

PENNSYLVANIA (100' WIDE) AVENUE

GLENMORE (60' WIDE) AVENUE

12" COMBINED SEWER

R7-A DISTRICT BOUNDARY



ZD1 Zoning Diagram
Must be type written

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) 180
Street Name PENNSYLVANIA AVE
Zone R7-A/C2-4
Borough BROOKLYN NY 11207
Block 3703
Lot 34
BIN B734382-11

Falsification of any statement is a misdemeanor and 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 allow to be falsified any certificate, from, 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)

Leandro Nils Dickson

Signature: Date: 5/8/2025 7:07:05 PM

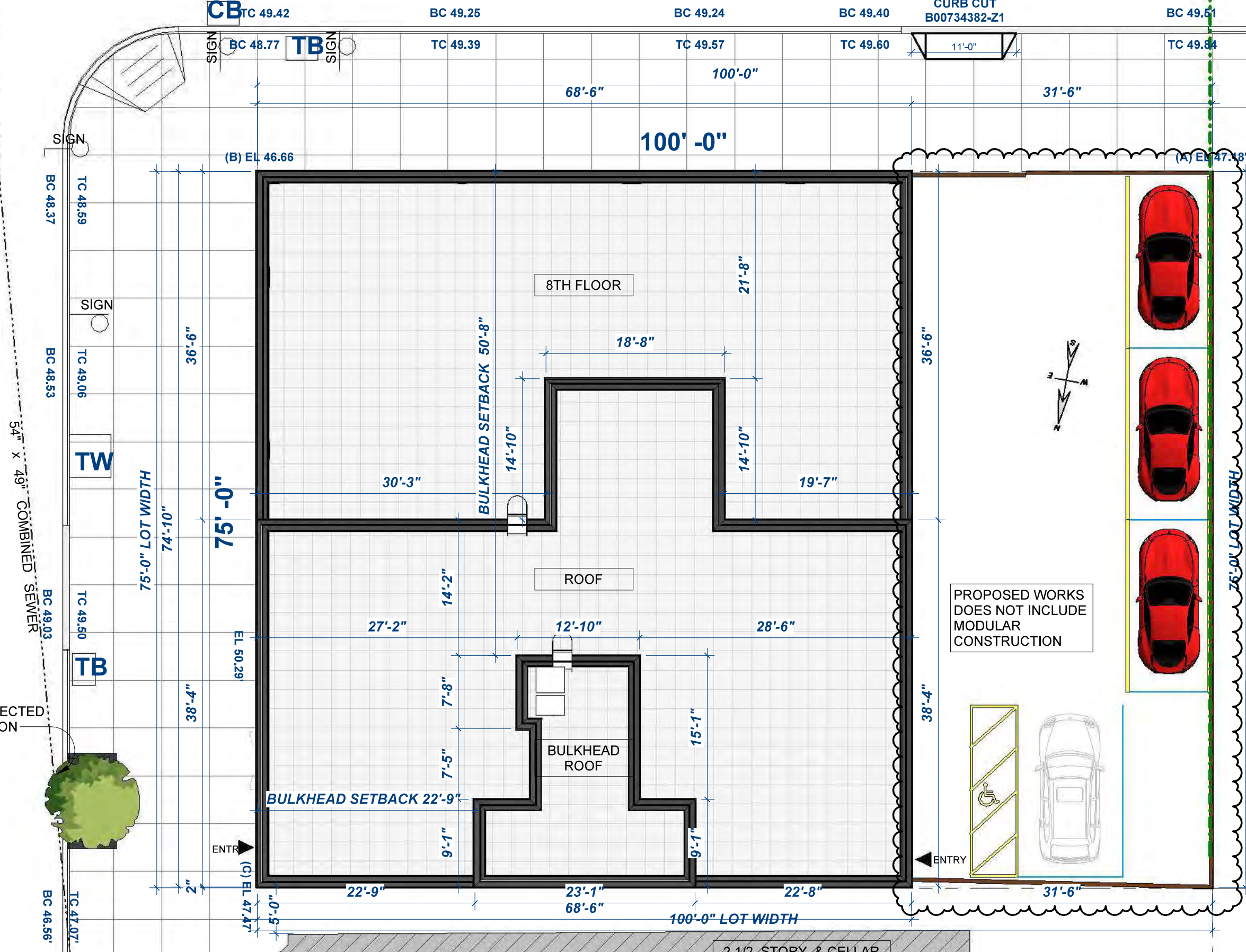


P.E. / R.A SEAL (apply seal, then sign and date over seal)

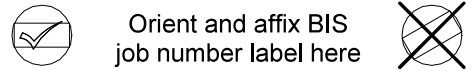
Internal Use Only

BIS Doc # 01

PLAN EXAMINER SIGN AND DATE



EX. TREE TO BE PROTECTED DURING CONSTRUCTION



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)	180
Street Name	PENNSYLVANIA AVE
Zone	R7-A/C2-4
Borough	BROOKLYN NY 11207
Block	3703
Lot	34
BIN	B734382-11

Falsification of any statement is a misdemeanor and 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 allow to be falsified any certificate, from, 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)

Leandro Nils Dickson

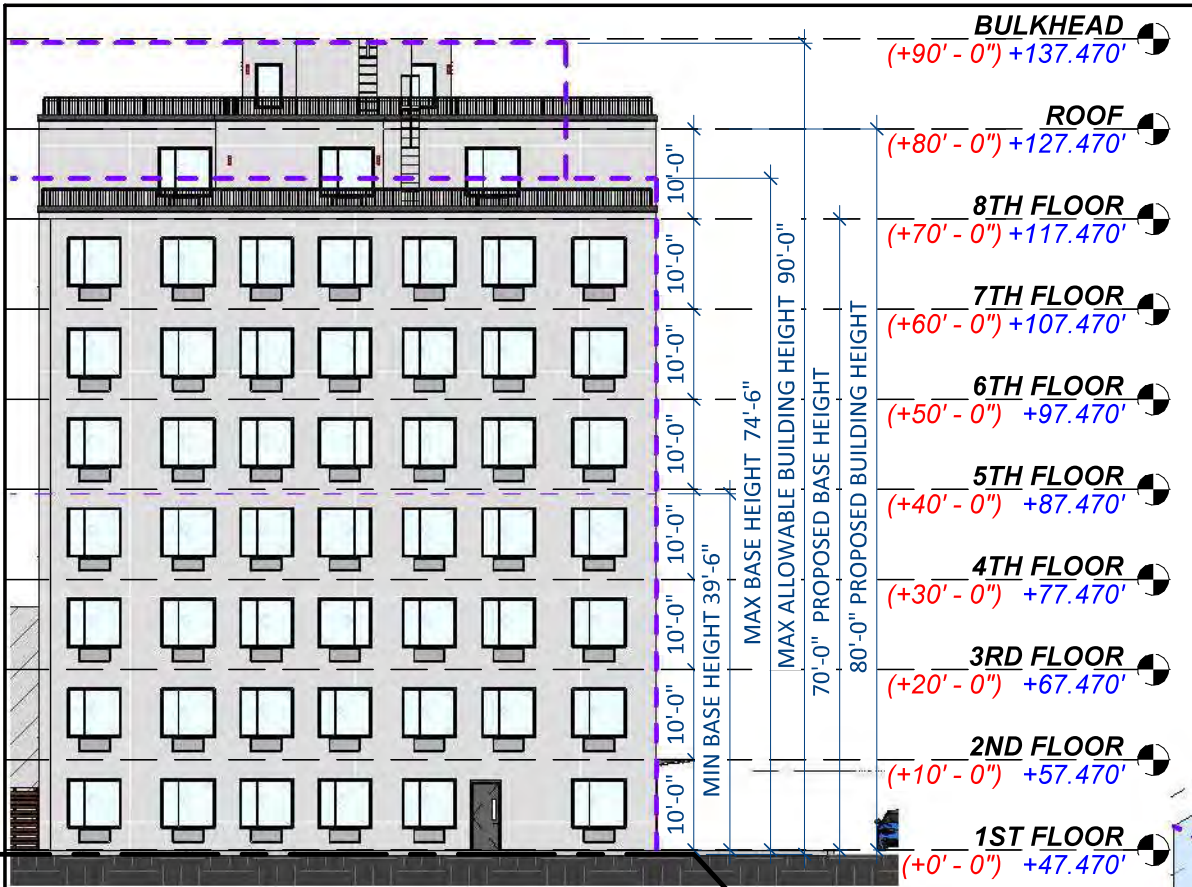
Signature: Date: 5/8/2025 7:07:07 PM



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

Internal Use Only

BIS Doc # 01

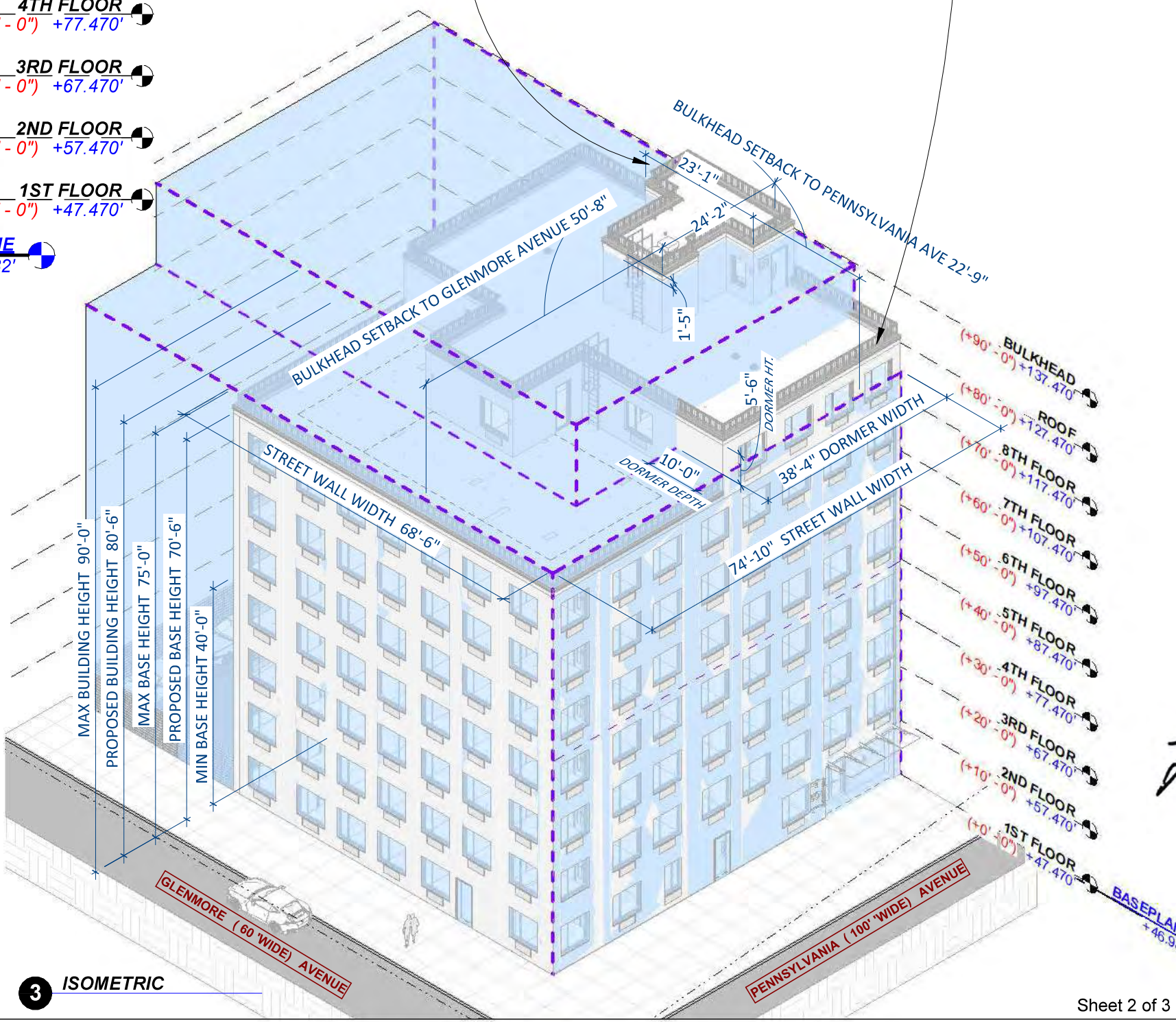


2 HEIGHT DIAGRAM
3/64" = 1'-0"

BASEPLANE
+46.982'

PERMITTED OBSTRUCTIONS ZR23-622 (C) (1)(2)(3)(5) ELEVATOR AND STAIR BULKHEAD ARE PERMITTED TO OBSTRUCT PASSED THE MAXIMUM BUILDING HEIGHT
(1) OBSTRUCTION IS SET BACK:
22'-9" > 10'-0" (@PENNSYLVANIA WIDE ST),
50'-8" > 15'-0" (@GLENMORE NARROW ST), SEE PLOT PLAN Z-101/Z-104
COMPLIES
(2) AGGREGATE AREA:
80% LOT COVERAGE = 30%*5126.08 SF = 1538SF (SEE Z-105)
PERMITTED OBSTRUCTIONS AREA: 389.85 SF (SEE Z-102)
389.85SF < 1538 SF - COMPLIES
(3) HEIGHT WITHIN 20% OF LOT COVERAGE:
20% LOT COVERAGE = 20%*5126.08 SF = 1025SF (SEE Z-105)
PERMITTED OBSTRUCTIONS SF: 389.85 SF (SEE Z-102)
PERMITTED OBSTRUCTIONS HEIGHT: 1'-5" SF (SEE Z-104)
1'-5" < 15'-0 MAX - COMPLIES
(4) HEIGHT >20% < 30% OF LOT COVERAGE:
PERMITTED OBSTRUCTION % AREA OF LOT COVERAGE < 20% THEREFOR N/A
(5) ALL MECHANICAL EQUIPMENT ARE SCREENED ON ALL SIDES
NO MECHANICAL PROPOSED AT ROOF SEE ROOF PLAN A-103/A-104

AS PER ZONING RESOLUTION ZR23-621 (C)(1) PERMITTED OBSTRUCTIONS @ GLENMORE AVE
MAX DORMER WIDTH @ MAX. B.HEIGHT = 60% OF STREET WALL WIDTH DECREASE FOR EACH 1'-0" ABOVE MAX.
BUILDING HEIGHT = 1% OF STREET WALL WIDTH
PROPOSED HEIGHT ABOVE MAX B.HEIGHT: 5'-6" = 5.5%
PROPOSED STREET WALL LENGTH: 74'-10" = 74.83'
MAX DORMER WIDTH AT MAX B. HEIGHT IN %: 60.0% * 54.5% = 54.5%
MAX DORMER WIDTH AT MAX B. HEIGHT IN FEET: 74.83' X 54.5% = 40.78'
PROPOSED DORMER WIDTH AT MAX B. HEIGHT: 38'-4"
PROPOSED WIDTH: 38'-4" < MAX ALLOWED WIDTH: 40.78'
... COMPLIES ...



3 ISOMETRIC

BASE PLANE CALCULATION

A) EL.47.18'
B) EL.46.66'
C) EL.47.47'
A) GLENMORE AVENUE: 100.00'
B) PENNSYLVANIA AVENUE: 75.00'

$$\frac{\{ [(A+B)/2 \times A] + [(B+C)/2 \times B] \}}{A+B} = \frac{\{ [(47.18+46.66)/2 \times 100] + [(46.66+47.47)/2 \times 75] \}}{100+75} = \frac{\{ [93.84]/2 \times 100 + [94.13]/2 \times 75 \}}{175} = \frac{\{ 4,692 + 3,529.88 \}}{175} = 46.982'$$

BASE PLANE: 46.982'

