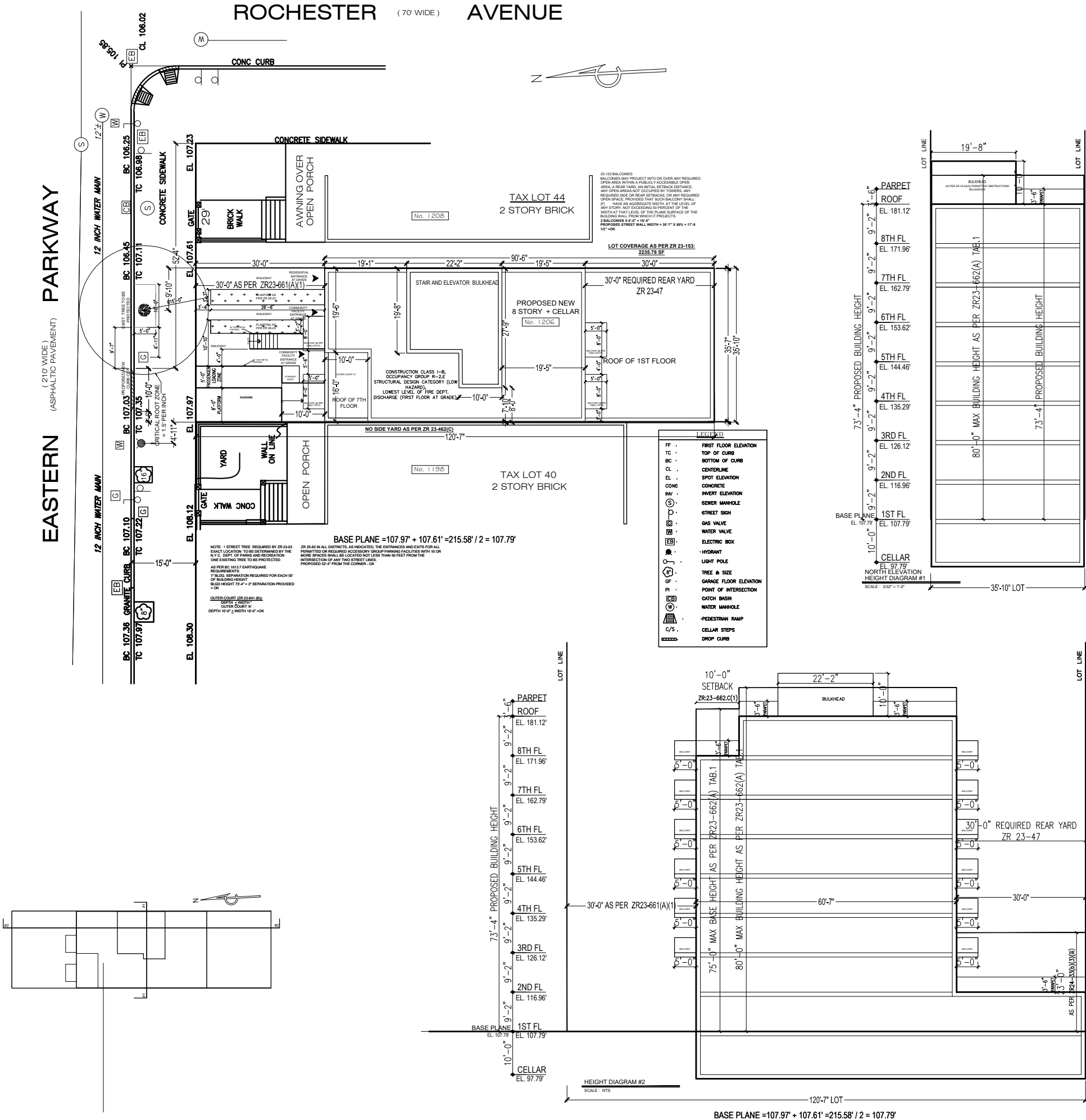




NYC
Buildings

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) 1206
Street Name EASTERN PARKWAY
Borough BROOKLYN
Block 1397
Lot 42
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 MWANDIAMBIRA 8-25-21

SIGNATURE DATE

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

BUILDING DATA 1206 EASTERN PARKWAY, BROOKLYN 11213	BLOCK	1397
	LOT	42
	ZONE	RT-1
	MAP#	178
	TRANSIT ZONE.....	YES

SCOPE OF WORK	
PROPOSED NEW 8 STORY + CELLAR MIXED USE BUILDING. PROPOSED 25 DWELLING UNITS AND COMMUNITY FACILITY AT GROUND FLOOR	
CELLAR =	MECHANICAL AND CAR PARKING (U)
FIRST FLOOR. =	LOBBY (R-2), COMMUNITY FACILITY --EDUCATIONAL OCCUPANCIES 3A (OCC. GROUP-B)
SECOND FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)
THIRD FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)
FOURTH FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)
FIFTH FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)
SIXTH FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)
SEVENTH FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)
EIGHT FLOOR =	RESIDENTIAL R-2 (QUALITY HOUSING)
PERMITTED USE GROUPS: ZR 22-10	1-4
PROPOSED USE GROUP:	2, 3 -OK

LOT AREA:	120'-7" X 35'-10 1/2"=4325.93 S.F. LOT AREA WITHIN 100' FROM THE WIDE ST: 100'-0" X 35'-10 1/2"= 3587.5 S.F. LOT AREA AFTER 100' FROM THE WIDE ST: 20'-7" X 35'-10 1/2" = 738.43 S.F.
MAX F.A.R. ZR 23-153	L.A. (3587.5) X 4.0 = 14350 S.F. + L.A. (738.43) X 3.44 = 2540.20 S.F. = 16890.2 S.F.

PROPOSED F.A.	GROSS [SF]	COMM. FAC. [SF]	RESID.GROSS [SF]	DEDUCTIONS [SF.]	ZONING [S.F.]
CELLAR FL:	3220.29	-	-	-	-
FIRST FLOOR:	3220.29	2261.92	958.37	443.98	514.39
2ND FLOOR:	2155.78	-	2155.78	-	2155.78
3RD FLOOR:	2155.78	-	2155.78	-	2155.78
4TH FLOOR:	2155.78	-	2155.78	-	2155.78
5TH FLOOR:	2155.78	-	2155.78	-	2155.78
6TH FLOOR:	2155.78	-	2155.78	-	2155.78
7TH FLOOR:	2155.78	-	2155.78	-	2155.78
8TH FLOOR:	1994.92	-	1994.92	-	1994.92
BULKHEAD/ROOF	516.77	-	332.49	-	332.49
TOTAL PROPOSED FLOOR AREA	21886.95	2261.92	16220.5	443.98	15776.48
FLOOR AREA	15776.48	S.F. < 16890.2 S.F. = OK			
PROP. FAR:	15776.48 S.F. / 4325.93 SF = 3.62				

COMMUNITY FACILITY USE	
MAX F.A.R. ZR 24-11 ZR 24-162	F.A.R. COMMUNITY FACILITY (MIXED USE)=4.8 = L.A. X 1.0 (COLUMN B) (IF BUILDING F.A.R. EXCEED 3.5) 4325.93 X 1.0 = 4325.93 S.F.
PROP. F.A. 1ST FL PROP. FAR	2261.92 S.F. 2261.92 S.F. / 4325.93 SF = 0.52
TOTAL COMBINED COMM. FACILITY AND RESIDENTIAL	=15776.48 + 2261.92 = 18038.4
18038.4 / 4325.93 = 4.17 < 4.8 OK	

LOT COVERAGE	
RESIDENTIAL MAX L.C. ZR 23-153	L.A. X 65 % = 4325.93 X 65% = 2811.85 S.F.
PROPOSED	2235.78 S.F. < 2811.85 S.F. = OK
COMM. FAC. ZR24-011, 24-11, ZR24-33(b)(3)(iii)	ANY BUILDING OR PORTION OF A BUILDING USED FOR COMMUNITY FACILITY USES, SHALL NOT EXCEED ONE STORY, NOR IN ANY EVENT 23 FEET ABOVE CURB LEVEL
MAX DENSITY. ZR 23-22	F.A. /680 =16890.2 S.F. /680 =24.84 D.U.
PROPOSED	25 D.U. = OK

HEIGHT REQUIREMENT'S	
MAX HEIGHT ZR 23-662(a) tab.1	MIN. BASE HEIGHT = 40'-0" MAX BASE HEIGHT = 75'-0" MAX BUILDING HEIGHT 80'-0"
PROPOSED	BUILDING HEIGHT = 73'-4"

STREET WALL LOCATION	
ZR:23-661(A)(1)	THE STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE CLOSEST STREET WALL, OR PORTION THEREOF, OF AN EXISTING ADJACENT BLDG ON THE SAME OR AN ADJOINING ZONING LOT LOCATED ON THE SAME STREET FRONTAGE, THAT IS BOTH WITHIN 10' OF THE STREET LINE AND WITHIN 25' OF SUCH QUALITY HOUSING BLDG
ADJACENT BUILDING'S	PROPOSED BUILDING IS NO CLOSER TO STREET WALL OF THE ADJACENT BUILDING: PROPOSED 30'-0"

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	PROP. BUILDING IS BELOW MAX. BASE HEIGHT (PERMITTED BASE HEIGHT IS 75'-0", PROP. BLDG HEIGHT IS 73'-4") --COMPLIES -- SEE HEIGHT DIAGRAM SHEET Z-004.00

OUTER COURT REQUIREMENTS	
ZR 23-841 (B)	IF AN OUTER COURT IS LESS THAN 30' WIDE, THE WIDTH OF SUCH OUTER COURT SHALL BE AT LEAST EQUAL TO THE DEPTH OF SUCH OUTER COURT
PROPOSED	OUTER COURT 'A': DEPTH 10'-0" ≤ WIDTH 16'-0" =OK

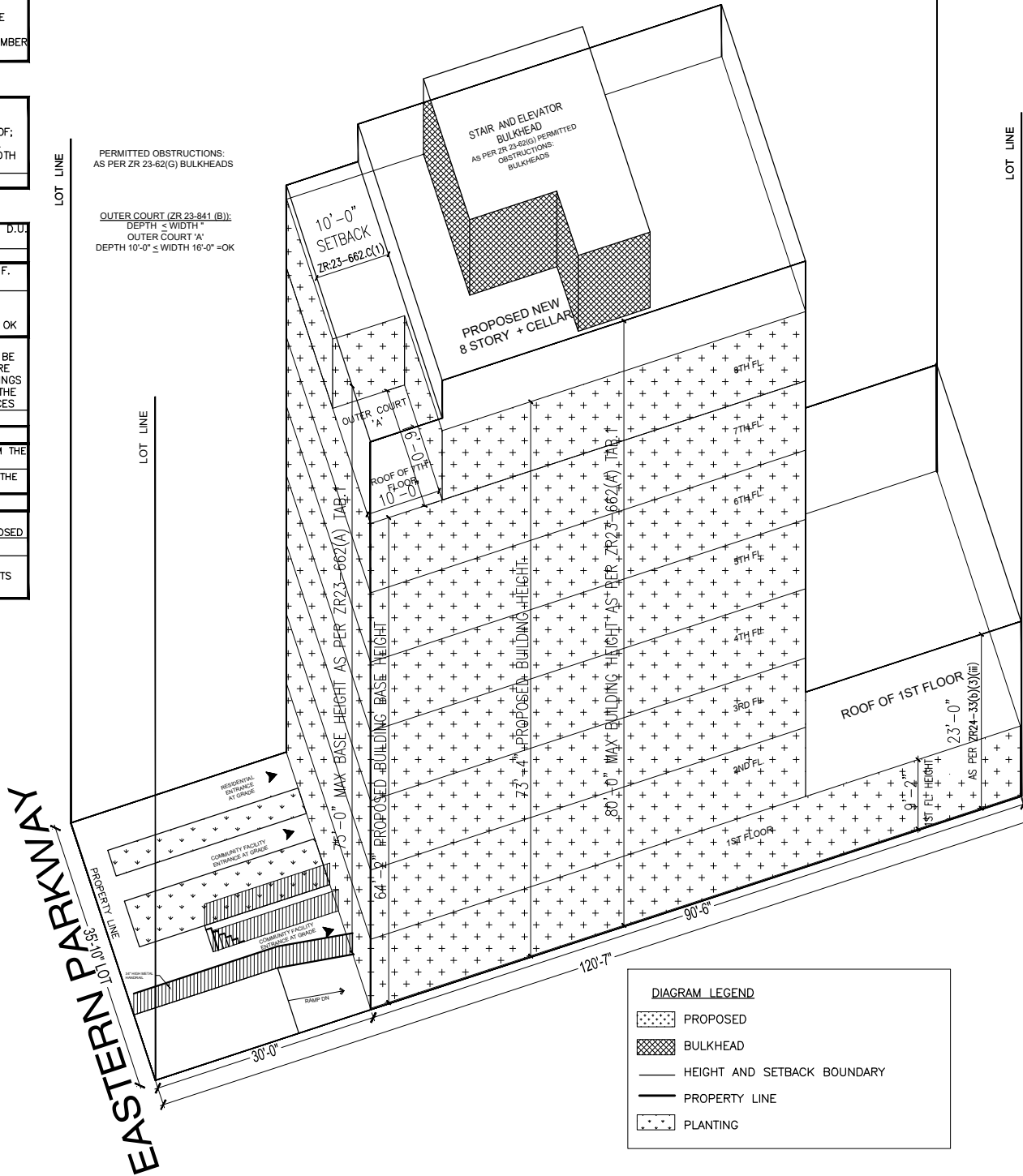
YARD REGULATIONS	
SIDE YARDS: ZR 23-462 (c)	NONE REQD, OR 8'0" SIDE YARD IF ANY OPEN AREA
PROPOSED	NONE
REAR YARD: ZR 23-47	A #REAR YARD# WITH A DEPTH OF NOT LESS THAN 30 FEET SHALL BE PROVIDED AT EVERY #REAR LOT LINE#
ZR 23-541	NO REAR YARD SHALL BE REQUIRED WITHIN 100' OF THE POINT OF INTERSECTION OF TWO STREET LINES INTERSECTING AT AN ANGLE OF 135 DEGREES OR LESS.
PROPOSED	30'-0" -- OK

PARKING REQUIREMENT'S - RESIDENTIAL	
ZR: 25-241 30% X D.U.	FOR ZONING LOTS OF 10,000 OR 15,000 S.F.OR LESS, THE NUMBER OF REQUIRED ACCESSORY OFF-STREET PARKING SPACES IS 30% OF TOTAL DWELLING UNITS: 25 D.U. X 30% = 7.5
PROPOSED	PROVIDED 8 PARKING SPACES PROVIDED AT CELLAR
BICYCLE PARKING ZR 25-811	=25 D.U. X 50% = 12.5 BICYCLE PARKING SPACES
PROPOSED	13 BICYCLE PARKING SPACES PROVIDED AT AT CELLAR (15 SF PER BICYCLE PROVIDED)

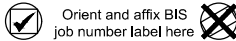
PARKING REQUIREMENT'S - COMMUNITY FACILITY	
ZR: 25-31	SCHOOLS: NONE REQUIRED
BICYCLE PARKING ZR 25-811	ALL OTHER USE GROUP 3 AND USE GROUP 4 USES NOT OTHERWISE LISTED IN THIS TABLE: 1 PER 10,000 S.F. OF FLOOR AREA 2261.92 S.F. / 10000 S.F. = 0.22 THE BICYCLE PARKING REQUIREMENTS SHALL BE WAIVED FOR BICYCLE PARKING SPACES THAT ARE ACCESSORY TO: (D) ALL OTHER COMM. FACILITY USES NOT OTHERWISE LISTED IN THE TABLE WHERE THE NUMBER OF REQUIRED PARKING SPACES IS 3 OR LESS.

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 FEET, MEASURED IN A HORIZONTAL PLANE AT THE SILL LEVEL OF, AND PERPENDICULAR TO, SUCH WINDOW FOR THE FULL WIDTH OF THE ROUGH WINDOW OPENING;
PROPOSED	OK

QUALITY HOUSING ELMEMENT'S	
ZR 23-011, ZR 35-011, ZR 24-011, ZR 24-012, & ZR 28-00	
ZR 28-21	REQ'D RECREATIONAL SPACE = F.A. X 3.3 % --FOR MORE THAN 9 D.U. 15778.01 SF. X 3.3% = 520.67 S.F.
PROPOSED	(276+304) 580 SF @ ROOF
ZR 28-12	REQUIRED REFUSE NOT LESS 12 S.F. AND STORAGE SPACE 2.9 C.F. /UNIT FOR MORE THAN 9 D.U.
PROPOSED	3'-6" X 5'-8" REFUSE PROVIDED AT EACH FLOOR 3'-6" X 5'-8" X 8'-6" (HIGH) = 168.58 CU.FT. 168.58 CU.FT. / 25 D.U. = 6.74 CU.FT PER D.U. > 2.9 CU.FT. = OK
ZR 28-23 PLANTING	THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING AND THEIR PROLONGATIONS SHALL BE PLANTED AT GROUND LEVEL, OR IN RAISED PLANTING BEDS THAT ARE PERMANENTLY AFFIXED TO THE GROUND, EXCEPT THAT SUCH PLANTINGS SHALL NOT BE REQUIRED AT THE ENTRANCES TO AND EXITS FROM THE BUILDING, WITHIN DRIVEWAYS ACCESSING OFF-STREET PARKING SPACES
PROPOSED	PLANTING PROPOSED, SEE PLOT PLAN
ZR 28-11	ELEVATED GROUND FLOOR UNITS -- N/A
28-14 DAYLIGHT CORRIDOR	50% OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF F.A. -- DEDUCTIONS ARE NOT BEING USED
28-31 DENSITY CORRIDOR	50% OF THE SQUARE FEET OF THE CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF #FLOOR AREA#-- DEDUCTIONS ARE NOT BEING USED
ZR 28-13	LAUNDRY NOT PROPOSED
SCREENING (28-41)	(2) A WALL OR BARRIER OR UNIFORMLY-PAINTED FENCE OF FIRERESISTANT MATERIAL AT LEAST 6' HIGH-- N/A PARKING IS ENCLOSED
ZR28-42	SPECIAL REGULATIONS FOR OFF-SITE ACCESSORY PARKING -- N/A
ZR28-43	ON-SITE ACCESSORY OFF-STREET PARKING SHALL NOT BE PERMITTED BETWEEN THE STREET LINE AND THE STREET WALL OF A BUILDING OR ITS PROLONGATION -- COMPLIES



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☐ Yes ☐ No

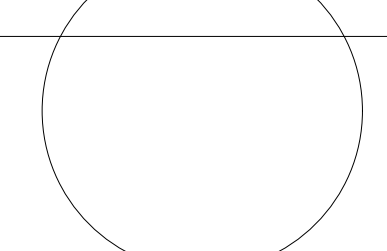
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NAME (PLEASE PRINT)
TAFADZWA MWANDIAMBIRA 8-25-21
SIGNATURE DATE



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



ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 2

1	Applicant Information <i>Required for all applications.</i>
---	--

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	Mobile Telephone 917-703-4282	
E-Mail TAF@BAOBARCHITECTS.COM			License Number 038715	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
---	---

3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
---	---

Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
☐ 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 <i>Required for all applications. One Use Group per line.</i>
---	--

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CEL	3220.29	-	-	-	-	-	-
001	3220.29	2,3	514.39	2261.92	-	-	0.64
002	2155.78	2	2155.78	-	-	-	0.50
003	2155.78	2	2155.78	-	-	-	0.50
004	2155.78	2	2155.78	-	-	-	0.50
005	2155.78	2	2155.78	-	-	-	0.50
006	2155.78	2	2155.78	-	-	-	0.50
007	2155.78	2	2155.78	-	-	-	0.50
008	1994.92	2	1994.92	-	-	-	0.46
RT.S.	516.77	2	322.49	-	-	-	0.08

ZD1

Sheet 2 of 2

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
---	--

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Totals	21886.95		15776.48	2261.92	-	-	4.17

Total Zoning Floor Area	18038.40
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