

## 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) 285  
 Street Name GRAHAM AVENUE  
 Borough BROOKLYN  
 Block 2782  
 Lot (s) 21  
 BIN 3338185

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 of documents with the Department.

Pramodray Shah, P.E.

Name (please print)

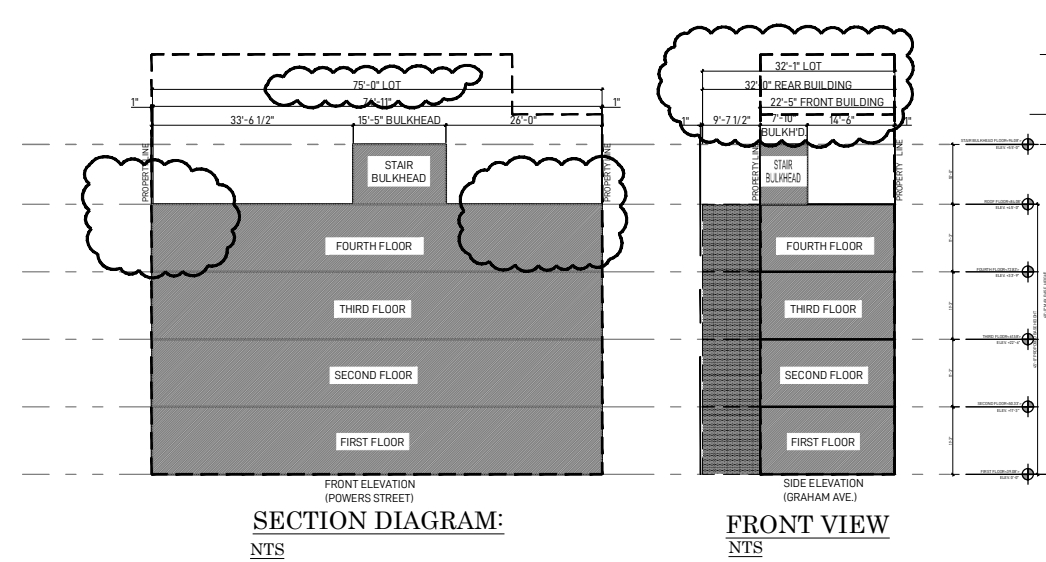
Signature \_\_\_\_\_ Date \_\_\_\_\_

  
 P.E. / R.A. Seal (Professional Engineer and date over seal)

Internal Use Only

BIS Doc # \_\_\_\_\_

PLAN EXAMINER SIGN AND DATE



FLOOR AREA TABLE				
FLOOR	TOTAL GROSS	RESIDENTIAL DWELLING		TOTAL ZFA
		TOTAL RESIDENTIAL	TOTAL DEDUCTIONS	
CELLAR	992.81 SQ. FT.	0.00 SQ. FT.	0.00 SQ. FT.	0.00 SQ. FT.
FIRST	1969.13 SQ. FT.	1969.13 SQ. FT.	797.97 SQ. FT.	1171.16 SQ. FT.
SECOND	1969.13 SQ. FT.	1969.13 SQ. FT.	421.54 SQ. FT.	1547.59 SQ. FT.
THIRD	1969.13 SQ. FT.	1969.13 SQ. FT.	410.64 SQ. FT.	1558.49 SQ. FT.
FOURTH	1969.13 SQ. FT.	1969.13 SQ. FT.	413.62 SQ. FT.	1555.51 SQ. FT.
BULKHEAD	114.89 SQ. FT.			0.00 SQ. FT.
<b>TOTAL</b>	<b>8,984.23 SQ. FT.</b>	<b>7,876.53 SQ. FT.</b>	<b>2,043.77 SQ. FT.</b>	<b>5,832.75 SQ. FT.</b>

ZONING ANALYSIS		
ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-12 ZR 22-14	USE PERMITTED	USE GROUP 2A
ZR 23-153	MAX F.A.R. R6A $x 3 = 1991.74 + 5$ , SF	5,832.75 / 1983.58 = 2.94 FAR PROPOSED
ZR 23-153	LOT COVERAGE (WITHIN 100' OF CORNER) $x 1.00 = 1991.58$ PERMITTED 1991.58 100%	1775.16 SF
ZR 33-121	MAX F.A.R. COMMERCIAL $2.00 - 1983.58$ SF $x 2 = 3,967.16$	66,895 SF
ZR 23-153	TOTAL BUILDING F.A.R. GREATEST F.A.R. USED ON ZONING LOT RES. 3 1991.58 $x 3 = 5,974.74$ SF	TOTAL FLOOR AREA PROPOSED 5,935.52 1983.58 = 2.99 FAR PROPOSED < 3
ZR 23-22 ZR 35-40	DENSITY $5,951.22 / 680 = 9.91$ <b>9 units proposed</b>	9 UNITS PROPOSED
ZR 23-32	MINIMUM LOT AREA 1,700 SF	1991.78 SF
ZR 23-32	MINIMUM LOT WIDTH 18 FT	22'-6"
<b>YARDS</b>		
	FRONT YARD	NOT REQUIRED
ZR 23-46	SIDE YARD	0'-0" OR 8'-0"
ZR 23-541	REAR YARD	0'-0"
<b>HEIGHT AND SETBACK</b>		
ZR 23-661 (a)(1)(2)	STREET WALL LOCATION	The street wall shall be located no closer to the street line than the closest street wall, or portion thereof, of an existing adjacent building on the same or an adjoining zoning lot located on the same street frontage, that is both within 10 feet of the street line and within 25 feet of such Quality Housing building. On corner lots, the street wall location provisions of paragraph (a)(1) shall apply along only one street line.
ZR 23-662 (a)	MINIMUM BASE HEIGHT	40'-0"
	MAXIMUM BASE HEIGHT	60'-0"
	MAXIMUM BUILDING HEIGHT	70'-0"
<b>PARKING REQUIREMENTS</b>		
ZR 25-261 ZR 36-341 ZR 36-361	RESIDENTIAL PARKING LOT IS LESS THAN 10,000 SF	50% OF DWELLING UNITS - PROPOSED 9 UNITS $\times .50 = 5$ REQUIRED
ZR 25-31	General retail uses - food stores with less than 2,000 square feet of floor area	N/A
ZR 25-811	RESIDENTIAL BICYCLE PARKING	1 PER 2 DWELLING UNITS - 9 UNITS / 2 = 5 REQUIRED
	BICYCLE PARKING	NONE PROPOSED
ZR 24-05 ZR 26-41	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE - $97-67' / 25' = 4$ REQUIRED
		2 EXISTING TREES 2 TREES TO BE PAID INTO TREE FUND

