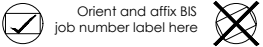




ZD1 Zoning Diagram

Must be typewritten.



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)	60
Street Name	GERRY STREET
Borough	BROOKLYN
Block	2269
Lot (s)	3
BIN	3429586

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Name (please print)

Signature _____ Date _____



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

HARRISON (70' WIDE) AVENUE

BARTLETT STREET (70' WIDE)

GERRY STREET (70' WIDE)

TOTAL ZONING FLOOR AREA					
	TOTAL LOT	EXISTING RESIDENTIAL FLOOR AREA	EXISTING COMMERCIAL FLOOR AREA	TOTAL BUILDING FLOOR AREA	TOTAL COMMERCIAL FLOOR AREA
TAX LOT 1	7500	37,427.7	3,632.0	41,059.7	3632
TAX LOT 2	10000	48,607.3	3,715.0	52,322.3	3715
TAX LOT 3	5000	0			0
TAX LOT 5	5000	0			0
TAX LOT 51	2500		7,462.0	7462.0	2488
TOTAL	30,000 SF.	86,035 SF.	14,809 SF.	100,844 SF.	9,835 SF.

* AS PER ZD1 FILED UNDER APPLICATION # 321 585 664 # 321 547 395

TOTAL LOT COVERAGE				
	TOTAL LOT	TOTAL EXISTING BUILDING	LOT COVERAGE	TOTAL PERCENT
CORNER LOT	TAX LOT 1	7500	100' * 99'-10"	9983 SQ. FT.
	TAX LOT 2	10000	100' * 74'-10"	7483 SQ. FT.
	TOTAL	17500		17467 SQ. FT.
INTERIOR LOT	TAX LOT 3	5000	63' * 49'-10"	3139 SQ. FT.
	TAX LOT 5	5000	63' * 49'-10"	3139 SQ. FT.
	TAX LOT 51	2500	99'-10" * 24'-11"	2488 SQ. FT.
	TOTAL	12,500 SF.		8,767 SF.

SITE PLAN DIAGRAM:

NTS

ZONING ANALYSIS:			
	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-12	USE PERMITTED	USE GROUP #	USE GROUP 11, RESIDENTIAL
ZR 27-132	AFFORDABLE HOUSING PLANS APPROVED PRIOR TO DECEMBER 5, 2024	Any generating site for which (i) on or before December 5, 2024, an application for preservation affordable housing has been filed with HPD, and (ii) on or before December 5, 2025, a regulatory agreement for preservation affordable housing has been executed and recorded against such generating site, shall continue to be subject to the Inclusionary Housing Program as set forth in Sections 23-154 and 23-90, as such Sections existed prior to December 5, 2024.	generating site 106 Gerry street has a regulatory agreement for preservation affordable housing and has been executed and recorded against such generating site prior to December 5, 2024.
ZR 23-22	MAX FLOOR AREA RATIO RTA	STANDARD RESIDENCE: 4.0 = 30,000 4.40 = 120,000 SF INCLUSIONARY HOUSING CERTIFICATE PROVIDED WITH + 8,524.80 SF OF TRANSFERRED DEVELOPMENT RIGHTS 8,524.80 SF x 1.25 = 10,656.00 SF 120,000 SF + 10,656.00 SF = 130,656.00 SF MAXIMUM FLOOR AREA PERMITTED ON ZONING LOT 1.01: 80,000 4.50 = 150,300 SF	TOTAL EXISTING FLOOR AREA: 100,846 SF (see sheet 2-000) TOTAL PROPOSED: LOT 5 14,904 SF. LOT 3 14,900 SF. = 29,805 SF. TOTAL FLOOR AREA ON ZONING LOT 100,846 + 29,805 SF = 130,651 SF 130,651 SF - 4,35 FAN = 130,656.00 - OK
ZR 27-166(a)(1)	LOCATION OF MH SITE	Where an MH site or UAP site is not located within the MH zoning lot or the UAP zoning lot, as applicable: the MH site or UAP site and the MH zoning lot or UAP development, as applicable, shall be located within the same Community District	INCLUSIONARY HOUSING CERTIFICATE PROVIDED FROM DEVELOPMENT WITHIN THE SAME COMMUNITY DISTRICT, THEREFORE TRANSFER OF RIGHT IS PERMITTED.
ZR 23-362 (a)	LOT COVERAGE	CORNER LOT - 100% 17,500 LOT + 1,000 = 17,500 SF INTERIOR LOT - 80% 12,500 LOT + .80 = 10,000 SF	17,467 SF - 99.8% (see sheet 2-002 for diagram) 8,767 SF - 70.1%
ZR 23-528(b) ZR 35-40	DENSITY	MAXIMUM PERMITTED FLOOR AREA: 130,656 SF TOTAL USED FOR COMMERCIAL ON ZONING LOT: 14,809 SF 130,656 - 14,809 = 115,847 SF / 680 = 170 UNITS PERMITTED	EXISTING: 23 UNITS ON LOT 2 - 18 UNITS ON LOT 1 TOTAL EXISTING: 41 UNITS PROPOSED 3 UNITS ON LOT 3 AND 3 UNITS ON LOT 5 TOTAL UNITS ON ZONING LOT: 47 UNITS
ZR 23-12	MINIMUM LOT AREA	1,700 SF	30,000
	MINIMUM LOT WIDTH	18 FT	75' 0"
ZR 23-62	BALCONIES	not project by a distance greater than seven feet, as measured from the plane surface of the building wall from which it projects. have an aggregate width, at the level of any story, not exceeding 50 percent of the width at that level of the plane surface of the building wall from which it projects. be unenclosed except for building walls and parapets, railings, or safety guards, whether applied singly, or in combination, provided that: parapets shall not exceed four feet in height; railings shall not exceed 4 feet, 6 inches in height and shall be at least 50 percent open for the portion that exceeds four feet in height; and safety guards shall not exceed 30 feet in height and shall be at least 90 percent transparent materials for the portion that exceeds four feet in height. be located at least 13 feet above curb level	BALCONIES ARE NOT PROJECTION MORE THAN 7 FEET FROM THE BUILDING WALL. WIDTH OF BUILDING WALL BY 8" 7'2" + 24" 10" 12' 5" * 2 + 24" 10" PROPOSED @ 80, PROPOSED RAILING OF 40" IN HEIGHT, BALCONY IS LOCATED HIGHER THAN 13 FEET ABOVE CURB LEVEL.
YARDS AND COURTS			
ZR 23-322	FRONT YARD	NOT REQUIRED	0' 0"
ZR 23-334	SIDE YARD	0' 0" OR 5' 0"	0' 0"
ZR 23-344 (b)(16)(i)(2)	REAR YARD EQUIVALENT	40' 0" REQUIRED PROVIDED MIDWAY OR 10 FEET OF BEING MIDWAY	PROPOSED DEVELOPMENT IS PROVIDING A REAR YARD EQUIVALENT OF 30' 0", 10 FEET OF BEING MIDWAY, THE ADDITIONAL 10 FEET REQUIRED ON THE LOT IS OCCUPIED BY AN EXISTING NON-COMPLIANT COMMERCIAL BUILDING.
ZR 23-341 (b)(2)(ii)	PERMITTED OBSTRUCTION IN REAR YARD - PARKING	If accessory to any other kind of building containing residences, the height of a building, containing such parking spaces within the rear yard, shall not exceed 10 feet above adjoining grade, or 15 feet above curb level or base plane	OPEN PARKING AREA PROPOSED
HEIGHT AND SETBACK			
ZR 23-431 (b)(2)	STREET WALL LOCATION	ALONG AN ARROW STREET/ST, AT LEAST 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN 10 FEET OF THE RETREAT LINE AND EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT SPECIFIED IN SECTION 23-432, OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS, UP TO 30 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS MAY BE RECESSED BEYOND 10 FEET OF THE RETREAT LINE PROVIDED THAT ANY SUCH RECESSES DEEPER THAN 15 FEET ARE LOCATED WITHIN AN OUTLET COURTYARD	PROPOSED BUILDING IS LOCATED 3' 0" OF STREET LINE
ZR 23-432 (b)(2)(i)	MINIMUM BASE HEIGHT	40' 0"	68' 8" BUILDING HEIGHT
	MAXIMUM BASE HEIGHT	75' 0"	
ZR 23-433 (b)(2)(i)	MINIMUM BUILDING HEIGHT	85' 0"	N/A BUILDING DOES NOT EXCEED THE MAXIMUM BASE HEIGHT
	SETBACK ABOVE MAX BASE HT.	15' 0" the depth of such required setback may be reduced by one foot for every foot that the street wall is located beyond the street line, but in no event shall a setback of less than seven feet be provided.	
ZR 23-433 (b)(1)(i)	PERMITTED OBSTRUCTION DORMERS	Dormers shall be allowed as a permitted obstruction, the aggregate width of all dormers at the maximum base height does not exceed 60% of the width of the street wall of the highest story entirely below the maximum base height. For each ft. above the maximum base height, the aggregate width of all dormers shall be decreased by 1% of the street wall width of the highest story entirely below the maximum base height.	N/A BUILDING DOES NOT EXCEED THE MAXIMUM BASE HEIGHT
ZR 23-412 (c)(1)(2)(3)(4)	PERMITTED OBSTRUCTIONS STAIR, ELEVATOR AND MECHANICAL BULKHEADS	such obstructions shall be located not less than 10 feet from the street wall of a building; all mechanical equipment shall be screened on all sides, the lot coverage of all such obstructions does not exceed 20 percent of the lot coverage of the building and where the maximum permitted height of a building is less than 120 feet, such obstructions are limited to a maximum height of 35 feet.	BULKHEAD IS LOCATED 10' 0" OF ST. WALL BUILDING LOT COVERAGE IS 3,129 SF. MAX. PERMITTED 50% OF BUILDING LOT COVERAGE: 1,564.5 SF. PROPOSED BULKHEAD 638.8 SF - 21.4% OF BUILDING LOT COVERAGE = 1,564.5 SF. HEIGHT ABOVE MAXIMUM PERMITTED HEIGHT 10' 0" < 15' 0" THEREFORE OK

ZD1 Zoning Diagram

Must be typewritten.

☒ Orient and affix BIS
job number label here ☒

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☐ Yes ☒ No

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Name (please print)

Signature Date

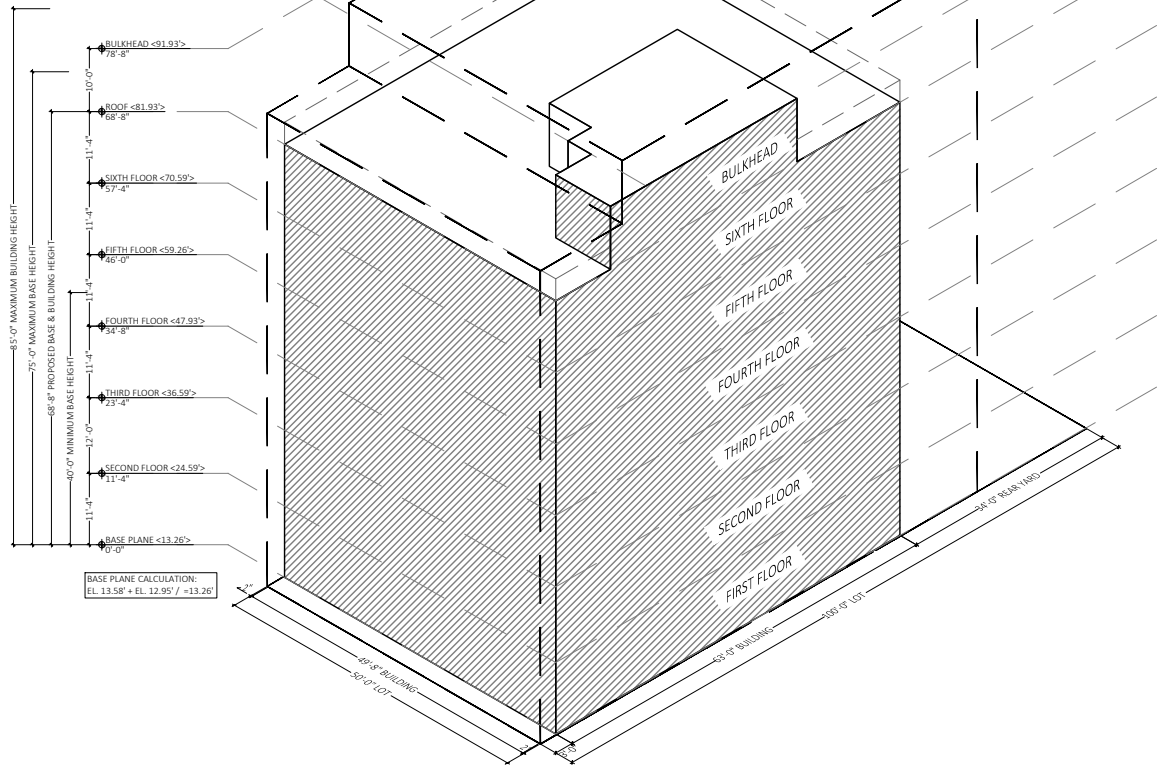
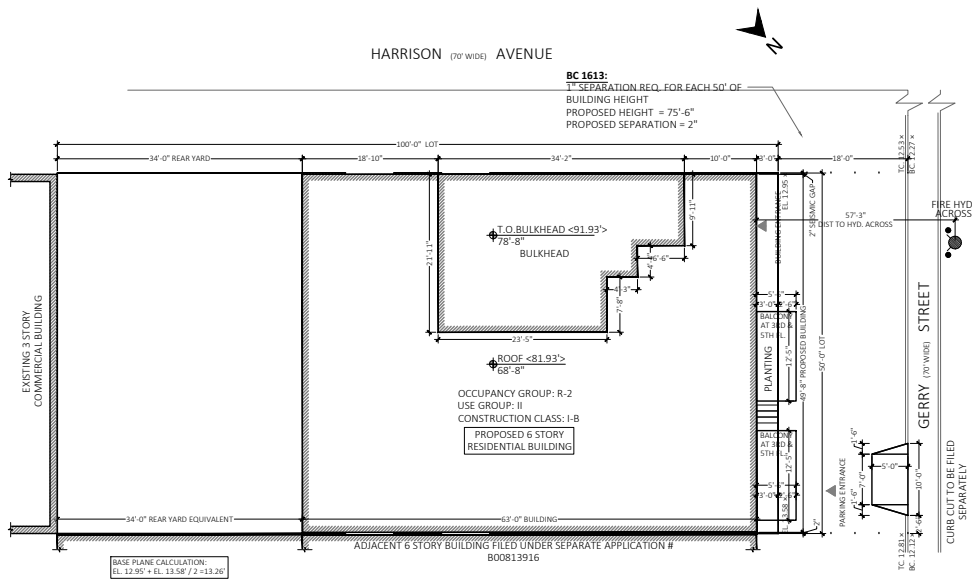
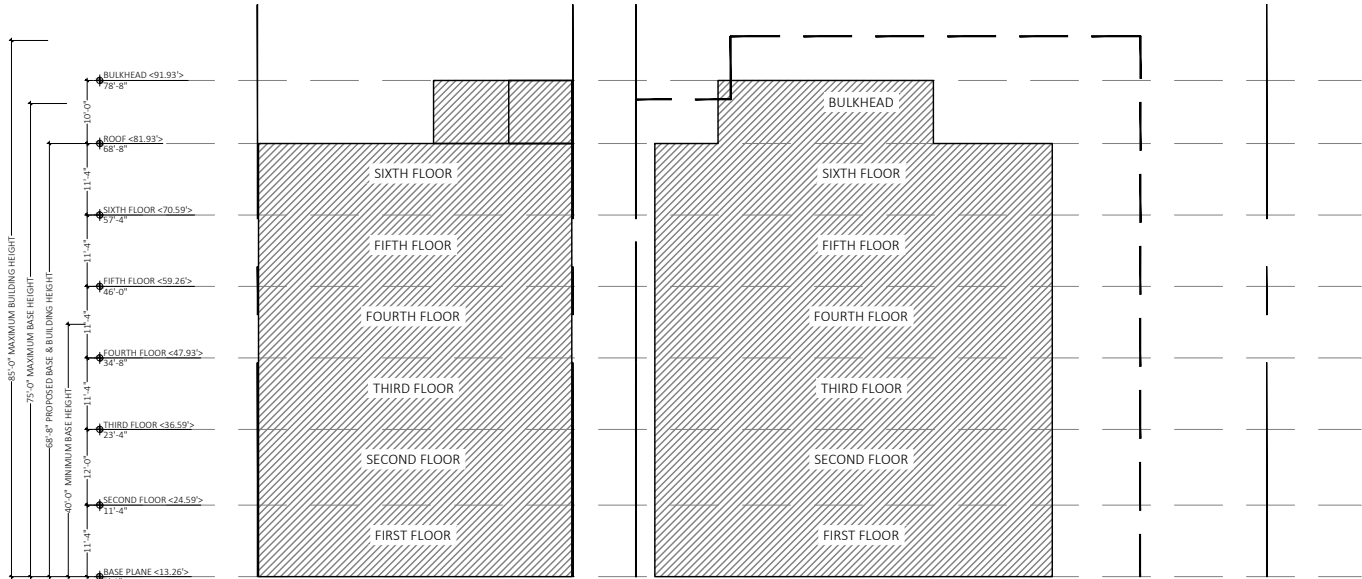


P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



AXONOMETRIC DIAGRAM:

NTS

SITE PLAN DIAGRAM:

NTS



ZD1 Zoning Diagram

Must be typewritten.
Sheet _____ of _____

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

Last Name		First Name		Middle Initial
Business Name			Business Telephone	
Business Address			Business Fax	
City	State	Zip	Mobile Telephone	
E-Mail			License Number	

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	
TAX LOT #360 GERRY STREET							

ZD1

Sheet _____ of _____

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

Total Zoning Floor Area	
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