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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

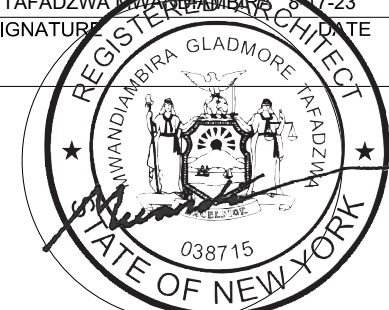
Yes No

Location Information

House No(s) 281
 Street Name SOUTH 2 STREET
 Borough BROOKLYN
 Block 2409
 Lot 22
 BIN _____

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 made a false statement or 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 or documents with the Department.

NAME (PLEASE PRINT) TAFADZWA MUVANDIAMBIRA
 SIGNATURE TAFADZWA MUVANDIAMBIRA 047-23



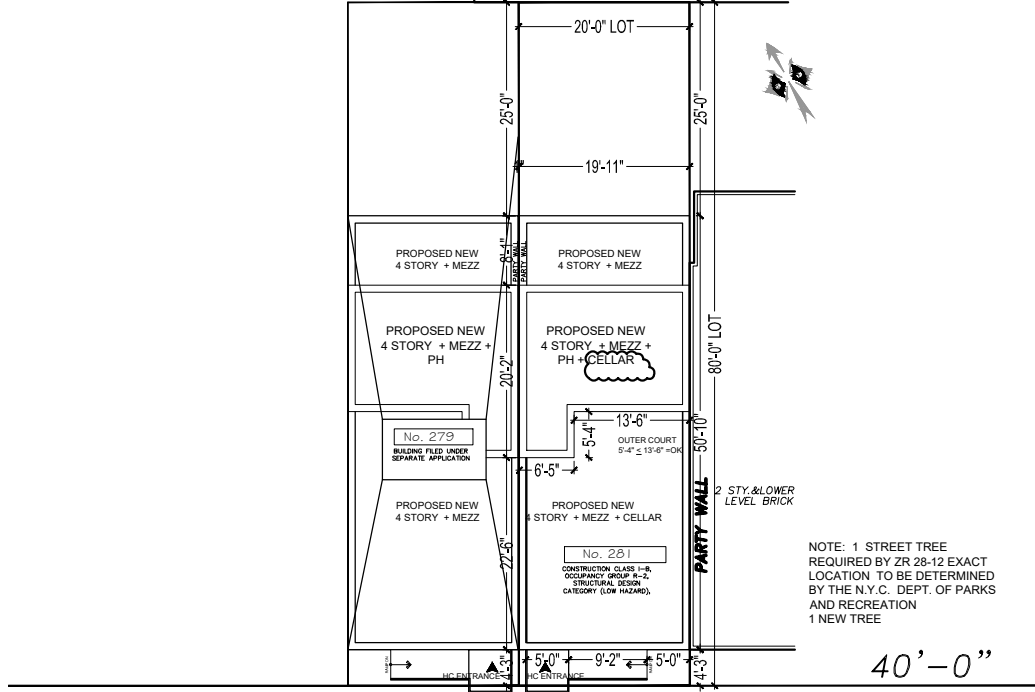
P.E. / R.A. SEAL (APPLY SEAL SIGN AND DATE OVER SEAL)

Internal Use Only

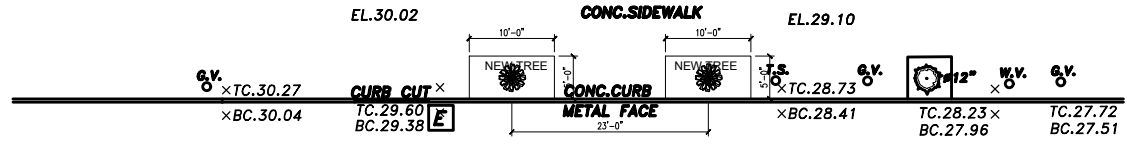
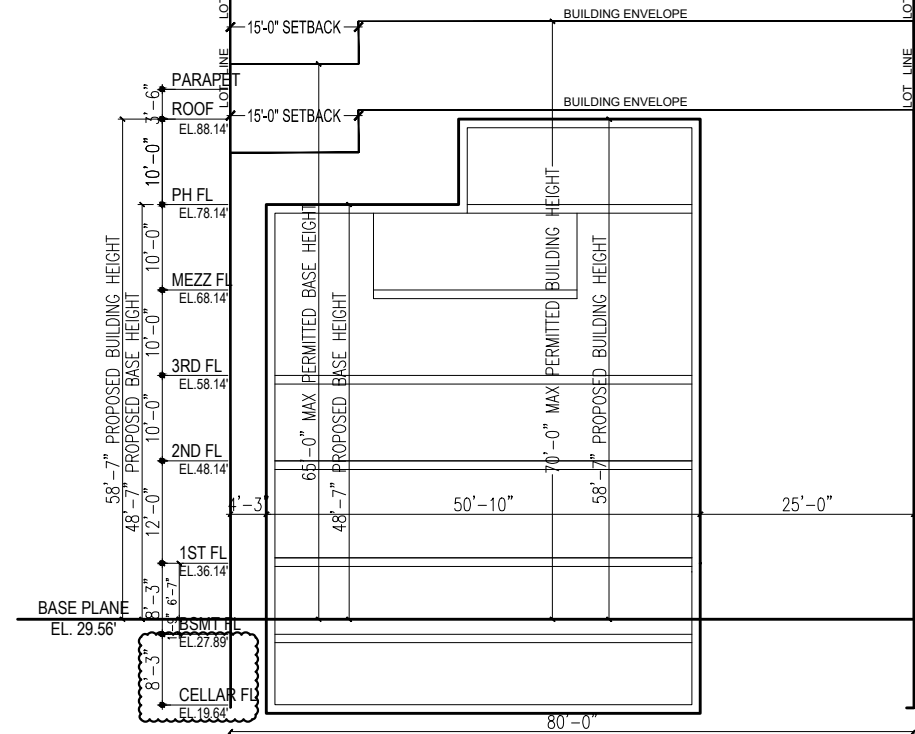
BIS Doc # _____

PLAN EXAMINERS SIGN AND DATE
 ISSUANCE 7/09

5 STY. BRICK



MARCY AVENUE (8th STREET)
 BROOKLYN-QUEENS CONN. HWAY



SOUTH 2 (60.00' WIDE) STREET
 BASE PLANE = (29.10' + 30.02') / 2 = 29.56'

| | |
|--------------------------|--------------------------|
| BUILDING DATA | |
| PROJECT / BUILDING DATA: | BLOCK: 2409 |
| 281 SOUTH 2 STREET, | LOT: 22 |
| BROOKLYN 11211 | ZONE: R8 (NARROW STREET) |
| | MAP: 10B |
| | CONSTRUCTION TYPE: B |
| | MDL CLASS: H4EA |

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|--|----------------------------------|
| SCOPE OF WORK | |
| ALTERATION TYPE 1 APPLICATION. PROPOSED VERTICAL AND HORIZONTAL ENLARGEMENT TO EXISTING 3 STORY + CELLAR RESIDENTIAL USE BUILDING. PROPOSED NEW 4 STORY + PENTHOUSE + CELLAR RESIDENTIAL BUILDING. | |
| CELLAR FLOOR = | RESIDENTIAL R2 (QUALITY HOUSING) |
| B5MT FLOOR = | RESIDENTIAL R2 (QUALITY HOUSING) |
| FIRST FLOOR = | RESIDENTIAL R2 (QUALITY HOUSING) |
| SECOND FLOOR = | RESIDENTIAL R2 (QUALITY HOUSING) |
| THIRD FLOOR = | RESIDENTIAL R2 (QUALITY HOUSING) |
| MEZZ. FLOOR = | RESIDENTIAL R2 (QUALITY HOUSING) |
| PENTHOUSE = | RESIDENTIAL R2 (QUALITY HOUSING) |

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|-----------------------|-------------------------------|
| PERMITTED USE GROUPS: | 1,2,3,4 |
| (ZR 22-10): | |
| PROPOSED USE GROUP: | 2-OK |
| LOT AREA: | 80'-0" X 20'-0" = 1600.0 S.F. |

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| RESIDENTIAL USE | |
| MAX F.A.R. | F.A.R. QUALITY HOUSING (WIDE STREET) = L.A. (1600.0) X 3.0 = 4800 S.F. |
| ZR 23-153 | |
| EXISTING F.A. | |
| CELLAR FLOOR | 740.0 SF |
| B5MT FLOOR | 906.67 SF |
| 1ST FLOOR | 906.67 SF |
| 2ND FLOOR | 906.67 SF |
| TOTAL EXIST. F.A. | 3460.01 SF |
| PROPOSED F.A. | |
| CELLAR FLOOR | 740.0 SF |
| B5MT FLOOR | 1016.21 SF |
| 1ST FLOOR | 1016.21 SF |
| 2ND FLOOR | 1016.21 SF |
| 3RD FLOOR | 1012.43 SF |
| MEZZ. FLOOR | 1012.43 SF |
| PENTHOUSE | 337.47 SF |
| TOTAL PROP. F.A. | 6150.96 SF |
| | 4592.49 SF |
| | 4592.49 SF |
| | 4592.49 S.F. < 4800.0 S.F. = OK |
| | FAR: 4592.49 / 1600 = 2.87 < 3.0 = OK |

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| LOT COVERAGE | |
| RESIDENTIAL MAX L.C. 23-156 | FOR INTERIOR LOTS WITHIN 100 FEET OF THE POINT OF INTERSECTION OF TWO STREET LINES INTERSECTING AT AN ANGLE OF 135 DEGREES OR LESS, THE MAXIMUM LOT COVERAGE SHALL BE 100%. LA X 100% = 1600.0 SF |
| PROPOSED | 1016.21 S.F. < 1600.0 S.F. = OK |
| MAX DENSITY. ZR 23-22 | F.A. / 680 = 4800 S.F. / 680 = 7.06 D.U. |
| PROPOSED | 7 D.U. = OK |

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| HEIGHT REQUIREMENTS | |
| MAX HEIGHT ZR 23-662(a) tab.1 | MIN. BASE HEIGHT PERMITTED = 40'-0" MAX BASE HEIGHT PERMITTED = 65'-0" MAX BUILDING HEIGHT PERMITTED 75'-0" |
| PROPOSED | PROPOSED BASE HEIGHT = 48'-7" PROPOSED BUILDING HEIGHT = 58'-7" |

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| STREET WALL LOCATION | |
| FRONT YARD. ZR: 23-661.B1 | THE #STREET WALL# SHALL BE LOCATED NO CLOSER TO THE #STREET LINE# THAN THE #STREET WALL#, OR PORTION THEREOF, OF AN EXISTING ADJACENT #BUILDING# ON AN ADJOINING #ZONING LOT# LOCATED ON THE SAME #STREET# FRONTAGE |
| ADJACENT BUILDING'S | PROPOSED BUILDING IS NO CLOSER TO STREET LINE OF THE ADJACENT BUILDING |

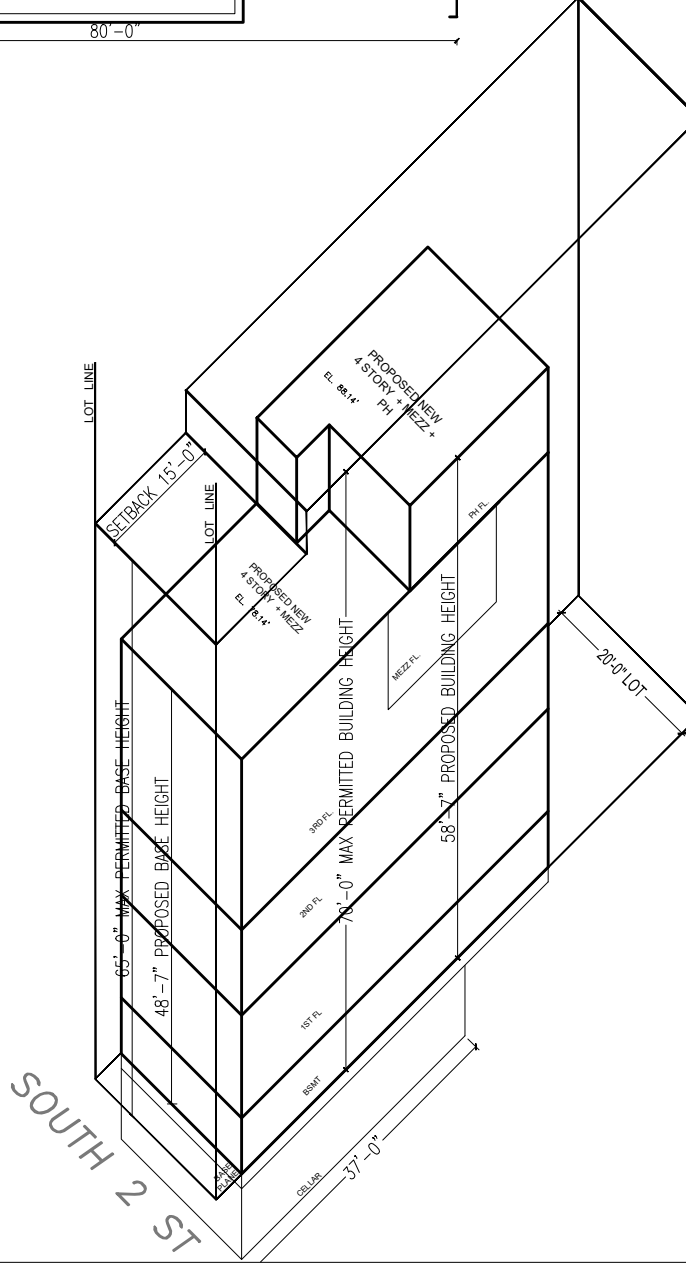
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| SETBACK REGULATIONS | |
| FRONT SETBACK ZR: 23-662.C(1) | A SETBACK WITH A DEPTH OF AT LEAST 10 FEET SHALL BE PROVIDED FROM ANY #STREET WALL# FRONTING ON A #WIDE STREET#. |
| PROPOSED. | OK |

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| YARD REGULATIONS | |
| SIDE YARDS. ZR 23-462 (c) | NONE REQD. OR 8'0" SIDE YARD IF ANY OPEN AREA |
| PROPOSED. | 0 OVER 0 = O.K. |
| REAR YARD. ZR 23-541 | NO REAR YARD SHALL BE REQUIRED WITHIN 100' OF THE POINT OF INTERSECTION OF TWO STREET LINES INTERSECTING AT AN ANGLE OF 135 DEGREES OR LESS. |

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| PARKING REQUIREMENTS | |
| ZR 25-241 (EX 3.0.1) | = 7 D.U. X 50% = 3.5 SPACES |
| PROPOSED | 0 PROVIDED (PARKING WAIVED AS PER ZR 25-261) UP TO 5 SPACES |
| BICYCLE PARKING ZR 25-811 | = 7 D.U. X 50% = 3.5 SPACES |
| PROPOSED | BICYCLE PARKING IS WAIVED LESS THEN 10 DWELLING UNITS |

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| PLANTING REQUIREMENTS | |
| ZR 23-03 TREE PLANTING | REQ'D ; ONE TREE FOR EVERY 25' OF FRONTAGE |
| EXISTING FRONTAGE | 20'-0" / 25 = 0.8 |
| PROPOSED TREE | 1 NEW TREE = OK |

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| LEGAL WINDOW DISTANCE REQUIREMENTS | |
| ZR: 23-861 | THE MINIMUM DISTANCE BETWEEN A LEGALLY REQUIRED WINDOW AND: (A) ANY WALL; (B) A REAR LOT LINE, OR VERTICAL PROJECTION THEREOF; OR (C) A SIDE LOT LINE, OR VERTICAL PROJECTION THEREOF; SHALL BE 30", MEASURED IN A HORIZONTAL PLANE AT THE SILL LEVEL OF, AND PERPENDICULAR TO, SUCH WINDOW FOR THE FULL WIDTH OF THE ROUGH WINDOW OPENING; HOWEVER, FOR SHALLOW INTERIOR LOTS IN R6 THROUGH R10 DISTRICTS, THE MINIMUM DISTANCE BETWEEN A LEGALLY REQUIRED WINDOW AND A REAR LOT LINE, OR VERTICAL PROJECTION THEREOF, MAY BE REDUCED TO EQUAL THE REAR YARD DEPTH REQUIRED PURSUANT TO THE PROVISIONS OF SECTION 23-52. |
| REAR YARD. ZR 23-52 | IF THE LOT IS LESS THAN 90 FEET DEEP AT ANY POINT; THE DEPTH OF A REQUIRED REAR YARD, MAY BE REDUCED BY 6" FOR EACH FOOT BY WHICH THE DEPTH OF A ZONING LOT, OR PORTION THEREOF, IS LESS THAN 90 FEET. HOWEVER, IN NO EVENT SHALL THE MINIMUM DEPTH OF A REQUIRED YARD, OR PORTION THEREOF, BE REDUCED TO LESS THAN 10 FEET. 90'-0" - 80'-0" = 10'-0" 10 X 0'-6" = 5'-0" MINIMUM DEPTH OF THE REAR YARD 30'-0" - 5'-0" = 25'-0" |
| PROPOSED | =OK |





ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 2

1 Applicant Information Required for all applications.

| | | | | | |
|------------------|------------------------|--------------------|--------------|----------------|--------|
| Last Name | MWANDIAMBIRA | First Name | TAFADZWA | Middle Initial | |
| Business Name | BAOBAB ARCHITECTS P C | Business Telephone | | | |
| Business Address | 1740 OCEAN AVE | Business Fax | | | |
| City | BROOKLYN | State | NY | Zip | 11230 |
| E-Mail | TAF@BAOBARCHITECTS.COM | Mobile Telephone | 917-703-4282 | License Number | 038715 |

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 7 Parking area sq. ft. Parking Spaces: Total Enclosed

3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

- Variance Cal. No. _____ Authorizing Zoning Section 72-21
- Special Permit Cal. No. _____ Authorizing Zoning Section _____
- General City Law Waiver Cal. No. _____ General City Law Section _____
- Other Cal. No. _____

City Planning Commission (CPC)

- Special Permit ULURP No. _____ Authorizing Zoning Section _____
- Authorization App. No. _____ Authorizing Zoning Section _____
- Certification App. No. _____ Authorizing Zoning Section _____
- Other App. No. _____

4 Proposed Floor Area Required for all applications. One Use Group per line.

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) | | | | FAR |
|--------------|--|-----------|-----------------------------|--------------------|------------|---------------|-------|
| | | | Residential | Community Facility | Commercial | Manufacturing | |
| CELL | 740 | 2B | - | - | - | - | - |
| BSMT | 1016.21 | 2A | 1016.21 | - | - | - | 0.635 |
| 001 | 1016.21 | 2A | 1016.21 | - | - | - | 0.635 |
| 002 | 1012.43 | 2A | 1016.21 | - | - | - | 0.635 |
| 003 | 1012.43 | 2A | 1012.43 | - | - | - | 0.633 |
| MEZZ. | 1012.43 | 2A | 193.96 | - | - | - | 0.121 |
| PH | 337.47 | 2A | 337.47 | - | - | - | 0.211 |
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| Totals | 6150.96 | | | | | | |

ZD1

4 Proposed Floor Area Required for all applications. One Use Group per line.

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) | | | | FAR |
|--------------|--|-----------|-----------------------------|--------------------|------------|---------------|------|
| | | | Residential | Community Facility | Commercial | Manufacturing | |
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| Totals | 6150.96 | | 4592.49 | - | - | - | 2.87 |

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| Total Zoning Floor Area | 4592.49 |
|-------------------------|---------|