



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.

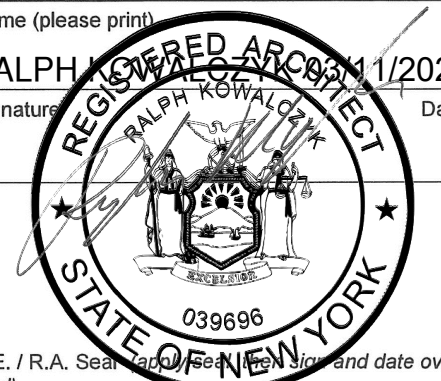
Yes No

Location Information

House No(s) 1042
Street Name ATLANTIC AVENUE
Borough BROOKLYN
Block 1125
Lot 29, 33
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 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) _____
Signature RALPH KOWALCZYK Date 03/11/2025



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

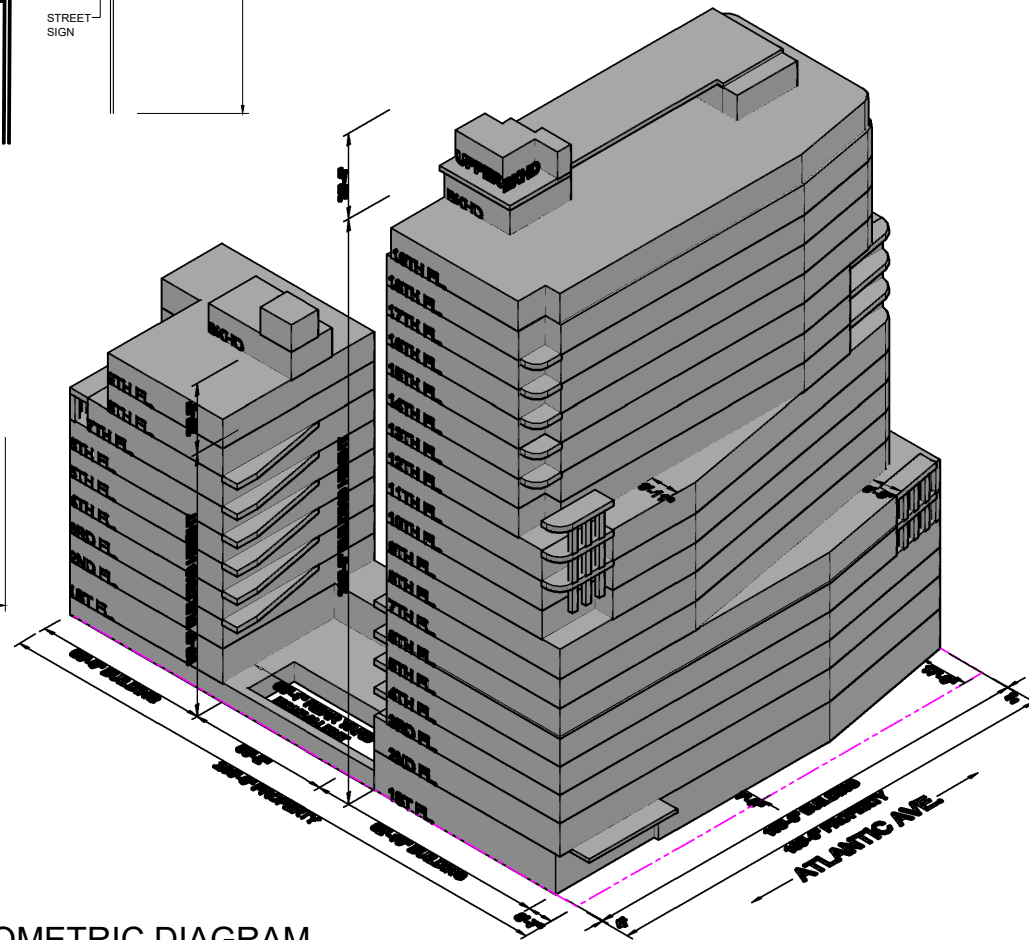
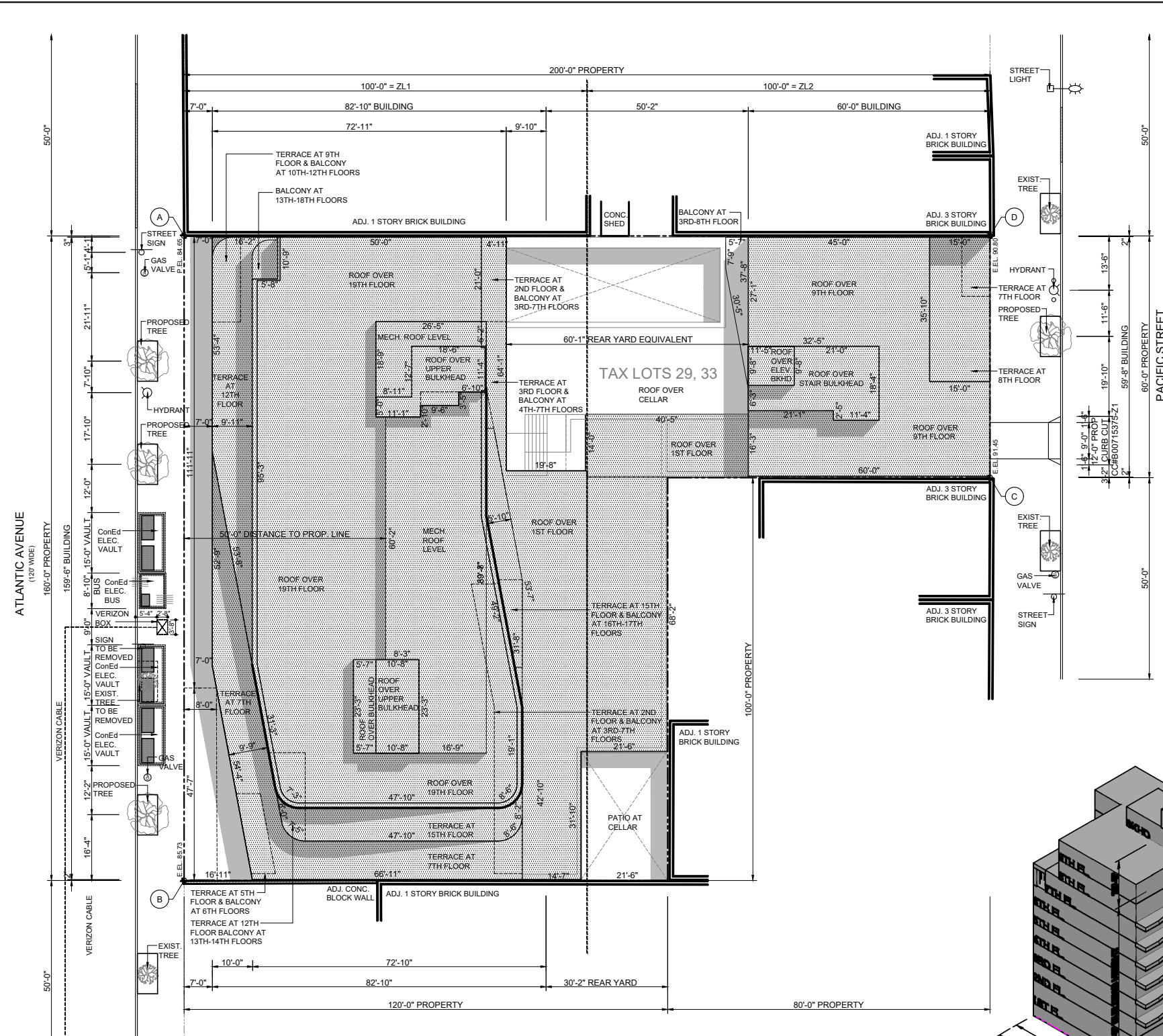
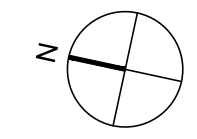
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BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

SYMBOLS LEGEND

- PROPERTY / ZONING LOT LINE
- PROPOSED BUILDING / LOT COVERAGE
- FIRE HYDRANT
- STREET LIGHT POLE
- STREET SIGN
- UTILITY POLE
- EXISTING STREET TREE TO REMAIN
- NEW STREET TREE ADHERING TO THE NYC FORESTRY POLICY REGARDING TREE PROTECTION



AXONOMETRIC DIAGRAM
NOT TO SCALE

SITE PLAN DIAGRAM
SCALE 1/32"=1'-0"



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Name (please print)
RALPH KOWALCZYK 03/11/2025
Signature _____ Date _____

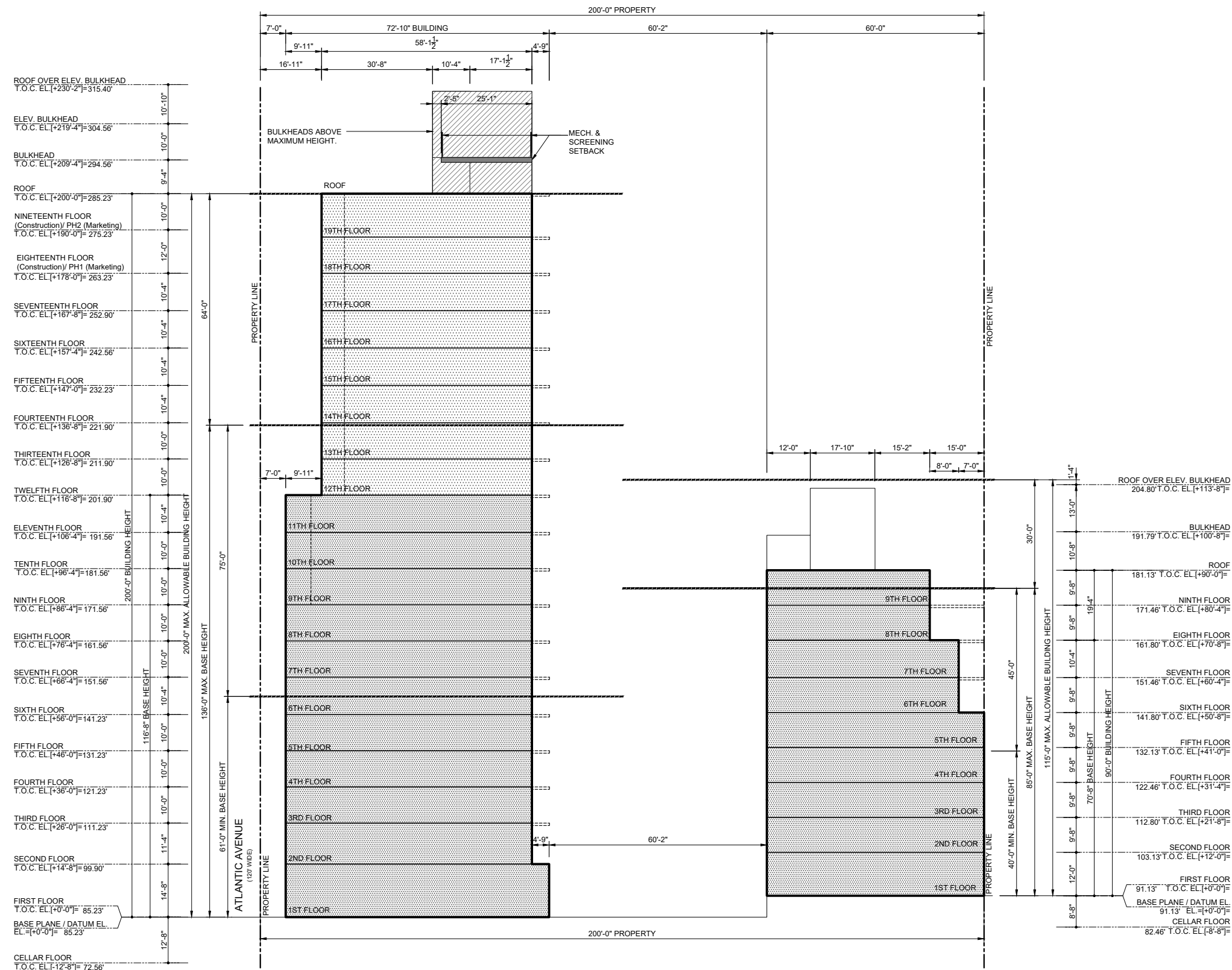


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SECTION DIAGRAM
SCALE 1/32"=1'-0"



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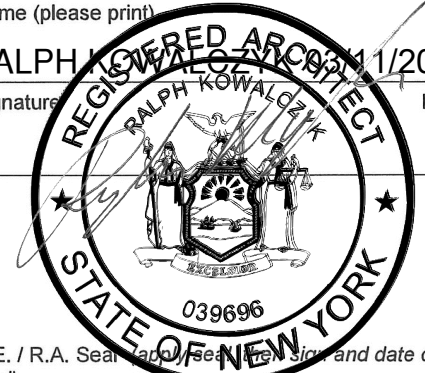
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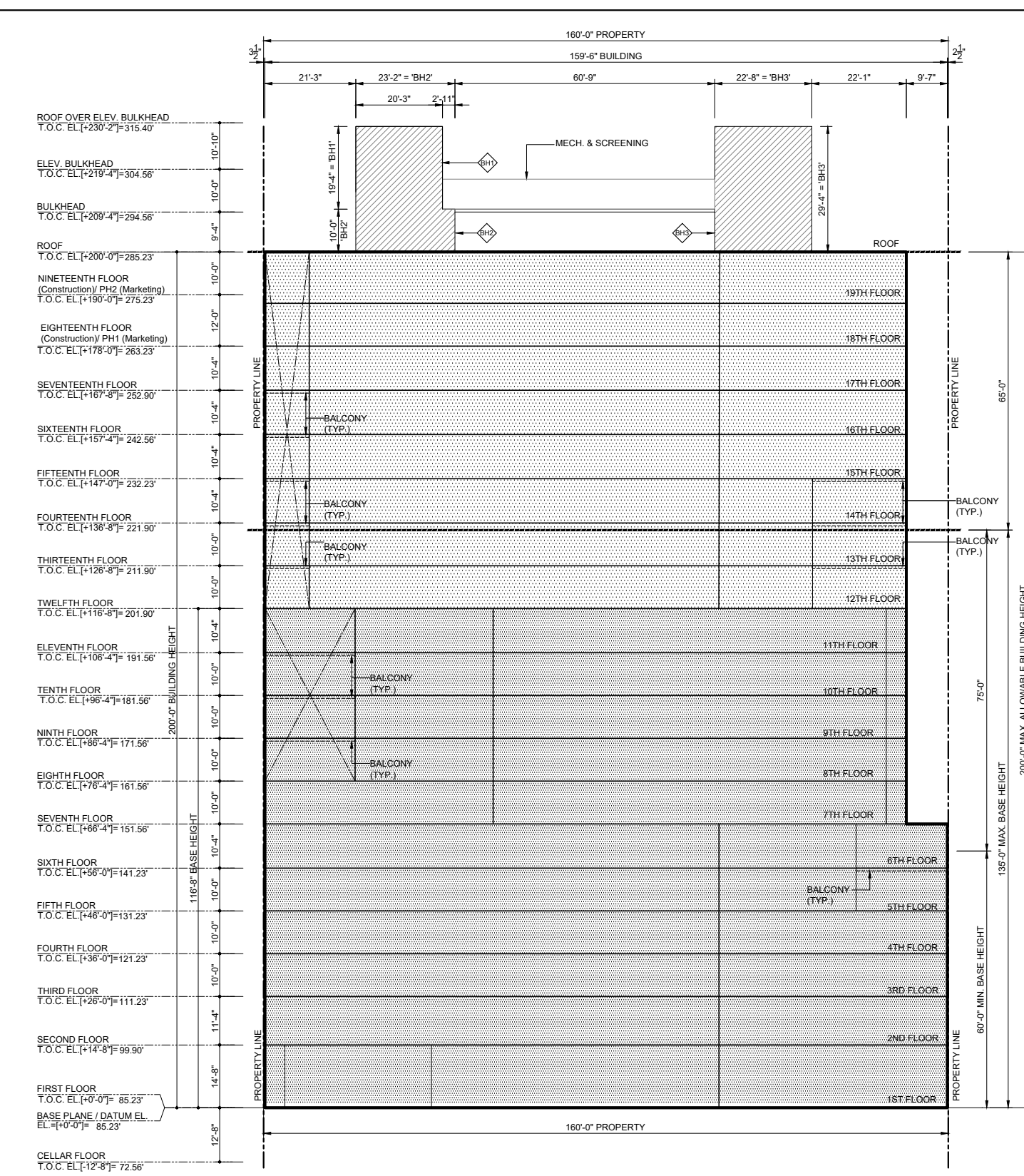
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Name (please print) _____
Signature RALPH KOWALCZYK Date 1/2025



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PLAN EXAMINER SIGN AND DATE _____



SECTION DIAGRAM
SCALE 1/32"=1'-0"

ZONING ANALYSIS:

ADDRESS: 1042 ATLANTIC AVENUE
 TAX BLOCK: 1125
 TAX LOTS: 33, 29
 ZONING MAP: 16c
 COMMUNITY DISTRICT: BROOKLYN 8

LOT 33 AREA : 12,000.00 S.F.
 LOT 29 AREA : 12,000.00 S.F. +
 ENTIRE SITE AREA 24,000.00 S.F.

ZONING DISTRICTS: ZL1: C6-3A / R9A / MIH
 ZL2: C2-4 / R7A / MIH

ZL1 AREA : 16,000.00 S.F.
 ZL2 AREA : 8,000.00 S.F.

CONSTRUCTION CLASSIFICATION: I-B
 USE GROUP: II + VI

THIS CONSTRUCTION IS DEVELOPED IN COMPLIANCE WITH:
 - CHAPTER 3 OF ARTICLE II - RESIDENTIAL BUILDING BULK REGULATIONS
 - CHAPTER 2 OF ARTICLE III - COMMERCIAL USE REGULATIONS

ZR-22-10 PROPOSED RESIDENTIAL, USE GP II IS ALLOWED "AS OF RIGHT"

ZR-32-10 PROPOSED COMMERCIAL, USE GP VI IS ALLOWED "AS OF RIGHT"

ZR-77-03 WHENEVER A ZONING LOT IS DIVIDED BY A BOUNDARY BETWEEN TWO OR MORE DISTRICTS AND SUCH ZONING LOT EXISTED ON DECEMBER 15, 1961, OR ANY APPLICABLE SUBSEQUENT AMENDMENT THERETO, THE PROVISIONS OF THIS RESOLUTION MAY BE APPLIED TO SUCH ZONING LOT.

ZR-77-22 MAX ALLOWABLE FLOOR AREA
 THE MAXIMUM FLOOR AREA RATIO PERMITTED ON EACH PORTION OF SUCH ZONING LOT FOR THE APPLICABLE TYPE OF BUILDING OR BUILDINGS ON SUCH ZONING LOT SHALL BE DETERMINED UNDER THE APPLICABLE REGULATIONS OF ARTICLE II.
 EACH SUCH FLOOR AREA RATIO SHALL BE MULTIPLIED BY THE PERCENTAGE OF THE ZONING LOT TO WHICH SUCH FLOOR AREA RATIO APPLIES. THE SUM OF THE PRODUCTS THUS OBTAINED SHALL BE THE ADJUSTED MAXIMUM FLOOR AREA RATIO APPLICABLE TO SUCH ZONING LOT.

ZR-35-31 THE MAXIMUM FLOOR AREA RATIO PERMITTED FOR A COMMERCIAL USE SHALL BE AS SET FORTH IN ARTICLE III, CHAPTER 3, AND THE MAXIMUM FLOOR AREA RATIO PERMITTED FOR A RESIDENTIAL SHALL BE AS SET FORTH IN ARTICLE II, CHAPTER 3, PROVIDED THE TOTAL OF ALL SUCH FAR DOES NOT EXCEED THE GREATEST FAR PERMITTED FOR ANY SUCH USE ON THE ZONING LOT IN MANDATORY INCLUSIONARY HOUSING DESIGNATED AREAS, MAX FAR SHALL BE GOVERNED BY ZR 23-96

ZR-63-02 (a) THE PROVISIONS OF THIS CHAPTER SHALL APPLY TO ALL COMMERCIAL DISTRICTS IN THE FOLLOWING FRESH FOOD STORE DESIGNATED AREAS IN THE BOROUGH OF BROOKLYN COMMUNITY DISTRICT 8.

ZR-35-31 MAX ALLOWABLE FLOOR AREA FOR COMMERCIAL USE
ZR-33-122 MAX FAR FOR COMMERCIAL BUILDING DEVELOPED IN C6-3A / R9A / MIH = 6.00 F.A.R.
ZR-33-123 PORTION OF LOT LOCATED IN ZL1 = 16,000.00 S.F.
ZL1 PERCENTAGE OF ZONING LOT: 16,000.00 / 24,000.00 = 66.67%
 ADJUSTED F.A.R. (ZL1 & ZL2): 66.67% x 6.00 = 4.00 F.A.R.

ZL2 MAX FAR FOR COMMERCIAL BUILDING DEVELOPED IN C2-4 / R7A / MIH = 2.00 F.A.R.
 PORTION OF LOT LOCATED IN ZL2 = 8,000.00 S.F.
 PERCENTAGE OF ZONING LOT: 8,000.00 / 24,000.00 = 33.33%
 ADJUSTED F.A.R. (ZL1 & ZL2): 33.33% x 6.00 = 0.67 F.A.R.

TOTAL ADJUSTED F.A.R. = 0.67 + 4.00 = 4.67 F.A.R.
 MAX ALLOWABLE Z.A. = 24,000.00 x 4.67 = 112,000.00 S.F.
 TOTAL PROPOSED COMMERCIAL ZONING AREA = 12,395.19 S.F.
 12,395.19 S.F. ≤ 112,000.00 S.F. THEREFORE **IN COMPLIANCE**
 TOTAL PROPOSED COMMERCIAL F.A.R. = 12,395.19 S.F. / 24,000.00 = 0.52 ≤ 4.67 THEREFORE **IN COMPLIANCE**

ZR-35-31 MAX ALLOWABLE FLOOR AREA FOR RESIDENTIAL USE WITH MANDATORY INCLUSIONARY HOUSING
ZR-23-22 NO RESIDENTIAL DEVELOPMENT, ENLARGEMENT OR CONVERSION FROM NON-RESIDENTIAL TO RESIDENTIAL USE SHALL BE PERMITTED UNLESS AFFORDABLE HOUSING IS PROVIDED OR A CONTRIBUTION IS MADE TO THE AFFORDABLE HOUSING FUND.

ZL1 QUALIFYING AFFORDABLE FAR IN ZONING DISTRICT IN C6-3A / R9A / MIH = 9.02 F.A.R.
 PORTION OF LOT LOCATED IN ZL1 = 16,000.00 S.F.
 PERCENTAGE OF ZONING LOT: 16,000.00 / 24,000.00 = 66.67%
 ADJUSTED F.A.R. (ZL1 & ZL2): 66.67% x 9.02 = 6.01 F.A.R.

ZL2 QUALIFYING AFFORDABLE FAR IN ZONING DISTRICT IN C2-4 / R7A / MIH = 5.01 F.A.R.
 PORTION OF LOT LOCATED IN ZL2 = 8,000.00 S.F.
 PERCENTAGE OF ZONING LOT: 8,000.00 / 24,000.00 = 33.33%
 ADJUSTED F.A.R. (ZL1 & ZL2): 33.33% x 5.01 = 1.67 F.A.R.

TOTAL ADJUSTED F.A.R. = 1.67 + 6.01 = 7.68 F.A.R.
 MAX ALLOWABLE Z.A. = 24,000.00 x 7.68 = 184,400.00 S.F.

ZR-63-21 WHERE A FRESH FOOD STORE IS PROVIDED ON A ZONING LOT, THE MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT ALL BE INCREASED BY ONE SQUARE FOOT FOR EACH SQUARE FOOT OF FRESH FOOD STORE FLOOR AREA PROVIDED, UP TO 20,000 SQUARE FEET. FOR DEVELOPMENTS WITH QUALIFYING AFFORDABLE HOUSING, THE REQUIREMENTS FOR MIH OR UAP DEVELOPMENTS SHALL NOT APPLY TO THE INCREASED RESIDENTIAL FLOOR AREA GENERATED PURSUANT TO THIS SECTION.

TOTAL PROPOSED FRESH FOOD STORE AREA (COMMERCIAL AREA) = 8,545.60 S.F.
 ADDITIONAL ALLOWABLE FAR: 8,545.60 / 24,000.00 = 0.356 F.A.R.
 TOTAL ADJUSTED MAX ALLOWABLE RESIDENTIAL FAR = 7.68 + 0.356 = 8.039 F.A.R.
 TOTAL ADJUSTED MAX ALLOWABLE RESIDENTIAL Z.A. = 24,000.00 x 8.039 = 192,945.60 S.F.

TOTAL PROPOSED RESIDENTIAL ZONING AREA = 177,526.45 S.F.
 PROPOSED RESIDENTIAL Z.A. = 177,526.45 ≤ 192,945.60 THEREFORE **IN COMPLIANCE**
 TOTAL PROPOSED RESIDENTIAL F.A.R. = 177,526.45 S.F. / 24,000.00 = 7.397 ≤ 8.039 THEREFORE **IN COMPLIANCE**

WHERE A FRESH FOOD STORE IS PROVIDED ON A ZONING LOT, THE MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT ALL BE INCREASED BY 1 S.F. FOR EACH SQUARE FOOT OF FRESH FOOD STORE FLOOR AREA PROVIDED, UP TO 20,000 SQUARE FEET. FOR DEVELOPMENTS WITH QUALIFYING AFFORDABLE HOUSING, THE REQUIREMENTS FOR MIH OR UAP DEVELOPMENTS SHALL NOT APPLY TO THE INCREASED RESIDENTIAL FLOOR AREA GENERATED PURSUANT TO THIS SECTION.

TOTAL RESIDENTIAL AREA - INCREASED RESIDENTIAL FLOOR AREA = 177,526.45 S.F. - 8,545.60 = 168,980.85 S.F.
 RESIDENTIAL AREA FOR M.I.H. REQUIREMENTS (SEE M.I.H. ANALYSIS) = 168,980.85 S.F.

ZR-35-31 TOTAL MAX ALLOWABLE Z.A.
 TOTAL MAX ALLOWABLE Z.A. FOR C6-3A / R9A & C2-4 / R7A (MIH) = 8.039 F.A.R.
 TOTAL MAX ALLOWABLE Z.A. = 24,000.00 x 8.039 = 192,945.60 S.F.
 TOTAL PROPOSED COMMERCIAL ZONING AREA = 12,395.19 S.F.
 TOTAL PROPOSED RESIDENTIAL ZONING AREA = 177,526.45 S.F. +
 TOTAL PROPOSED ZONING AREA = 189,921.64 S.F.
 189,921.64 S.F. ≤ 192,945.60 S.F. THEREFORE **IN COMPLIANCE**
 TOTAL PROPOSED F.A.R. = 189,921.64 S.F. / 24,000.00 = 7.913 ≤ 8.039 THEREFORE **IN COMPLIANCE**

ZR-23-362(a) MAX ALLOWABLE LOT COVERAGE
ZL1 INTERIOR AND THROUGH LOT IN ZONING DISTRICT C6-3A / R9A / MIH
 MAX ALLOWABLE LOT COVERAGE BEYOND 100' OF CORNER = 80.00%
 PERCENTAGE OF ZONING LOT: 16,000.00 / 24,000.00 = 66.67%
 80.00% x 66.67% = 53.33%

ZL2 INTERIOR AND THROUGH LOT IN ZONING DISTRICT C2-4 / R7A / MIH
 MAX ALLOWABLE LOT COVERAGE BEYOND 100' OF CORNER = 80.00%
 PERCENTAGE OF ZONING LOT: 8,000.00 / 24,000.00 = 33.33%
 80.00% x 33.33% = 26.67%
 TOTAL ALLOWABLE LOT COVERAGE = 53.33% + 26.67% = 80.00%
 24,000.00 x 80.00% = 19,200.00 S.F.
 PROPOSED LOT COVERAGE = 15,869.08 S.F.
 15,869.08 ≤ 19,200.00 THEREFORE **IN COMPLIANCE**

ZR 35-63 HEIGHT AND SETBACK REGULATIONS
ZR 35-632 THE MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT FOR COMMERCIAL DISTRICTS WITH R6 THROUGH R12 EQUIVALENCY SHALL BE AS SET FORTH IN THE TABLE IN SECTION 23-43

ZR-23-432 **ZL1** MIN. BASE HEIGHT FOR C6-3A / R9A / MIH = 80.00'
 MAX. BASE HEIGHT FOR C6-3A / R9A / MIH = 135.00'
 PROPOSED BUILDING BASE HEIGHT = 125.00'
 PROPOSED BASE HEIGHT = 125.00 ≤ 135.00 THEREFORE **IN COMPLIANCE**
 MAX. ALLOWABLE BUILDING HEIGHT FOR C6-3A / R9A / MIH = 185.00'

ZR 63-22 FOR ZONING LOTS CONTAINING A FRESH FOOD STORE AND RESIDENCES, THE CITY PLANNING COMMISSION MAY AUTHORIZE MODIFICATIONS TO SECTIONS 35-85 WHERE MAXIMUM HEIGHT LIMITS APPLY TO ALLOW THE APPLICABLE MAXIMUM BUILDING HEIGHT TO 15 FEET AND BY UP TO ONE STORY, PROVIDED THAT THE PORTION OF THE FIRST STORY OCCUPIED BY A FRESH FOOD STORE HAS A MINIMUM FINISHED FLOOR TO FINISHED CEILING HEIGHT OF 14 FEET.
 FRESH FOOD STORE ABOVE SIDEWALK OF COMM. = 14.67 ≥ 14.00 THEREFORE **IN COMPLIANCE**
 ADJUSTED MAX ALLOWABLE BUILDING HEIGHT FOR C6-3A / R9A / MIH = 200.00'
 PROPOSED BUILDING HEIGHT = 200.00'
 PROPOSED BUILDING HEIGHT = 200.00 ≤ 200.00 THEREFORE **IN COMPLIANCE**

ZR 63-23 THE PORTION OF THE GROUND FLOOR OF DEVELOPMENTS CONTAINING FRESH FOOD STORES TO COMPLY WITH MINIMUM TRANSPARENCY REQUIREMENTS. SUCH TRANSPARENT MATERIALS PROVIDED SHALL OCCUPY AT LEAST 50% OF SURFACE AREA OF SUCH GROUND FLOOR LEVEL STREET WALL BETWEEN THE HEIGHT OF 2'-6" AND 12'-0" ABOVE THE ADJOINING SIDEWALK. THE MAXIMUM WIDTH OF A PORTION OF A GROUND FLOOR LEVEL WALL WITHOUT A TRANSPARENCY SHALL NOT EXCEED 10'-0". GLASS STOREFRONT PROPOSED - SEE A 201.

ZL2 MIN. BASE HEIGHT FOR C2-4 / R7A / MIH = 40.00'
 MAX. BASE HEIGHT FOR C2-4 / R7A / MIH = 85.00'
 PROPOSED BUILDING BASE HEIGHT = 70.67'
 PROPOSED BASE HEIGHT = 70.67 ≤ 85.00 THEREFORE **IN COMPLIANCE**

ZR-23-433 AT A HEIGHT NOT LOWER THAN THE MINIMUM BASE HEIGHT OR HIGHER THAN MAXIMUM BASE HEIGHT SPECIFIED FOR THE APPLICABLE DISTRICT IN PARAGRAPH (B) OF THIS SECTION, A SETBACK WITH A DEPTH OF AT LEAST 10 FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A WIDE STREET, AND A SETBACK WITH A DEPTH OF AT LEAST 15 FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A NARROW STREET.

MIN. SETBACK ON ATLANTIC AVENUE (WIDE STREET) = 10.00'
 MIN. SETBACK ON PACIFIC STREET (NARROW STREET) = 15.00'

YARD REGULATION (PROPOSED RESIDENTIAL)
ZR-23-322 FRONT YARD NOT REQUIRED
ZR-23-331(c) SIDE YARD NOT REQUIRED, IF PROVIDED THEN 5'-0" MIN.

ZR-23-342(a)(2)(ii) 20' REAR YARD REQUIRED, BEYOND 100'-0" OF CORNER BELOW 75'-0"
 30' REAR YARD REQUIRED, BEYOND 100'-0" OF CORNER ABOVE 75'-0"

ZR 35-53 FOR A RESIDENTIAL PORTION OF A MIXED BUILDING, THE REQUIRED RESIDENTIAL REAR YARD SHALL BE PROVIDED AT THE UNITS WHERE ANY WINDOW OF SUCH DWELLING UNITS FACES ONTO SUCH REAR YARD.
 REAR YARD REQUIRED BEYOND 100'-0" OF CORNER FOR INTERIOR AND THROUGH LOTS

ZR-23-342(a)(2)(ii) 20' REAR YARD REQ., BEYOND 100'-0" OF CORNER BELOW 75'-0" (INTERIOR) = 20.00'
 30' REAR YARD REQ., BEYOND 100'-0" OF CORNER ABOVE 75'-0" (INTERIOR) = 30.00'
 PROPOSED REAR YARD MIN. DISTANCE = 30.17'
 PROPOSED REAR YARD = 30.17 ≥ 30.00 THEREFORE **IN COMPLIANCE**

REAR YARD EQUIVALENT REQUIRED BEYOND 100'-0" OF CORNER IN THROUGH LOTS OF 110' OR MORE
 MIN. REAR YARD EQUIVALENT REQUIRED = 60.00'
 PROPOSED REAR YARD EQUIVALENT MIN. DISTANCE = 60.92'
 PROPOSED REAR YARD EQUIVALENT = 60.92 ≥ 60.00 THEREFORE **IN COMPLIANCE**

STREET WALL LOCATION
 AT LEAST 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FEET OF THE STREET LINE AND SHALL EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT SPECIFIED IN SECTIONS 23-432, OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS. UP TO 30% OF THE AGGREGATE WIDTH OF STREET WALLS MAY BE RECESSED BEYOND 8'-0" OF THE STREET LINE, PROVIDED THAT ANY SUCH RECESSES DEEPER THAN 10 FEET ALONG A WIDE STREET OR 15 FEET ALONG A NARROW STREET ARE LOCATED WITHIN AN OUTER COURT.

ZR-35-631(b) **ZL1** STREET WALL ON ATLANTIC AVENUE (ALONG 100% OF STREET LINE) = 159.50'
 MINIMUM STREET WALL WITHIN 8' OF STREET LINE = 159.50' x 70% = 111.65'
 PROPOSED STREET WALL WITHIN 8' = 111.65 ≥ 111.65 THEREFORE **IN COMPLIANCE**

ZL2 STREET WALL ON PACIFIC STREET (ALONG 100% OF STREET LINE) = 59.67'
 MINIMUM STREET WALL WITHIN 8' OF STREET LINE = 59.67' x 70% = 41.77'
 PROPOSED STREET WALL WITHIN 8' = 41.77 ≥ 41.77 THEREFORE **IN COMPLIANCE**

ZR-35-40 DENSITY REGULATIONS
ZR-23-50 FACTOR FOR DETERMINING MAX NUMBER OF DWELLING UNITS = 680
 ADJUSTED RES. ALLOWABLE = 192,945.60 (MAX Z.A.) - 12,395.19 (COMM. Z.A.) = 180,550.41
 180,550.41 ADJUSTED (MAX Z.A.) / 680 = 266 D.U.
 TOTAL PROPOSED # OF D.U. = 259 ≤ 266 **IN COMPLIANCE**

ZR-23-12 LOT AREA & LOT WIDTH REGULATIONS
 MIN. REQUIRED LOT AREA = 1,700 = 1,700 S.F.
 PROPOSED LOT AREA = 24,000.00 > 1,700 **IN COMPLIANCE**
 MIN. LOT WIDTH = 18' = 18' **IN COMPLIANCE**
 PROPOSED LOT WIDTH ON ATLANTIC AVENUE & PACIFIC STREET = 200.00' > 18' **IN COMPLIANCE**

ZR-25-11 PARKING REGULATIONS
 IN BROKLYN COMMUNITY DISTRICT 8, WITHIN THE INNER TRANSIT ZONE, NO ACCESSORY OFF-STREET PARKING SPACES SHALL BE REQUIRED FOR DWELLING UNITS OR ROOMING UNITS FOR WHICH A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS ISSUED AFTER DECEMBER 5, 2024. PROPERTY LOCATED WITHIN THE INNER TRANSIT ZONE (CD 8) THEREFORE, **WAIVED**

ZR-25-13(a) MAXIMUM SIZE OF ACCESSORY GROUP PARKING FACILITIES = 200 SPOTS

ZR-25-16 MAXIMUM PERMITTED SPAES FOR MULTIFAMILY RESIDENTIAL = 2 PER 1 D.U.
 REQUIRED BICYCLE PARKING SPACES = D.U. 259 x 2 = 518 SPOTS
 PERMITTED PARKING = 518 > 200 THEREFORE MAX NUMBER OF SPOTS = 200 SPOTS
 PROPOSED NUMBER OF SPOTS = 27 SPOTS
 PROPOSED PARKING = 27 < 200 THEREFORE **IN COMPLIANCE**

ZR-36-21 NO ACCESSORY OFF-STREET PARKING SHALL BE REQUIRED FOR COMMERCIAL (GENERAL RETAIL) USES IN C6 ZONE, THEREFORE **WAIVED**

ZR 36-62 NO REQUIRED ACCESSORY OFF-STREET LOADING BERTH FOR FIRST 25,000 SF **WAIVED**

ZR-25-81 REQUIRED BICYCLE PARKING SPACES USE GROUP II = 1 PER 2 D.U.
 REQUIRED BICYCLE PARKING SPACES = D.U. 259 x 50% = 130 D.U.

ZR-25-83 PROPOSED BICYCLE PARKING SPACES AREA REQUIREMENT OF 15 SQUARE FEET PROPOSED TO BE REDUCED BY UP TO 11 SQUARE FEET. PENDING COMMISSIONER OF BUILDING CERTIFICATION. PROPOSED BICYCLE PARKING SPACES AREA TO BE REDUCED BY 7 S.F.

MINIMUM REQUIRED SIZE PER BIKE = 8 S.F. x 130 SPACES = 1040.00 S.F.
 PROVIDED BICYCLE STORAGE ROOM AT CELLAR = 1056.90 S.F.
 PROPOSED BICYCLE STORAGE SIZE = 1,056.90 > 1,040.00 THEREFORE **IN COMPLIANCE**

ZR-26-41 STREET TREE PLANTING IN RESIDENCE DISTRICTS
 REQUIRED ONE STREET TREE FOR EVERY 25' OF STREET FRONTAGE PER ZR 26-41.
 LOT FRONTAGE ON ATLANTIC AVENUE = 160.00'
 LOT FRONTAGE ON PACIFIC STREET = 60.00'
 TOTAL LOT FRONTAGE = 220.00'
 REQUIRED # STREET TREES = 220.00 / 25 = 9

TOTAL REQUIRED STREET TREES = 9
 EXISTING NUMBER OF TREES (TO REMAIN) ON ATLANTIC AVENUE = 0
 EXISTING NUMBER OF TREES (TO REMAIN) ON PACIFIC STREET = 0
 PROPOSED NUMBER OF TREES ON ATLANTIC AVENUE = 3
 PROPOSED NUMBER OF TREES ON PACIFIC STREET = 1
 TREES TO PAY INTO TREE FUND AS OFF SITE PLANTING = 5
 TREES TO PAY INTO TREE FUND AS ON SITE PLANTING = 0
 TOTAL PROPOSED NUMBER OF STREET TREES = 9 **IN COMPLIANCE**

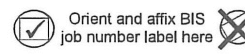
FLOOR AREA DEDUCTIONS ANALYSIS
ZR 23-231 FLOOR AREA PROVISIONS FOR AMENITIES:
 FLOOR SPACE IN A BUILDING ALLOCATED TO RESIDENTIAL AMENITIES MAY BE EXEMPTED FROM THE DEFINITION OF FLOOR AREA IN AMOUNT EXCEEDING 5% OF THE RESIDENTIAL FLOOR AREA OF THE BUILDING.

PROPOSED AREA OF AMENITIES = 2,398.93 S.F.
 TOTAL RESIDENTIAL FLOOR AREA = 177,526.45 S.F.
 PROPOSED AMENITY % = 2,398.93 / 177,526.45 = 1.35%

ZR-23-232 FLOOR SPACE IN A BUILDING ALLOCATED TO CORRIDORS MAY BE EXEMPTED FROM FLOOR AREA PURSUANT TO THE PROVISIONS OF PARAGRAPHS (A) OR (B) OF THIS SECTION. SUCH PROVISIONS MAY BE APPLIED INDIVIDUALLY OR IN COMBINATION.



ZD1 Zoning Diagram
Must be typewritten.



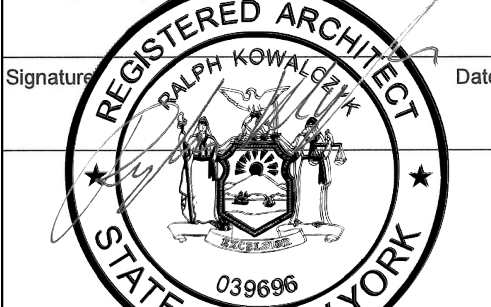
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 Yes No

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 Borough _____
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 Lot _____
 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 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) _____



Signature _____ Date _____

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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

