

ZONING ANALYSIS:			
	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-121	USE PERMITTED	USE GROUP II,III	USE GROUP II,III
ZR 24-01	BULK REGULATIONS	PORTION OF BUILDING USED FOR RESIDENTIAL ARE SUBJECT TO BULK REGULATION OF ARTICLE 2 CHAPTER 3, PORTION OF COMMUNITY FACILITY ARE SUBJECT TO ARTICLE 2 CHAPTER 4	SEE ANALYSIS BELOW
ZR 23-22	MAX F.A. WIDE STREET PORTION (25'-0"*100'-0")	3.00: 2,500 x 3.00 = 7,500 SF (SEE SHEET Z-002)	TOTAL RESIDENTIAL FAR PROPOSED: 10,738.9 = 2.68 < 2.7 SEE SHEET Z-003
	MAX F.A. NARROW STREET PORTION (15'-0"*100'-0")	2.2: 1,500 X 2.2 = 3,300 SF (SEE SHEET Z-002)	
		7,500 + 3,300 = 10,800 PERMITTED 2.7	
ZR 23-362	LOT COVERAGE	WITHIN 100'-0" OF CORNER : 100 % PERMITTED LOT PORTION OF WITHIN 100' FEET OF CORNER 2,500 SF * 100% = 2,500 PERMITTED	1862.5 SF = 74% < 100% SEE SHEET Z-002
		BEYOND 100'-0" OF CORNER 0.80 % LOT PORTION OF BEYOND 100' FEET OF CORNER 1,500 SF * 0.80 = 1200 SF PERMITTED	859.8 SF = 56% < 80% SEE SHEET Z-002
		TOTAL OF 3,700 SF PERMITTED	1862.5 + 859.8 = 2,722.3 SF = 67% < 3,400
ZR 24-11	MAX F.A.R. COMMUNITY FACILITY	4.8: 4,000 x 4.8 = 19,200 SF	2,908.8 SF = 0.73 < 1.0
ZR 24-162	MAX FAR SPECIAL PROVISION	IF MAX RATIO OF FLOOR AREA IN BUILDING TO LOT IS GREATER OF 2.5, THEN MAX PERMITTED COMMUNITY FACILITY SHALL BE 1.0	TOTAL FLOOR AREA PROPOSED: 13,647.7 = 3.4 > 2.5 TOTAL COMMUNITY FACILITY PERMITTED: 1.0 PROPOSED: 2,908.8 - 0.73 < 1.0 - OK
ZR 23-50	DENSITY	MAX PERMITTED RESIDENTIAL: 10,800 SF MAX PERMITTED FAR FOR ZONING LOT: 19,200 SF TOTAL USED FOR COMM. FACILITY: 2,908.8 SF 19,200 - 2,908.8 = 16,291.2 10,800 / 680 = 15.8 USE 16 UNITS PERMITTED	PROPOSED 16 UNITS
ZR 23-11	MINIMUM LOT AREA	1,700 SF	4,000
ZR 23-11	MINIMUM LOT WIDTH	18 FT	40'-0"
ZR 23-62	BALCONIES	BALCONIES ARE PERMITTED AT THIRD STORY AND UP, NOT EXCEEDING 50% OF THE WIDTH OF BLDG WALL. NOT PROJECTING GREATER THEN 7 FEET FROM BLDG WALL.	BUILDING WIDTH 38'-3" / 2 = 19'-2" PERMITTED FRONT BALONEYS AT THIRD STORY AND UP WIDTH (2) 9'-0" = 18'-0" PROJECTING 2'-6" - OK REAR RIGHT SIDE WIDTH 14'-10" PROJECTING 7'-0" - OK REAR LEFT SIDE BALCONIES IS INCLUDED IN LOT CONVERGE SEE ABOVE

YARDS			
ZR 23-322	FRONT YARD	NOT REQUIRED	0'-0"
ZR 23-334	SIDE YARD	0'-0" OR 5'-0"	0'-0"
ZR 23-342	REAR YARD BEYOND 100 FEET OF CORNER	30'-0"	40'-0"
ZR 23-342	REAR YARD WITHIN ONE HUNDRED FEET OF CORNERS	0'-0"	30'-0"
ZR 33-23 (N.Y.U.C.)	PERMITTED OBSTRUCTION IN REAR YARD	ANY BUILDING OR PORTION OF A BUILDING USED FOR ANY PERMITTED USE OTHER THAN RESIDENCES, AND PROVIDED THAT THE HEIGHT OF SUCH BUILDING SHALL NOT EXCEED ONE STORY, EXCLUDING BASEMENT, NOR IN ANY EVENT 23 FEET ABOVE CURB LEVEL.	PROPOSED 1 STORY COMMUNITY FACILITY BUILDING - 13'-0" HEIGHT FROM CURB LEVEL

HEIGHT AND SETBACK - PORTION OF BUILDING WITHIN 100 FEET OF A WIDE STREET			
ZR 23-431	STREET WALL LOCATION	THE STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE CLOSEST STREET WALL	STREET WALL LOCATION IS NO CLOSER TO THE STREET LINE THAN EXISTING ADJACENT BUILDING
23-432	MINIMUM BASE HEIGHT	40'-0"	64'-8"
	MAXIMUM BASE HEIGHT	65'-0"	
	MAXIMUM BUILDING HEIGHT	75'-0"	74'-11"
ZR 23-433	SETBACK ABOVE MAX BASE HT.	15'-0"	15'-0"
ZR 23-411	PERMITTED OBSTRUCTIONS STAIR AND ELEVATOR BULKHEADS	Obstructions shall be no closer than 3 feet from the street wall and no 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	BULKHEAD IS LOCATED 23'-2" FROM STREET WALL LOT COVERAGE OF OBSTRUCTIONS - 495.2 SF (see sheet Z-003) BUILDING LOT COVERAGE 2,712.9 SF, PERMITTED MAXIMUM 20% OF BUILDING LOT COVERAGE = 542.5 > 495.2 OK
ZR 23-412	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.	PROP'D DORMER HEIGHT (above base height) 9'-11" 60 - 9.9 = 50.1 PERMITTED DORMER - 50.1% BUILDING WIDTH 24'-10" * .501 = 12'-5" 12'-5" PROPOSED DORMER - OK

HEIGHT AND SETBACK - PORTION OF BUILDING BEYOND 100 FEET OF A WIDE STREET			
ZR 23-431	STREET WALL LOCATION	THE STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE CLOSEST STREET WALL	STREET WALL LOCATION IS NO CLOSER TO THE STREET LINE THAN EXISTING ADJACENT BUILDING
ZR 23-432	MINIMUM BASE HEIGHT	30'-0"	44'-0"
	MAXIMUM BASE HEIGHT	45'-0"	
	MAXIMUM BUILDING HEIGHT	55'-0"	54'-4"
ZR 23-433	SETBACK ABOVE MAX BASE HT.	15'-0"	15'-0"
PARKING REQUIREMENTS			
ZR 25-211	RESIDENTIAL PARKING SPACES	WITHIN THE #INNER TRANSIT ZONE#, NO #ACCESSORY# OFF-STREET PARKING SPACES SHALL BE REQUIRED FOR #DWELLING UNITS	NONE PROP'D LOT IS LOCATED IN COMMUNITY DISTRICT 1, AS PER 12-10 TRANSIT ZONE, INNER THE "INNER TRANSIT ZONE" IS THE AREA: (A) WITHIN THE BOUNDARIES OF APPENDIX I OF THIS RESOLUTION THAT INCLUDES THE FOLLOWING COMMUNITY DISTRICTS: (1) COMMUNITY DISTRICTS 1 THROUGH 3,
ZR 25-31	TREATMENT HEALTH CARE FACILITIES LISTED IN USE GROUP 4	1 PER 800 SF: 2,908.8 / 800 = 3.6 SPACE REQUIRED	NONE PROP'D LESS THE 25
ZR 25-811	BICYCLE PARKING RESIDENTIAL	50% OF DWELLING UNITS: 16 UNITS X .50 = 8	8 BICYCLES PROPOSED AT FIRST FLOOR
	BICYCLE PARKING COMMUNITY FA.	1 PER 10,000 SF: 2,908.8 / 10,000 = 1 SPACE REQUIRED	WAIVED AS PER ZR 25-811 (d) LESS THEN 3 SPACES
ZR 26-41	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE: 40'-0" / 25'-0" = 2 TREES REQUIRED	1 TREE EXISITNG. 1 TREE TO BE PAID INTO TREE AS OFF SITE PLANTING.
ZR 23-63	REQUIRED RECREATION SPACE IN MULTI-FAMILY BUILDINGS	ALL #DEVELOPMENTS#, #ENLARGEMENTS#, #EXTENSIONS# OR #CONVERSIONS# IN #BUILDINGS# THAT ARE #MULTIPLE DWELLING RESIDENCES# THAT RESULT IN NINE OR MORE NEW #DWELLING UNITS# AFTER DECEMBER 5, 2024 SHALL PROVIDE RECREATION SPACE IN ACCORDANCE WITH THIS SECTION.	RECREATION SPACE PROVIDED AT THE FIRST FLOOR REAR YARD
ZR 23-63	REQUIRED RECREATION SPACE IN MULTI-FAMILY BUILDINGS	THE AMOUNT OF RECREATION SPACE REQUIRED SHALL BE EQUIVALENT TO A MINIMUM OF THREE PERCENT OF THE #RESIDENTIAL# #FLOOR AREA# OF THE #BUILDING#.	PROPOSED TOTAL F.A: 10,738.9 SF X 3.3 % = 354.3 SF REQUIRED
		(A) ALL RECREATION SPACE SHALL BE ACCESSIBLE TO THE RESIDENTS OF THE #BUILDING#; (B) THE MINIMUM DIMENSION OF ANY RECREATION SPACE, IN ANY DIRECTION, WHETHER INDOOR OR OUTDOOR, SHALL BE 15 FEET; (C) ANY OUTDOOR RECREATION SPACE SHALL BE OPEN TO THE SKY	410 SF. WITH NO DIM. LESS THEN 15' PROVIDED ONLY AT ROOF FLOOR



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) 272
Street Name SOUTH 1ST STREET

Borough BROOKLYN
Block 2409
Lot (s) 13
BIN 3256384

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Name (please print)

DIEGO AGUILERA

Signature

Date



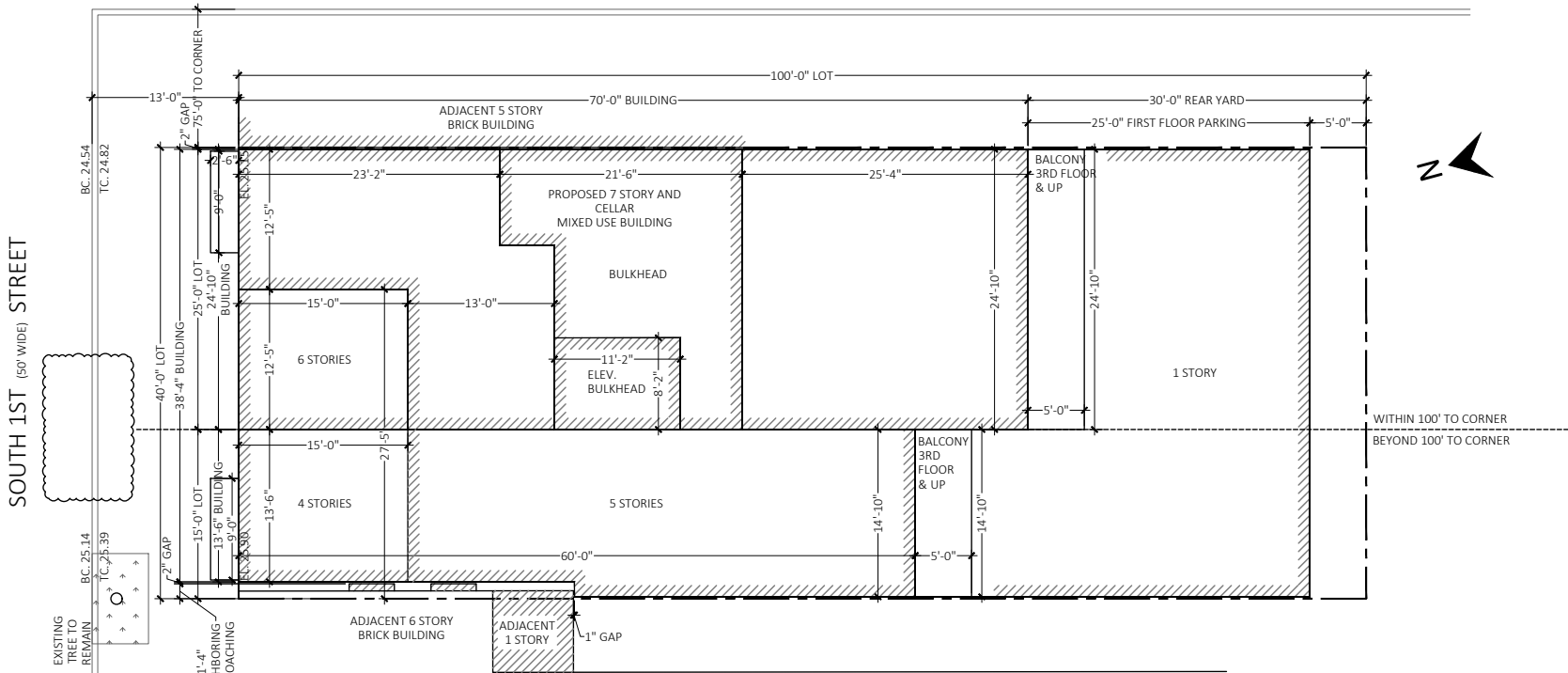
P.E. / R.A. Seal (registered professional sign and date over seal)

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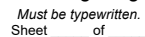
BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

MARCY (75' WIDE) AVE



SITE PLAN



Sheet of

Total Zoning Floor Area	13647.7
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Cellar	3720.1	2A					0
1st	3,692.8	2A,4A	784	2908.8	0		0.92
2nd	2588.8	2A	2141.9				0.535
3rd	2143.3	2A	1696.4				0.424
4th	2588.8	2A	2141.9				0.535
5th	2160.7	2A	1713.8				0.428
6th	1754.9	2A	1306.7				0.326
7th	1553.3	2A	1105.1				0.276
Bulkhead	495.2	2A	0				