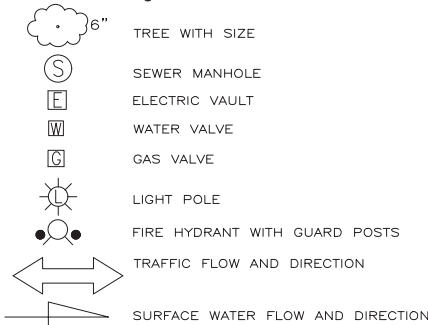


PLOT PLAN

SCALE: NTS

Legend:



Abbreviations:

BC/TC
GEN.
MH. TO MH.
L.G.57.4
(4.3'H.)

BOTTOM/TOP OF CURB
GENERAL
MANHOLE TO MANHOLE
LEGAL GRADES
HIGH OF STRUCTURE

PERMITTED OBSTRUCTION AS PER
ZR 24-33 B). MODIFIED BY ZR
64-321 MEASUREMENT OF
HEIGHT FOR FLOOD-RESISTANT
BUILDINGS (MEASURED FROM
THE #REFERENCE PLANE)

ADJACENT PROPERTY TO BE
PROTECTED DURING CONSTRUCTION

ASPHALT PARKING

205'-0" [205.00] LOT

187'-11 5/8" BUILDING

PROPOSED 6' HIGH FENCE

ACCESSORY RECREATION
AREA ON ROOF

4-STORY
(1ST FLOOR IS GROUND LEVEL,
WET FLOOD-PROOFED,
SUBJECT TO FLOODING)

150'-1"

PARKING ON 1ST FLOOR/GROUND

ADJACENT PROPERTY TO BE
PROTECTED DURING CONSTRUCTION

180'-0" BUILDING

193'-9 1/8" [193.76] LOT

163'-9 1/8"

29'-11"

8'-0"

39'-0" BUILDING

54'-10" BUILDING

55'-0" LOT

1 STORY

ADJACENT PROPERTY TO BE
PROTECTED DURING CONSTRUCTION

NEW 4-STORY COMMUNITY FACILITY USE BUILDING.
1940 SHORE PARKWAY, BROOKLYN, NY 11214
BLOCK: 6944 LOT: 83 BIN: 3329303 CB 313
ZONING DISTRICT: R4. ZONING MAP: 28C. INTERIOR LOT
LOT AREA: 10,966.72 SF
NB APPLICATION B00819877-11
1ST FL (SUBJECT TO FLOODING) EL. 9'-4" (9.33')
FIRST STORY ABOVE THE FLOOD ELEVATION EL: 19'-3" (19.25')
FLOOD-RESISTANT CONSTRUCTION ELEVATION (FRC): 13'
EXHIBIT 1 CRFN # 2023000057334
EXHIBIT 3 CRFN # 2023000057335

EXIT ABOVE DFE (PROVIDING
HUMAN INGRESS AND EGRESS
DURING THE DESIGN
FLOOD) AS PER SECTION 6.2.2
OF ASCE 24-05 & APPENDIX G

16'-11 3/8"

15'-0"

18'-0"

53'-11 1/2" [53.96] TO CORNER

EL. 9.01'

EL. 9.23'

EL. 9.23'

EL. 9.23'

EL. 9.23'

EL. 9.23'

EL. 9.23'

EL. 9.23'

EL. 9.23'

EL. 9.23'

EL. 9.23'

EL. 9.23'

BASE PLANE EL. (9.42+9.23)/2=9.32'=9'-3 7/8"
PRELIMINARY FLOOD ELEVATION 11.0 AE
DESIGN FLOOD ELEVATION: 11+2=13'-0"
CURB LEVEL: (8.74+9.04)/2=8.89'



105'-9 3/4" TO CORNER

90'-0"

EXISTING CURB CUT

FIRE HYDRANT

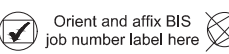
SHORE PARKWAY (310' WIDE)

BAY 44TH STREET (80' WIDE)

BAY 43RD STREET (60' WIDE)



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) 1940
Street Name SHORE PARKWAY
Borough BROOKLYN
Block 6944
Lot 83
BIN 3329303

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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 viola-
tion 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)

Signature Date 06/29/2023

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

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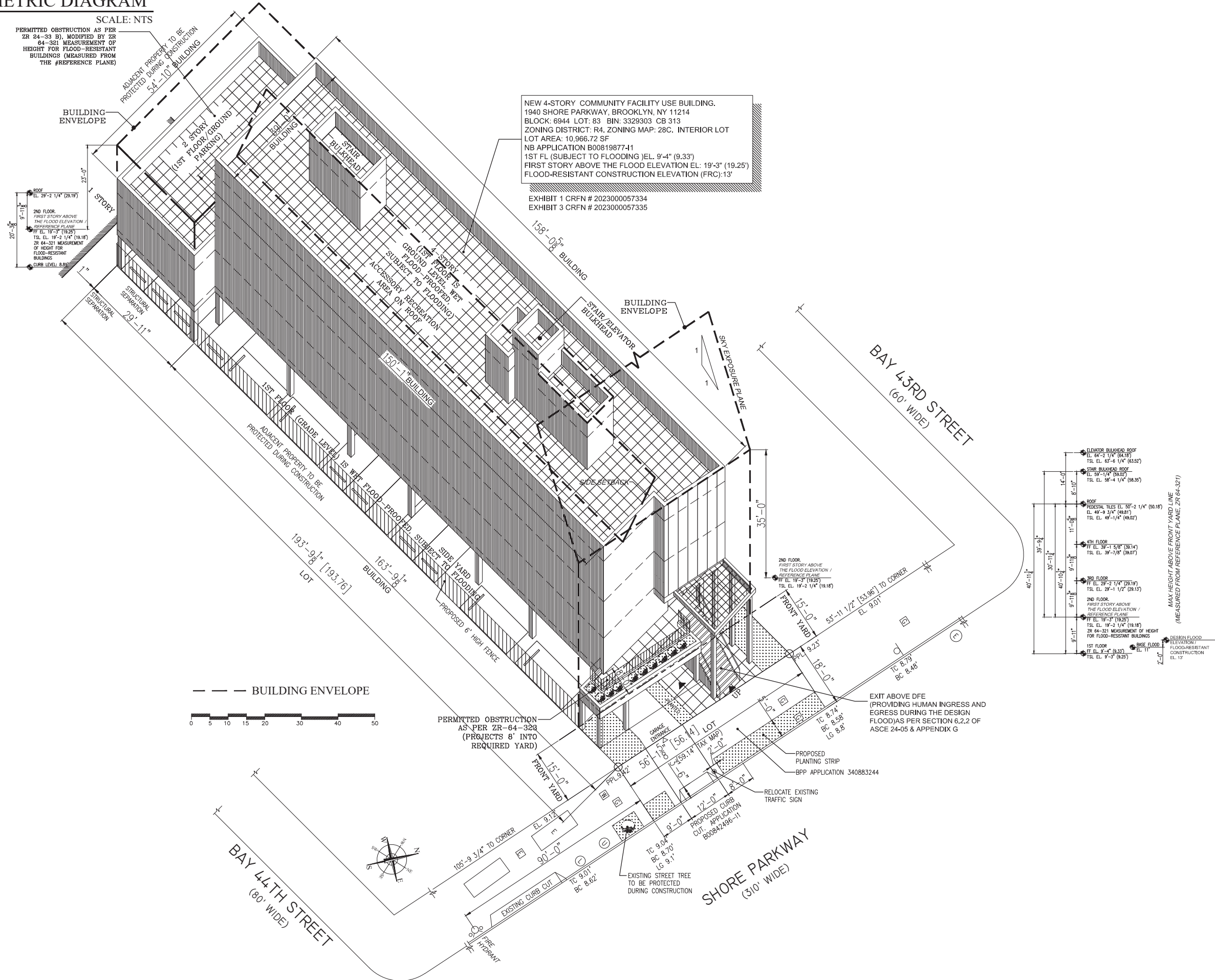
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PLAN EXAMINER SIGN AND DATE

STREET TREE ANALYSIS:
ZR 24-05 / 26-41 STREET TREE PLANTING
56.14 / 25 = 2. EXISTING TREES: 0. PROPOSED: 2.
2 STREET TREES TO BE PAID INTO TREE FUND (OFF-SITE) AS DETERMINED BY
DEPARTMENT OF PARKS AND RECREATION. PARKS DEPT APPLICATION # 38700

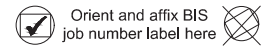
PEDESTRIAN PROTECTION SHALL BE MAINTAINED IN PLACE AND KEPT IN GOOD ORDER FOR THE
ENTIRE LENGTH OF TIME PEDESTRIANS MAY BE ENDANGERED.

AXONOMETRIC DIAGRAM



ZD1 Zoning Diagram

Must be typewritten.



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☐ Yes☐ No

Location Information

House No(s) 1940
Street Name SHORE PARKWAY

Borough	BROOKLYN
Block	6944
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Name (please print) ..

Signature

Date _____

06/29/2023

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

Internal Use Only

BIS Doc #_____

PLAN EXAMINER SIGN AND DATE

ZONING ANALYSIS

#1940 SHORE PARKWAY, BROOKLYN NY 11214
BLOCK: 6944 LOT: B3. BIN 3329303. CB 313. ZONING DISTRICT: R4. ZONING MAP: 28C. INTERIOR LOT
LOT AREA: 10,966.72 SF
FLOOD ZONE: EFFECTIVE: SHADED X. EFFECTIVE FIRM PANEL 3604970353F
PRELIMINARY: AE, EL. 11.0. PRELIMINARY FIRM PANEL 3604970353G (PFIRMs UTILIZED AS PER G102.2.2 2))
COMMUNITY FACILITY ELEVATED ABOVE FLOOD-RESISTANT CONSTRUCTION ELEVATION
FLOOD-RESISTANT CONSTRUCTION ELEVATION: 11+2=13'. AS PER G201 & ASCE 24 TABLES 6-1.
BUILDINGS (NONRESIDENTIAL FOR FLOOD ZONE PURPOSES) SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN BC CHAPTER G3 AND ASCE 24, AND COMPLIES WITH ELEVATION OPTION AS PER G304.1.2) 1).
HISTORIC DISTRICT: NO. LANDMARK: NO. WITHIN 200' OF TA STRUCTURE: NO. OUTSIDE OF COASTAL EROSION HAZARD AREA AND TIDAL WETLANDS
ANALYSIS BASED ON ARTICLE 2, CHAPTER 4

SCOPE OF WORK: NEW 4-STORY COMMUNITY FACILITY BUILDING.

OCCUPANCY (2022 CODE) / USE GROUPS :
1ST FLOOR (GRADE LEVEL):
* LOBBY, STORAGE ROOM, SPRINKLER ROOM, ELECTRICAL ROOM (EQUIPMENT ELEVATED MIN TO DFE). OCCUPANCY B. UG 4C.
* PARKING (ACCESSORY TO AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY) FOR 23 PARKING SPACES.
BICYCLE PARKING (3 SPACES). OCCUPANCY S-2. UG 4C.
1ST FLOOR WET FLOODPROOFED, SUBJECT TO FLOODING.
2ND FLOOR:
* DAYCARE. OCCUPANCY E, UG 3A.
* MECHANICAL ROOM. OCCUPANCY E (ACCESSORY). UG 3B.
3RD FLOOR: AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY. OCCUPANCY B. UG 4A.
3RD FLOOR ROOF TERRACE: ACCESSORY RECREATION AREA. OCCUPANCY: B, USE GROUP: 4C
4TH FLOOR: AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY. OCCUPANCY B. UG 4A.
ROOF: STAIR / ELEVATOR BULKHEADS, HVAC UNITS, ACCESSORY RECREATION AREA. OCCUPANCY E. UG 3B

CONSTRUCTION CLASS: I-B. RISK CATEGORY (TABLE BC-1604.5): 2. FLOOD DESIGN CLASS (G501.1 AMENDMENTS TO ASCE 24-14, TABLE 1-1): 3

ZR 24-11 MAXIMUM FLOOR AREA RATIO AND PERCENTAGE OF LOT COVERAGE
MAX COMMUNITY FACILITYL FAR: 2.0
MAX COMMERCIAL "FA": 10,966.72 X 2.0 = 21,933.44 SF
PROPOSED COMMUNITY FACILITY FLOOR AREA

FLOOR #	GROSS	DEDUCTIONS	ZFA		
1	1,058.24		0		
2	7,312.26	204.09	7108.17	DAYCARE	7108.17
3	5,969.84	151.49	5818.35		
4	5,969.84	151.49	5818.35	OFFICE	11636.7
Bulkhead	592.22		0		
Total	20,902.40		18744.87		

NOT ZFA AS PER ZR64-322 C)2)
WET-FLOOD-PROOFING UP TO
FRCE OR MORE

PROPOSED TOTAL COMMUNITY FACILITY ZFA: 18,742.19 SF, LESS THAN 21,933.44 SF
PROPOSED COMMUNITY FACILITY FAR: 18,744.87 / 10,966.72 = 1.71, LESS THAN 2.0
PROPOSED GROSS AREA: 20,902.4 SF

MAX LOT COVERAGE: 55% = 10,966.72 X 55% = 6,031.69 SF
PROPOSED LOT COVERAGE: 5,969.84 SF (AT 3RD, 4TH FLOORS) = 54.44%, NOT MORE THAN 55% (SEE ZR 24-12), COMPLIES.

ZR 24-12 HEIGHT AND APPLICATION OF LOT COVERAGE
IN THE DISTRICTS INDICATED, THE PORTION OF A BUILDING CONTAINING A COMMUNITY FACILITY USE LOCATED AT ANY HEIGHT UP TO BUT NOT EXCEEDING 23 FEET ABOVE CURB LEVEL OR BASE PLANE# WHERE APPLICABLE, MAY BE EXCLUDED IN DETERMINING THE PERCENTAGE OF LOT COVERAGE SET FORTH IN SECTION 24-11 (MAXIMUM FLOOR AREA RATIO AND PERCENTAGE OF LOT COVERAGE). OBSTRUCTIONS PERMITTED UNDER THE PROVISIONS OF SECTION 24-33 (PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS) SHALL NOT BE INCLUDED IN LOT COVERAGE.

ZR 24-32 LEVEL OF YARDS AND MEASUREMENT OF YARD WIDTH OR DEPTH
IN ALL #RESIDENCE DISTRICTS#, THE LEVEL OF A #YARD# OR OF A #REAR YARD EQUIVALENT# SHALL NOT BE HIGHER THAN #CURB LEVEL#, EXCEPT THAT NATURAL GRADE LEVEL NEED NOT BE DISTURBED IN ORDER TO COMPLY WITH THIS REQUIREMENT. NO #BUILDING OR OTHER STRUCTURE# SHALL BE ERCTED ABOVE GROUND LEVEL IN ANY REQUIRED #YARD# OR #REAR YARD EQUIVALENT#, EXCEPT AS OTHERWISE PROVIDED IN SECTION 24-33 (PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS).
MODIFIED BY ZR 64-321 MEASUREMENT OF HEIGHT FOR FLOOD-RESISTANT BUILDINGS

ZR 24-33 PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS
(B) IN ANY #REAR YARD# OR #REAR YARD EQUIVALENT#:
(1) ANY #BUILDING# OR PORTION OF A #BUILDING# USED FOR #COMMUNITY FACILITY# #USES#, INCLUDING #ACCESSORY# PARKING SPACES FOR BICYCLES WITHIN SUCH #BUILDING#, PROVIDED THAT THE HEIGHT OF SUCH #BUILDING# SHALL NOT EXCEED ONE #STORY#, NOR IN ANY EVENT 23 FEET ABOVE #CURB LEVEL. HOWEVER, THE FOLLOWING SHALL NOT BE PERMITTED OBSTRUCTIONS:
(II) IN ALL #RESIDENCE DISTRICTS# NOT LISTED IN PARAGRAPH (B)(3)(II) OF THIS SECTION, BEYOND 100 FEET OF A #WIDE STREET#, ANY PORTION OF A #BUILDING# USED FOR A #COMMUNITY FACILITY# #USE# OTHER THAN A #SCHOOL#, HOUSE OF WORSHIP, COLLEGE OR UNIVERSITY, OR HOSPITAL AND RELATED FACILITIES;

ZR 24-34 MINIMUM REQUIRED FRONT YARDS. REQUIRED: 15'. PROPOSED: 15', COMPLIES.
ZR 24-35 MINIMUM REQUIRED SIDE YARDS.
REQUIRED: TWO #SIDE YARDS# SHALL BE PROVIDED (AGGREGATE WIDTH OF STREET WALLS IS NOT MORE THAN 80 FEET), EACH WITH A MINIMUM REQUIRED WIDTH OF EIGHT FEET. PROPOSED: TWO 8' SIDE YARDS, COMPLIES.
ZR 24-36 MINIMUM REQUIRED REAR YARDS. REQUIRED: 30', PROPOSED: 30'.
PORTION OF BUILDING IN REAR YARD IS A PERMITTED OBSTRUCTION AS PER ZR 24-33 B), MODIFIED BY ZR 64-321 MEASUREMENT OF HEIGHT FOR FLOOD-RESISTANT BUILDINGS (MEASURED FROM THE #REFERENCE PLANE)

ZR 24-50 HEIGHT AND SETBACK REGULATIONS
ZR 24-521 FRONT SETBACKS IN DISTRICTS WHERE FRONT YARDS ARE REQUIRED
HEIGHT ABOVE FRONT YARD LINE: 35" (MEASURED FROM REFERENCE PLANE, ZR 64-321)
SKY EXPOSURE PLANE: 1 TO 1. PROPOSED FRONT WALL AND BUILDING HEIGHT: 30'-11 1/4", COMPLIES. SEE DIAGRAMS ON Z-004.

ZR 24-55 REQUIRED SIDE AND REAR SETBACKS
ZR 24-551 REQUIRED SIDE SETBACKS FOR TALL BUILDINGS IN LOW BULK DISTRICTS
NO #COMMUNITY FACILITY# PORTION OF ANY #BUILDING# THAT IS MORE THAN 35 FEET OR MORE THAN THREE #STORIES# ABOVE THE LEVEL OF A #SIDE YARD#, WHICHEVER IS LOWER, SHALL BE NEARER TO A #SIDE LOT LINE# BOUNDING SUCH #YARD# THAN A DISTANCE EQUAL TO ONE-HALF THE HEIGHT ABOVE YARD LEVEL OF SUCH PORTION OF THE #BUILDING#. COMPLIES.

ZR 64-31 SPECIAL BULK REGULATIONS FOR ALL BUILDINGS
ZR 64-311 SPECIAL FLOOR AREA MODIFICATIONS FOR ALL BUILDINGS
(D) STEPS
IN ALL #RESIDENCE DISTRICTS#, THE PROVISIONS OF PARAGRAPH (A)(17) OF SECTION 23-44 (PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS) SHALL BE MODIFIED TO ALLOW STEPS WITHIN A REQUIRED #YARD# OR #REAR YARD EQUIVALENT#, PROVIDED THAT SUCH STEPS ACCESS ANY #STORY# LOCATED AT OR BELOW THE #FIRST STORY ABOVE THE FLOOD ELEVATION#.

ZR 64-32 SPECIAL BULK REGULATIONS FOR FLOOD-RESISTANT BUILDINGS
ZR 64-321 MEASUREMENT OF HEIGHT FOR FLOOD-RESISTANT BUILDINGS
IN ALL DISTRICTS, AS AN ALTERNATIVE TO MEASURING HEIGHTS FROM #BASE PLANE#, #CURB LEVEL#, OR OTHER APPLICABLE DATUM, ALL HEIGHT MEASUREMENTS IN #FLOOD ZONES#, INCLUDING THE NUMBER OF #STORIES# PERMITTED, AS APPLICABLE, MAY BE MEASURED FROM THE #REFERENCE PLANE#.

ZR 64-322 SPECIAL FLOOR AREA MODIFICATIONS FOR FLOOD-RESISTANT BUILDINGS
(C) FLOOD-PROOFED GROUND FLOORS
(2) IN ALL DISTRICTS, FLOOR SPACE LOCATED BELOW THE #FIRST STORY ABOVE THE FLOOD ELEVATION# MAY BE EXCLUDED FROM THE CALCULATION OF #FLOOR AREA# PROVIDED SUCH FLOOR SPACE COMPLIES WITH THE #FLOOD-RESISTANT CONSTRUCTION STANDARDS# FOR WET-FLOOD-PROOFING UP TO THE #FLOOD-RESISTANT CONSTRUCTION ELEVATION# OR HIGHER.

ZR 64-323 SPECIAL REGULATIONS FOR REQUIRED YARDS AND OPEN SPACES FOR ZONING LOTS WITH FLOOD-RESISTANT BUILDINGS
FOR #ZONING LOTS# WITH #FLOOD-RESISTANT BUILDINGS#, THE REGULATIONS FOR #YARDS# AND #OPEN SPACE# SHALL BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION.

B) PERMITTED OBSTRUCTIONS
(1) COVERED PORCHES, BALCONIES, AND COVERED ACCESS AREAS
IN ALL DISTRICTS, A PORCH OR ACCESS AREA COVERED BY A ROOF OR OTHER PERMANENT STRUCTURE SHALL BE PERMITTED OBSTRUCTIONS IN ANY REQUIRED #OPEN SPACE# OR #YARD# ON THE #ZONING LOT#. WHERE PERMANENT STRUCTURES SUCH AS BALCONIES ARE LOCATED DIRECTLY ABOVE A PORCH OR ACCESS AREA, SUCH BALCONIES MAY EXCEED THE WIDTH AND DEPTH STANDARDS OF SECTION 23-13 (BALCONIES).
(3) FENCES
IN #RESIDENCE DISTRICTS#, PORTIONS OF FENCES LOCATED IN #FRONT YARDS# WITH HEIGHT GREATER THAN FOUR FEET ABOVE #CURB LEVEL# SHALL BE REQUIRED TO BE NO MORE THAN 50 PERCENT OPAQUE

(A) FRONT YARD PLANTING REQUIREMENT
IN R1 THROUGH R5 DISTRICTS, WHERE THE DISTANCE BETWEEN THE #STREET WALL# AND THE #STREET LINE# IS 10 FEET OR LESS, OR FOR #ZONING LOTS# WITH #FRONT YARDS# THAT ARE SHALLOWER THAN THE MINIMUM REQUIRED PURSUANT TO THE APPLICABLE DISTRICT REGULATIONS, STAIRS, RAMPS OR LIFTS THAT ACCESS THE #FIRST STORY ABOVE THE FLOOD ELEVATION# SHALL BE EXEMPTED FROM THE AREA OF A #FRONT YARD# FOR THE PURPOSE OF CALCULATING THE PLANTING REQUIREMENTS OF SECTION 23-451 (PLANTING REQUIREMENT).

ZR 64-324 STREET WALL LOCATION FOR FLOOD-RESISTANT BUILDINGS
FOR ALL #BUILDINGS# WHERE THE AGGREGATE WIDTH OF EXTERIOR STAIRS, RAMPS, OR ELEVATED PLATFORMS IN FRONT OF A #STREET WALL# EXCEEDS 70 PERCENT OR MORE ALONG THE GROUND FLOOR OF THE #STREET WALL#, SUCH STAIRS, RAMPS, OR ELEVATED PLATFORMS SHALL BE SCREENED BY LIVING PLANT MATERIAL OR BY THE PROVISIONS OF PARAGRAPH (B)(1) OF SECTION 64-521 (OPTIONS AVAILABLE FOR ALL BUILDINGS).

ZR 64-50 STREETSCAPE REGULATIONS
ALL #BUILDINGS# SHALL PROVIDE STREETSCAPE MITIGATION ELEMENTS IN THE CATEGORIES OF ACCESS OR GROUND FLOOR LEVEL, IN ORDER TO ACHIEVE THE TOTAL POINTS REQUIRED IN THE FOLLOWING TABLE. THE TOTAL POINTS REQUIRED VARIES BASED UPON THE LEVEL OF THE #FIRST STORY ABOVE THE FLOOD ELEVATION#, AS MEASURED FROM #CURB LEVEL#. THE INDIVIDUAL MITIGATION OPTIONS ARE SET FORTH IN SECTIONS 64-51 (BUILDING ACCESS MITIGATION OPTIONS) AND 64-52 (GROUND FLOOR LEVEL MITIGATION OPTIONS). CELLS MARKED WITH AN "X" DESIGNATE MANDATORY CATEGORIES TO FULFILL AT LEAST ONE POINT OUT OF THE TOTAL POINTS REQUIREMENT. THE POINTS AWARDED FOR COMPLIANCE WITH EACH INDIVIDUAL MITIGATION ARE SET FORTH IN PARENTHESES AFTER THE TITLE TO EACH PARAGRAPH DESCRIBING A MITIGATION ELEMENT.
WHERE #ZONING LOTS# ARE REQUIRED TO PROVIDE STREETSCAPE ELEMENTS IN ACCORDANCE WITH OTHER PROVISIONS OF THIS RESOLUTION, SUCH ELEMENTS MAY ALSO BE UTILIZED TOWARDS MEETING THE REQUIREMENTS OF THIS SECTION, PROVIDED THAT SUCH ELEMENTS COMPLY WITH THE APPLICABLE STANDARD HEREIN.
LEVEL OF THE #FIRST STORY ABOVE THE FLOOD ELEVATION: FIVE FEET OR ABOVE
STREETSCAPE MITIGATION ELEMENTS
MANDATORY
BUILDING ACCESS (SECTION 64-51)
GROUND FLOOR LEVEL (SECTION 64-52)
TOTAL POINTS REQUIRED: 3

ZR 25-31 PARKING
DAYCARE: NOT REQUIRED. PROPOSED: 0
AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITIES, UG 4.
REQUIRED: 1 PER 500 SF. 11,636.7/500 = 23. PROPOSED: 23 PARKING SPACES AT 1ST FLOOR

ZR 25-811 BICYCLE PARKING
REQUIRED: 1 PER 10,000 SF OF "FA". 18,744.87/10,000 = 1.9 = 2. WAIVED AS PER ZR 25-811 D) (NUMBER OF REQUIRED BICYCLE PARKING SPACES IS 3 OR LESS).
PROPOSED: 3 SPACES.

ZR 25-62 SIZE AND LOCATION OF SPACES
FOR ALL #ACCESSORY# OFF-STREET PARKING SPACES, OPEN OR ENCLOSED, EACH 300 SQUARE FEET OF UNOBSTRUCTED STANDING OR MANEUVERING AREA SHALL BE CONSIDERED ONE PARKING SPACE. DRIVEWAYS USED TO ACCESS REQUIRED PARKING SPACES MUST BE UNOBSTRUCTED FOR A WIDTH OF AT LEAST EIGHT FEET AND A HEIGHT OF EIGHT FEET ABOVE GRADE AND, IF CONNECTING TO A #STREET#, SUCH DRIVEWAY MAY ONLY BE ACCESSED BY A CURB CUT. IN NO EVENT SHALL THE DIMENSIONS OF ANY PARKING STALL BE LESS THAN 18 FEET LONG AND 8 FEET, 6 INCHES WIDE.

ZR 25-63 LOCATION OF ACCESS TO THE STREET
THE ENTRANCES AND EXITS FOR ALL PERMITTED OR REQUIRED #ACCESSORY# #GROUP PARKING FACILITIES# WITH 10 OR MORE SPACES SHALL BE LOCATED NOT LESS THAN 50 FEET .
N/A. ENTRANCE / EXITS FOR PARKING LOCATED MORE THAN 50 FROM THE INTERSECTION OF ANY TWO STREET LINES

ZR 25-631 LOCATION AND WIDTH OF CURB CUTS IN CERTAIN DISTRICTS
THE MINIMUM WIDTH OF A CURB CUT SHALL BE EIGHT FEET, INCLUDING SPLAYS.

ZR 25-635 MAXIMUM DRIVEWAY GRADE
THE MAXIMUM GRADE OF A DRIVEWAY SHALL NOT EXCEED 11 PERCENT IN ANY #FRONT YARD#.

ZR 25-72 REQUIRED ACCESSORY OFF-STREET LOADING BERTHS. NOT REQUIRED, NOT PROPOSED

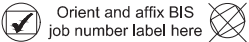
ZR 24-05 / 26-41 STREET TREE PLANTING. 56.14 / 25 = 2. EXISTING TREES: 0. PROPOSED: 2.
2 STREET TREES TO BE PAID INTO TREE FUND (OFF-SITE) AS DETERMINED BY DEPARTMENT OF PARKS AND RECREATION. PARKS DEPT APPLICATION 38700.

ZR 24-06 / 26-42 PLANTING STRIPS
STREET TREES REQUIRED PURSUANT TO SECTION 26-41 SHALL BE PLANTED WITHIN SUCH PLANTING STRIP. IN ADDITION TO SUCH #STREET# TREES, SUCH STRIP SHALL BE FULLY PLANTED WITH GRASS OR GROUNDCOVER, EXCEPT AS PROVIDED IN SECTION 26-421. SUCH PLANTING STRIP SHALL BE LOCATED ADJACENT TO, AND EXTEND ALONG, THE ENTIRE LENGTH OF THE CURB OF THE #STREET#. HOWEVER, IN THE EVENT THAT BOTH ADJOINING PROPERTIES HAVE PLANTING STRIPS ADJACENT TO THE #FRONT LOT LINE#, SUCH PLANTING STRIP MAY BE LOCATED ALONG THE #FRONT LOT LINE#. THE WIDTH OF SUCH PLANTING STRIP SHALL BE THE GREATEST WIDTH FEASIBLE GIVEN THE REQUIRED MINIMUM PAVED WIDTH OF THE SIDEWALK ON #STREET# SEGMENTS UPON WHICH THE #BUILDING# FRONTS, EXCEPT THAT NO PLANTING STRIP LESS THAN SIX INCHES IN WIDTH SHALL BE REQUIRED.

ZR 26-421 MODIFICATIONS OF PLANTING STRIP REQUIREMENTS
DRIVEWAYS ARE PERMITTED TO TRAVERSE PLANTING STRIPS. PLANTING STRIPS MAY BE INTERRUPTED BY UTILITIES AND PAVED AREAS REQUIRED FOR BUS STOPS.



ZD1 Zoning Diagram
Must be typewritten.



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☐ Yes ☐ No

Location Information

House No(s) 1940
Street Name SHORE PARKWAY

Borough BROOKLYN
Block 6944
Lot 83
BIN 3329303

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Name (please print)

Signature Date 06/29/2023



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

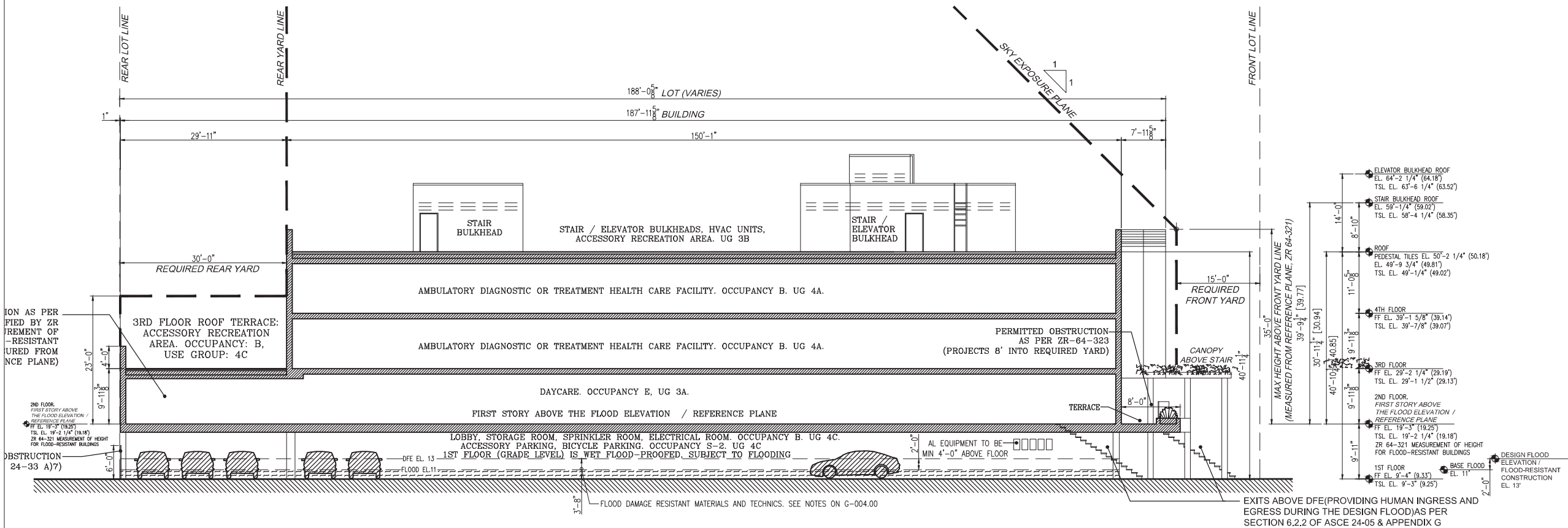
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PLAN EXAMINER SIGN AND DATE

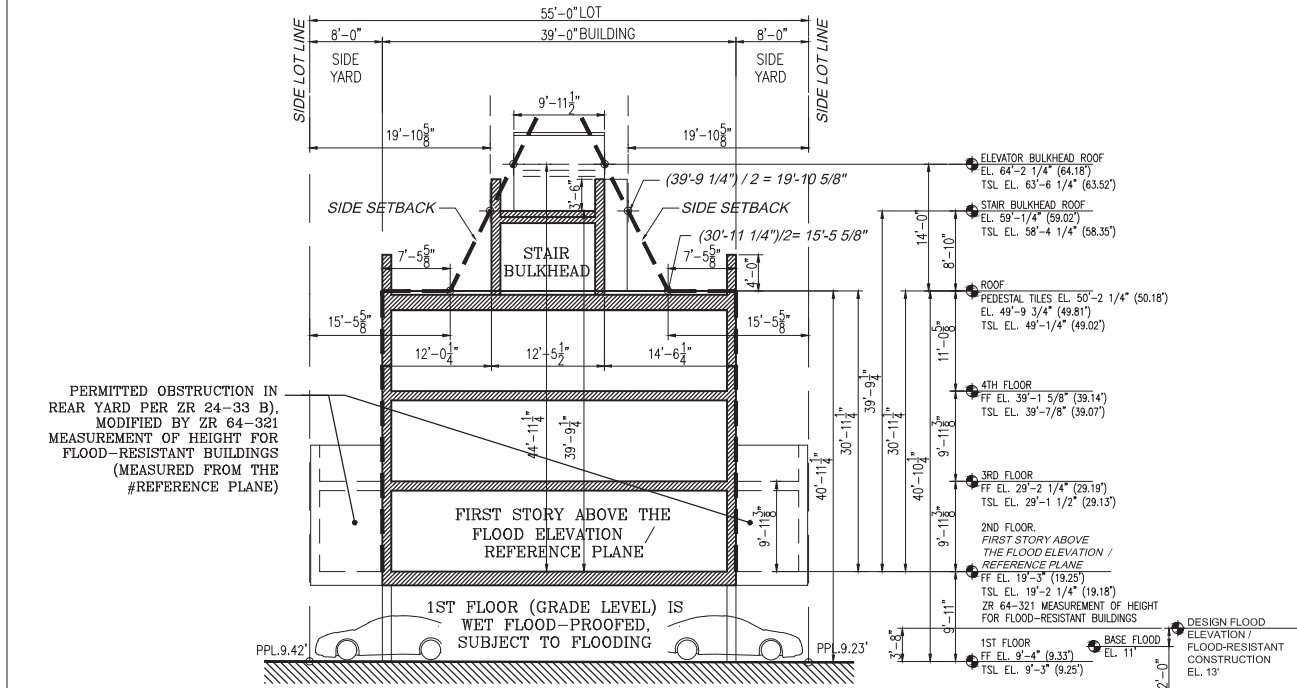
HEIGHT DIAGRAM 1

SCALE: NTS



HEIGHT DIAGRAM 2

SCALE: 1/16"=1'-0"



ZD1 Zoning Diagram
Must be typewritten.

☒ Orient and affix BIS job number label here ☐

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☐ Yes ☐ No

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House No(s)	1940
Street Name	SHORE PARKWAY
Borough	BROOKLYN
Block	6944
Lot	83
BIN	3329303

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Name (please print) _____

Signature _____ Date 06/29/2023

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

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BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet _____ of _____

1	Applicant Information <i>Required for all applications.</i>
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Last Name GOYCHAYEV		First Name RUSLAN		Middle Initial S	
Business Name RSLN ARCHITECTURE PLLC			Business Telephone (347) 702-5454		
Business Address 6701 BAY PARKWAY, 3RD FLOOR			Business Fax (347) 702-5455		
City BROOKLYN		State NY	Zip 11204		Mobile Telephone
E-Mail RGOYCHAYEV@RSLNARCHITECTURE.COM			License Number 037383		

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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Dwelling Units 0	Parking area 7,289 sq. ft.	Parking Spaces: Total 23	Enclosed
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section _____
☐ 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>
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[illegible]

ZD1

Sheet _____ of _____

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

Total Zoning Floor Area	18,744.87
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