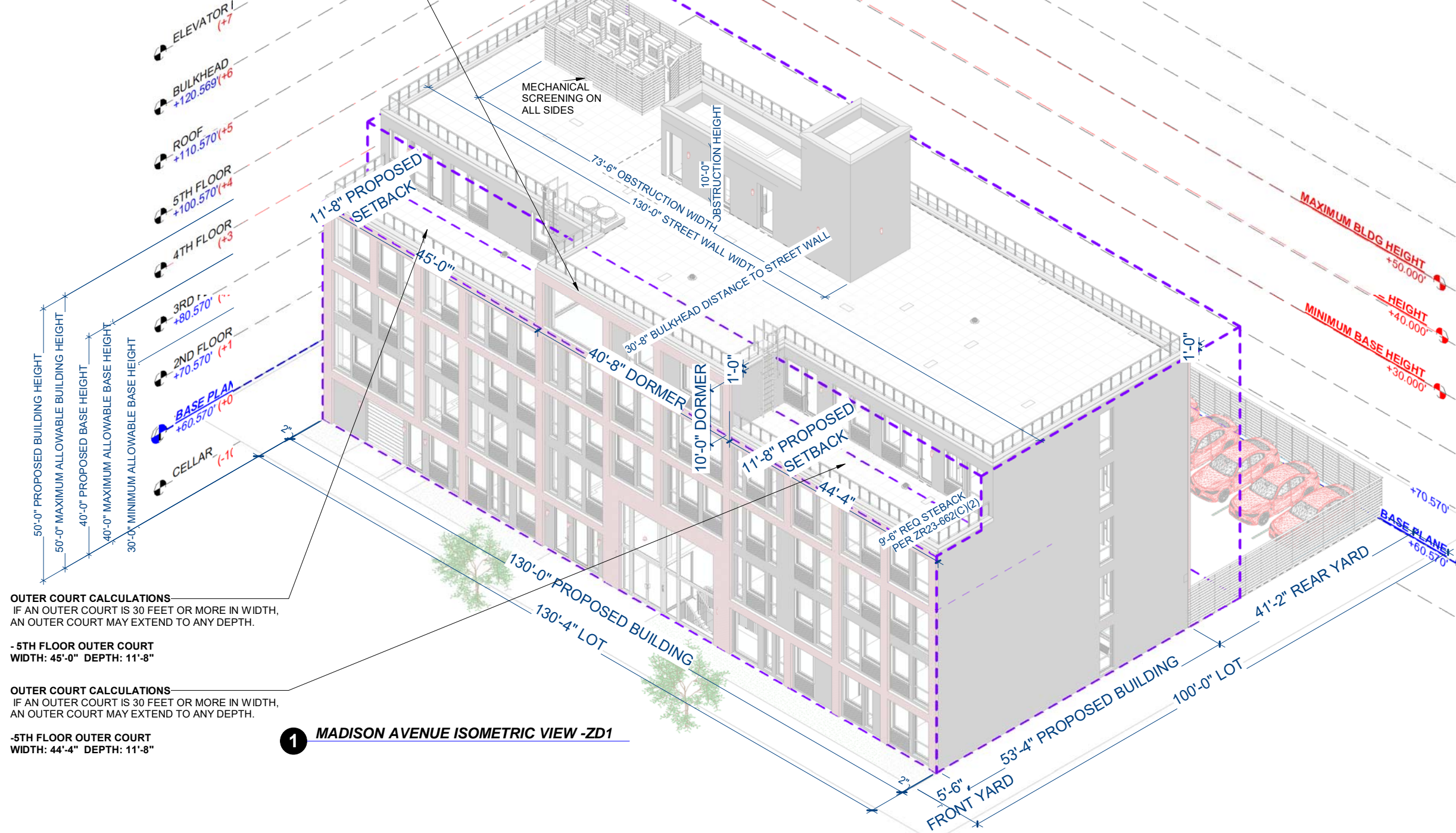
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DORMER CALCULATIONS
 DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION, PROVIDED THAT ON ANY STREET FRONTAGE, THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE HEIGHT DOES NOT EXCEED 60 PERCENT OF THE WIDTH OF THE STREET WALL OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT. FOR EACH FOOT ABOVE THE MAXIMUM BASE HEIGHT, THE AGGREGATE WIDTH OF ALL DORMERS SHALL BE DECREASED BY ONE PERCENT OF THE STREET WALL WIDTH OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT.

WALL STREET WALL 130'-0" X 60% = 78'-0"
 PROPOSED DORMER HT ABOVE MAX BASE HEIGHT = 10'-0"
 $10'-0" \times 1\% = 10\%$, $78'-0" \times 10\% = 7'-9 \frac{1}{2}"$
 $78'-0" - 7'-9 \frac{1}{2}" = 70'-4"$
 70'-2 1/2" PERMITTED DORMER WIDTH"

- PROPOSED DORMER WIDTH 40'-8"



OUTER COURT CALCULATIONS
 IF AN OUTER COURT IS 30 FEET OR MORE IN WIDTH, AN OUTER COURT MAY EXTEND TO ANY DEPTH.

- 5TH FLOOR OUTER COURT
 WIDTH: 45'-0" DEPTH: 11'-8"

OUTER COURT CALCULATIONS
 IF AN OUTER COURT IS 30 FEET OR MORE IN WIDTH, AN OUTER COURT MAY EXTEND TO ANY DEPTH.

- 5TH FLOOR OUTER COURT
 WIDTH: 44'-4" DEPTH: 11'-8"

1 MADISON AVENUE ISOMETRIC VIEW -ZD1

ZD1 Zoning Diagram
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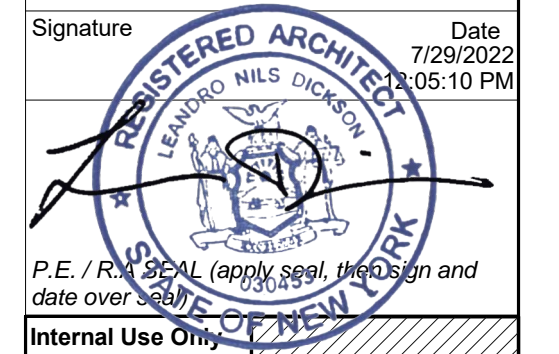
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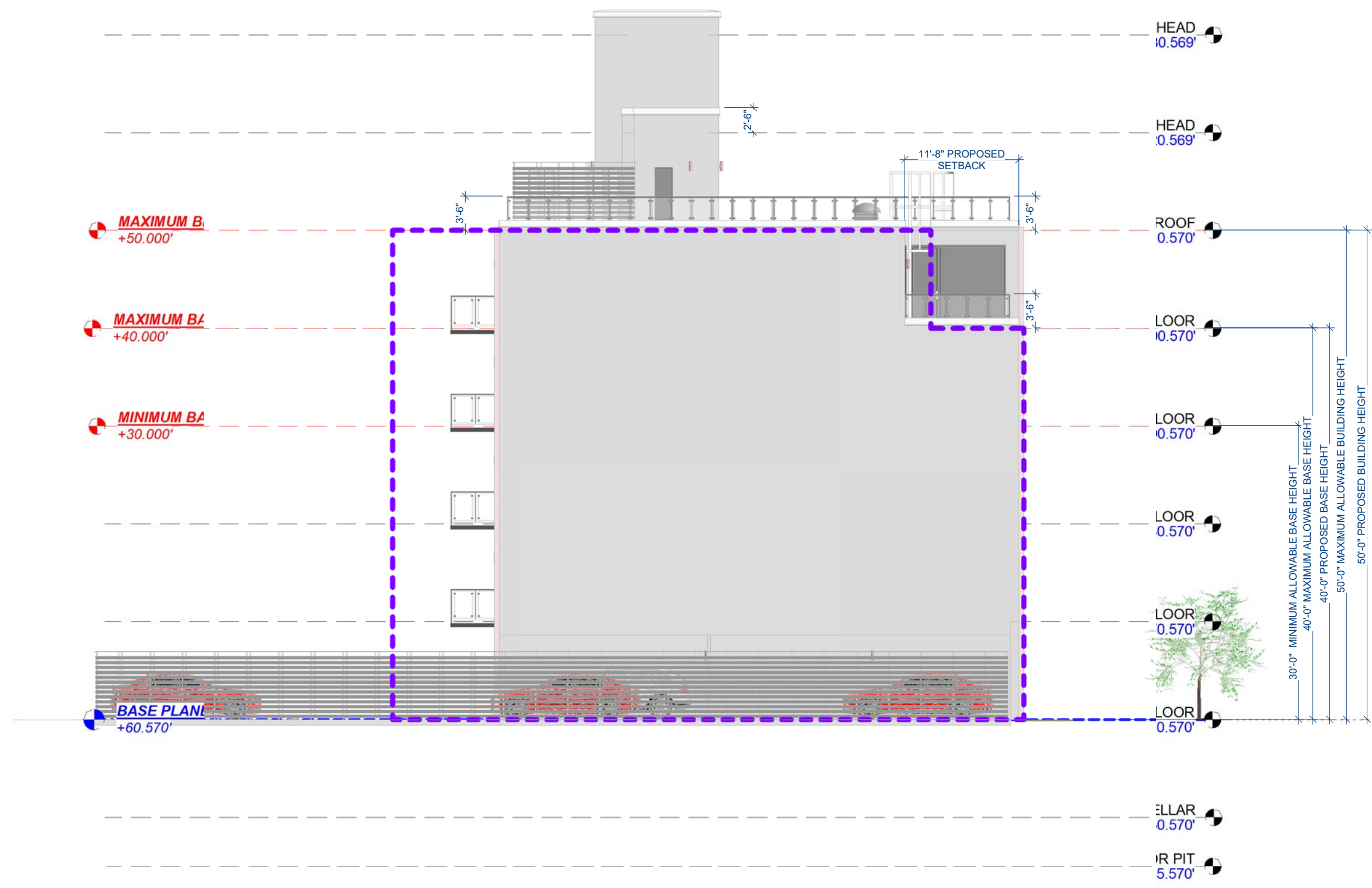


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1 HEIGHT DIAGRAM SIDE VIEW - ZD1

