

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) 158
 Street Name MARTENSE STREET
 Borough BROOKLYN
 Block 5090
 Lot (s) 35
 BIN 3116905

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.

NIKOLAI KATZ RA

Name (please print)

Signature _____ Date _____

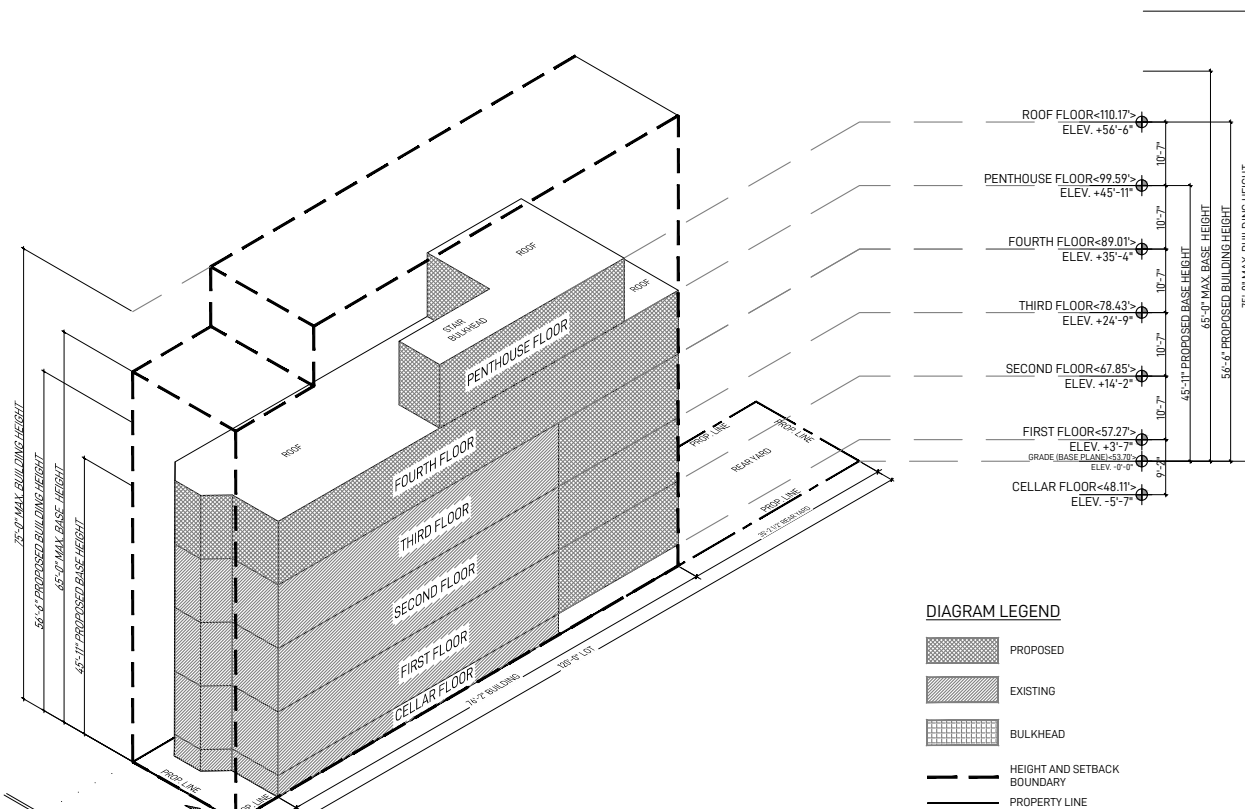


P.E. / R.A. Seal (applicant must sign and date over seal)

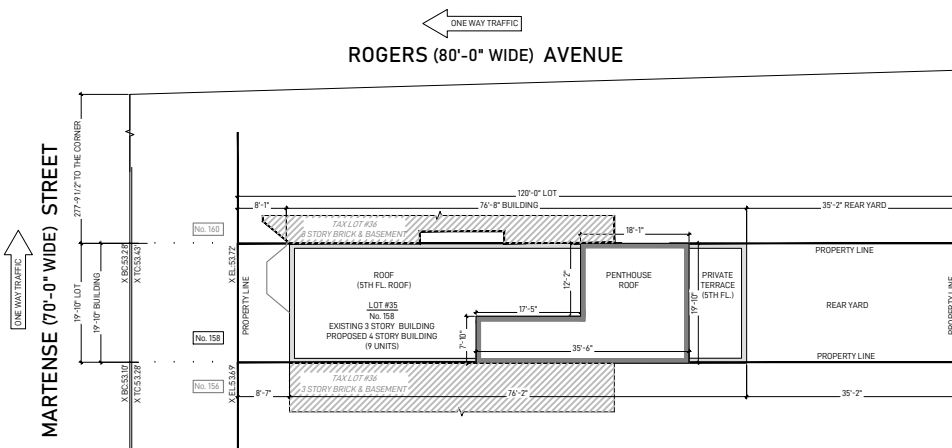
Internal Use Only

BIS Doc # _____

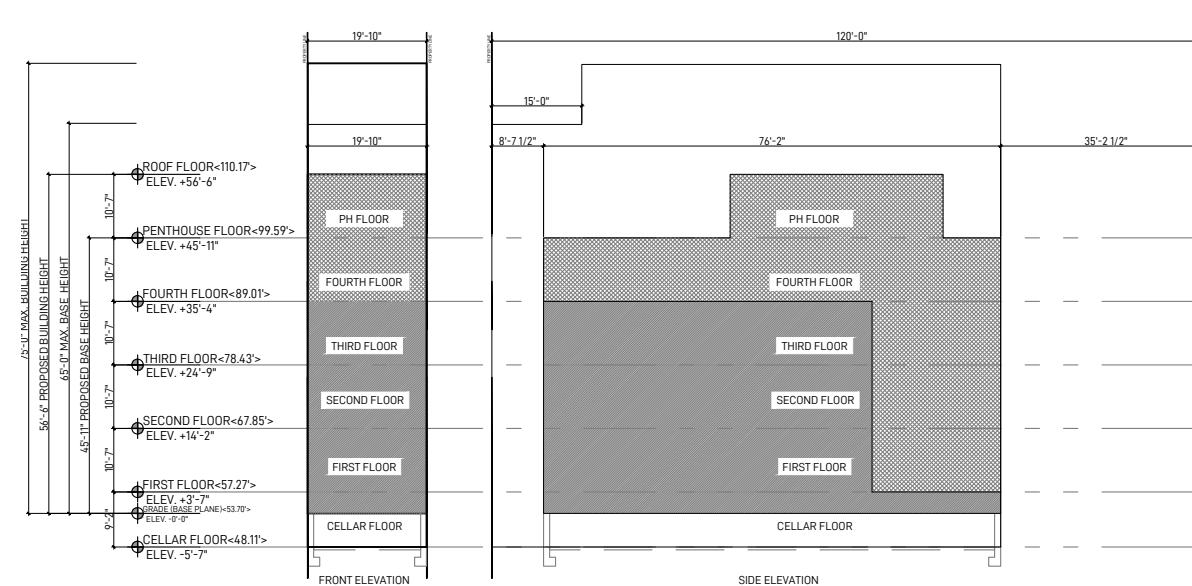
PLAN EXAMINER SIGN AND DATE



ISOMETRIC DIAGRAM:
NTS



SITE PLAN:
NTS



FRONT VIEW
NTS

SECTION DIAGRAM:
NTS

FLOOR	EXISTING RESIDENTIAL		PROPOSAL RESIDENTIAL		TOTAL GROSS	TOTAL ZFA
	TOTAL GROSS	TOTAL ZFA	TOTAL GROSS	TOTAL ZFA		
CELLAR	1144.18142 SQ. FT.				1144.18142 SQ. FT.	
FIRST	1118.46267 SQ. FT.	1118.46 SQ. FT.	424.76 SQ. FT.	424.76 SQ. FT.	1543.22656 SQ. FT.	1543.23 SQ. FT.
SECOND	1118.46267 SQ. FT.	1118.46 SQ. FT.	424.76 SQ. FT.	424.76 SQ. FT.	1543.22656 SQ. FT.	1543.23 SQ. FT.
THIRD	1118.46267 SQ. FT.	1118.46 SQ. FT.	424.76 SQ. FT.	424.76 SQ. FT.	1543.22656 SQ. FT.	1543.23 SQ. FT.
FOURTH			1510.64 SQ. FT.	1510.64 SQ. FT.	1510.63889 SQ. FT.	1510.64 SQ. FT.
FIFTH			495.08 SQ. FT.	495.08 SQ. FT.	495.08333 SQ. FT.	495.08 SQ. FT.
TOTAL	4,499.57 SQ. FT.	3,355.39 SQ. FT.	3,280.01 SQ. FT.	3,280.01 SQ. FT.	7,779.58 SQ. FT.	6,635.40 SQ. FT.

ZONING ANALYSIS :			
ITEM	PERMITTED / REQUIRED	EXISTING	PROPOSED
ZR 22-12	USE PERMITTED	USE GROUP 2	NO CHANGE
ZR 23-153	MAX F.A.R. R7 (Q.H.)	3.44 - 2,380.00 x 3.44 = 8,187.2 SF	6,635.40 / 2,380.00 = 2.787 FAR PROPOSED
ZR 23-156	LOT COVERAGE	65% 2380.00 x .65 = 1547 SF	1,118.46 / 1,546.80 < 2,380 SF = 64.99%
ZR 23-22	DENSITY	8,187.2 (FAR) / 680 (FACTOR) = 12.04 12 UNITS PERMITTED	9 UNITS PROPOSED
ZR 23-32	MINIMUM LOT AREA	1,700 SF	2,380 SQ. FT.
ZR 23-32	MINIMUM LOT WIDTH	18 FT	19'-10"
YARDS			
ZR 23-45	FRONT YARD	NOT REQUIRED	0'-0"
ZR 23-462	SIDE YARD	0'-0" OR 8'-0"	0'-0"
ZR 23-47	REAR YARD	30'-0"	35'-2"
HEIGHT AND SETBACK			
ZR 23-661 (B)(2)	STREET WALL LOCATION	On zoning lots with less than 50 feet of frontage along a street line, the street wall shall be located no closer to the street line than the closest street wall, or portion thereof, nor further from the street line than the furthest 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 15 feet of the street line and within 25 feet of such Quality Housing building.	STREET WALL IS LOCATED 8'-1" FROM THE STREET LINE. ALIGNED WITH ADJACENT BUILDINGS
ZR 23-662 (a)	MINIMUM BASE HEIGHT	40'-0"	30'-0"
	MAXIMUM BASE HEIGHT	65'-0"	45'-11"
	MAXIMUM BUILDING HEIGHT	75'-0"	30'-0"
PARKING REQUIREMENTS			
ZR 25-241	RESIDENTIAL PARKING LOT IS LESS THAN 10,000 SF	30% OF DWELLING UNITS - PROPOSED 9 UNITS *.30 = 3 REQUIRED	N/A
ZR 25-811	BICYCLE PARKING	1 PER 2 DWELLING UNITS - 9 UNITS / 2 = 5 REQUIRED	N/A
ZR 23-03 ZR 26-41	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE - 19'-10" / 25' = .79 1 REQUIRED	N/A
			3 WAIVED PER ZR 25-261
			5 WAIVED PER ZR 25-811
			1 TREES TO BE PAID INTO TREE FUND

