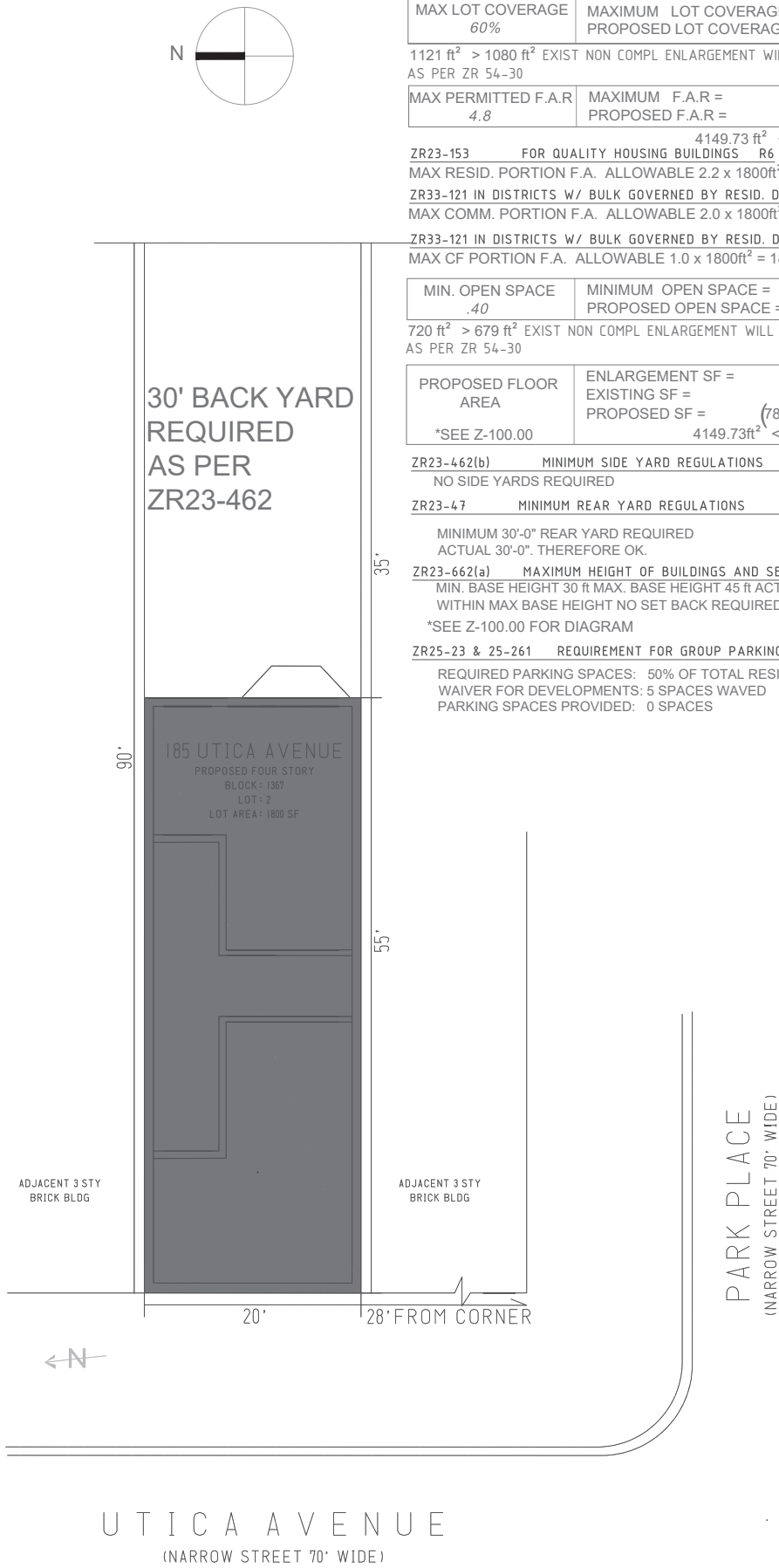


BUILDING INFO

ADDRESS: 185 UTICA AVE, BROOKLYN
BLOCK: 1367 LOT: 2
BIN: 3036275 ZONING: C1-3 IN R6

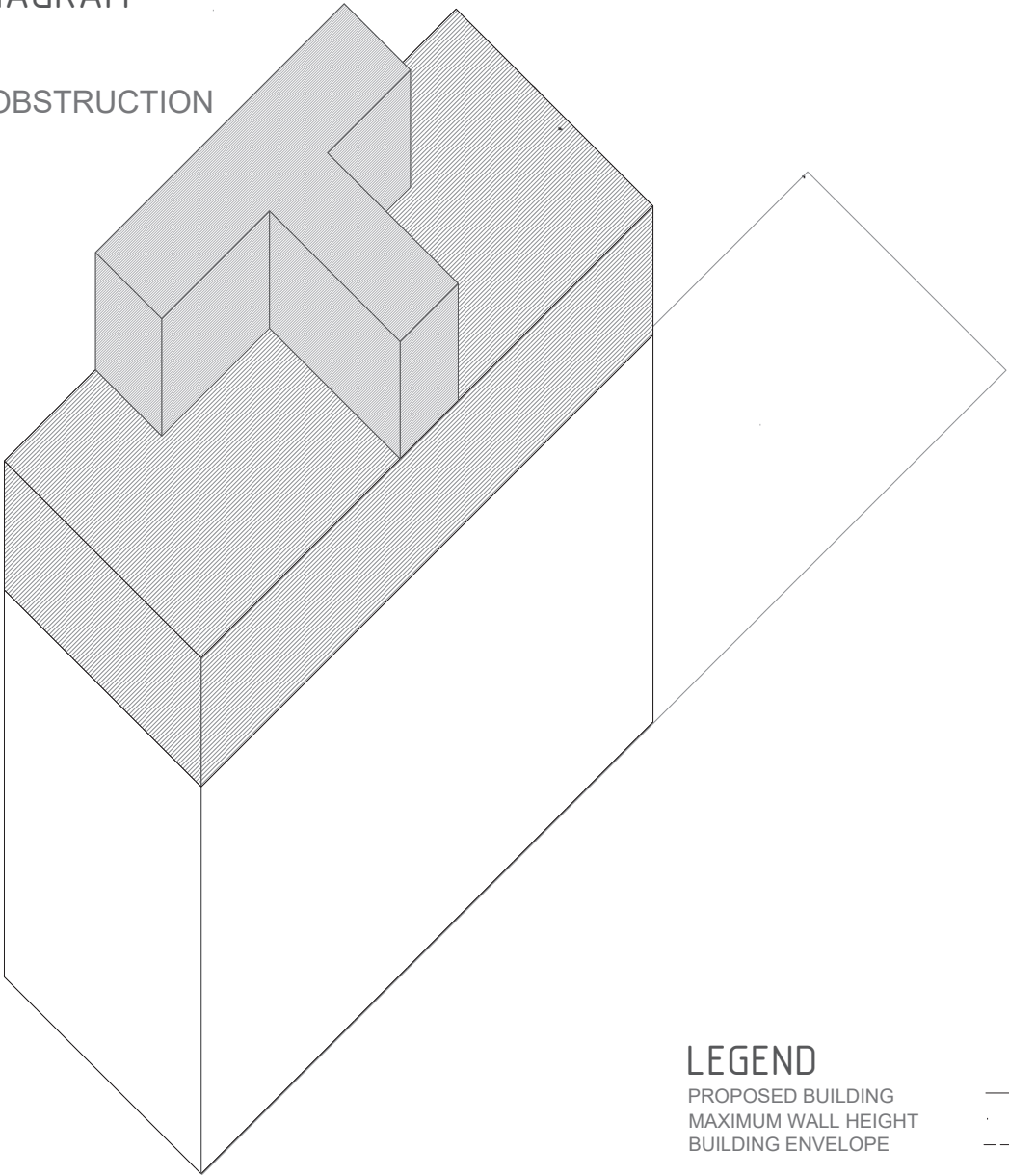
SITE PLAN



MAX LOT COVERAGE 60%	MAXIMUM LOT COVERAGE = $(1800\text{ ft}^2 \times .60) = 1080\text{ ft}^2$ PROPOSED LOT COVERAGE = 1121 ft^2 EXIST NON COMPLNG
1121 ft ² > 1080 ft ² EXIST NON COMPL ENLARGEMENT WILL NOT INCREASE NON COMPLIANCE AS PER ZR 54-30	
MAX PERMITTED F.A.R 4.8	MAXIMUM F.A.R = $(1800\text{ ft}^2 \times 4.8) = 8640\text{ ft}^2$ PROPOSED F.A.R = 4149.73 ft ²
4149.73 ft ² < 8640 ft ² THEREFORE OK.	
ZR23-153 FOR QUALITY HOUSING BUILDINGS R6	
MAX RESID. PORTION F.A. ALLOWABLE $2.2 \times 1800\text{ ft}^2 = 3960\text{ ft}^2 > 3958\text{ ft}^2$ THEREFORE OK.	
ZR33-121 IN DISTRICTS W/ BULK GOVERNED BY RESID. DISTRICT BULK REGULTNS C1-3 IN R6	
MAX COMM. PORTION F.A. ALLOWABLE $2.0 \times 1800\text{ ft}^2 = 3600\text{ ft}^2 > 0\text{ ft}^2$ THEREFORE OK.	
ZR33-121 IN DISTRICTS W/ BULK GOVERNED BY RESID. DISTRICT BULK REGULTNS C1-3 IN R6	
MAX CF PORTION F.A. ALLOWABLE $1.0 \times 1800\text{ ft}^2 = 1800\text{ ft}^2 > 191.73\text{ ft}^2$ THEREFORE OK.	
MIN. OPEN SPACE .40	MINIMUM OPEN SPACE = $(1800\text{ ft}^2 \times .40) = 720\text{ ft}^2$ PROPOSED OPEN SPACE = 679 ft ² EXIST NON COMPLNG
720 ft ² > 679 ft ² EXIST NON COMPL ENLARGEMENT WILL NOT INCREASE NON COMPLIANCE AS PER ZR 54-30	
PROPOSED FLOOR AREA *SEE Z-100.00	ENLARGEMENT SF = 1121 ft ² EXISTING SF = 3363 ft ² PROPOSED SF = $(786.73\text{ ft}^2 + 3363\text{ ft}^2) = 4149.73\text{ ft}^2$ 4149.73 ft ² < 8640.26 ft ² THEREFORE OK.
ZR23-462(b) MINIMUM SIDE YARD REGULATIONS R6 NO SIDE YARDS REQUIRED	
ZR23-47 MINIMUM REAR YARD REGULATIONS R6	
MINIMUM 30'-0" REAR YARD REQUIRED ACTUAL 30'-0". THEREFORE OK.	
ZR23-662(a) MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS C1-3 IN R6 MIN. BASE HEIGHT 30 ft MAX. BASE HEIGHT 45 ft ACTUAL 45 ft. THEREFORE OK. WITHIN MAX BASE HEIGHT NO SET BACK REQUIRED *SEE Z-100.00 FOR DIAGRAM	
ZR25-23 & 25-261 REQUIREMENT FOR GROUP PARKING FACILITIES C1-3 IN R6 REQUIRED PARKING SPACES: 50% OF TOTAL RESIDENCES WAIVER FOR DEVELOPMENTS: 5 SPACES WAIVED PARKING SPACES PROVIDED: 0 SPACES	

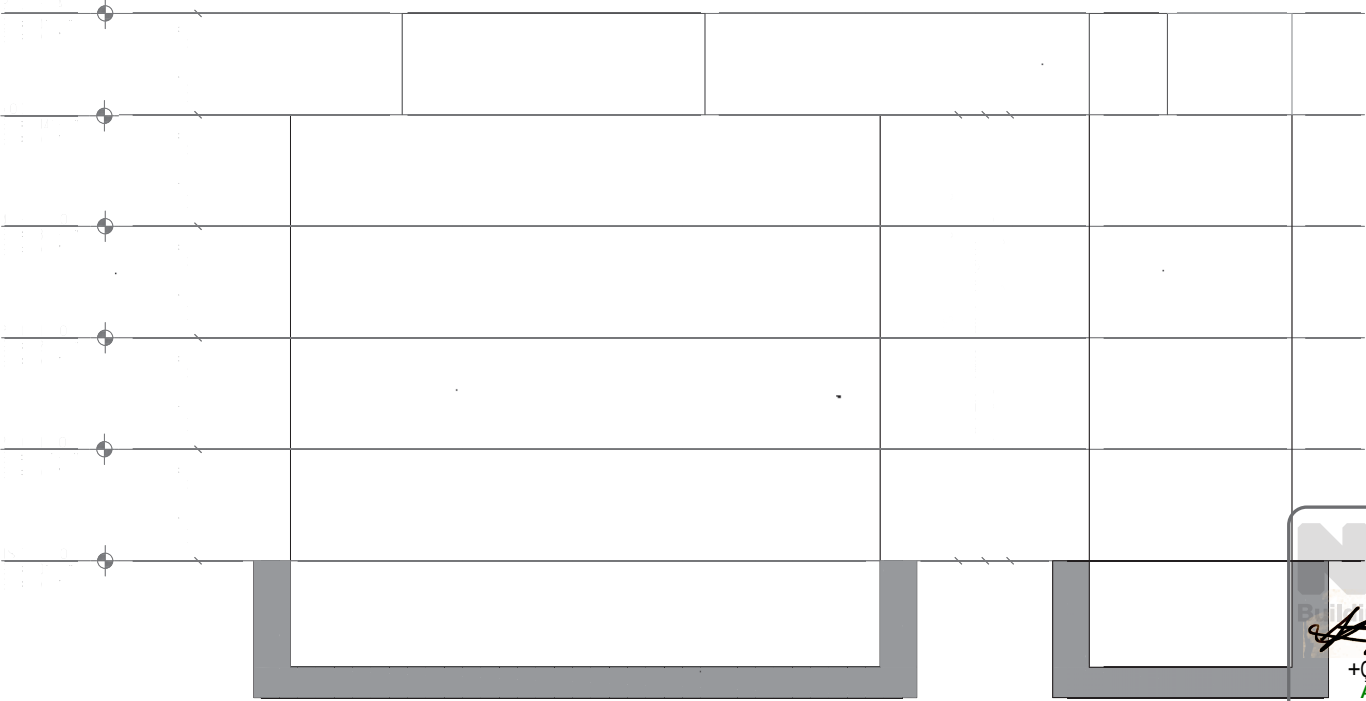
AXONOMETRIC DIAGRAM

BULK HEAD ALLOWABLE OBSTRUCTION



LEGEND

PROPOSED BUILDING
MAXIMUM WALL HEIGHT
BUILDING ENVELOPE



SECTION DIAGRAM



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) 185
Street Name UTICA AVE
Borough BROOKLYN
Block 1367
Lot 2
BIN 3036275

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 or documents with the Department.

Name (please print) EMANUEL AMBROS
Signature Date 09/31/2023



P.E. / R.A. Seal (only seal, don't sign and date over seal)

Internal Use Only

BIS Doc #



PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet _____ of _____

1	Applicant Information <i>Required for all applications.</i>			
	Last Name KAMBANIS		First Name EMANUEL	Middle Initial
	Business Name TERRAFORM ARCHITECTURE PLLC		Business Telephone (347) 680-0451	
	Business Address 32-24 212 STREET		Business Fax	
	City BAYSDIE	State NY	Zip 11361	Mobile Telephone
	E-Mail EKAMBANIS@AOL.COM		License Number 028318	
2	Additional Zoning Characteristics <i>Required as applicable.</i>			
	Dwelling Units 6	Parking area 0	sq. ft.	Parking Spaces: Total 0
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 _____
☐ 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. _____	

[illegible]

ZD1

Sheet _____ of _____

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