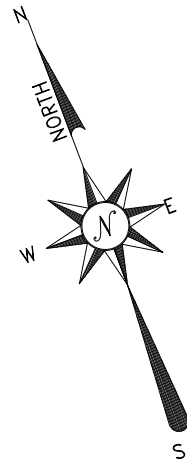
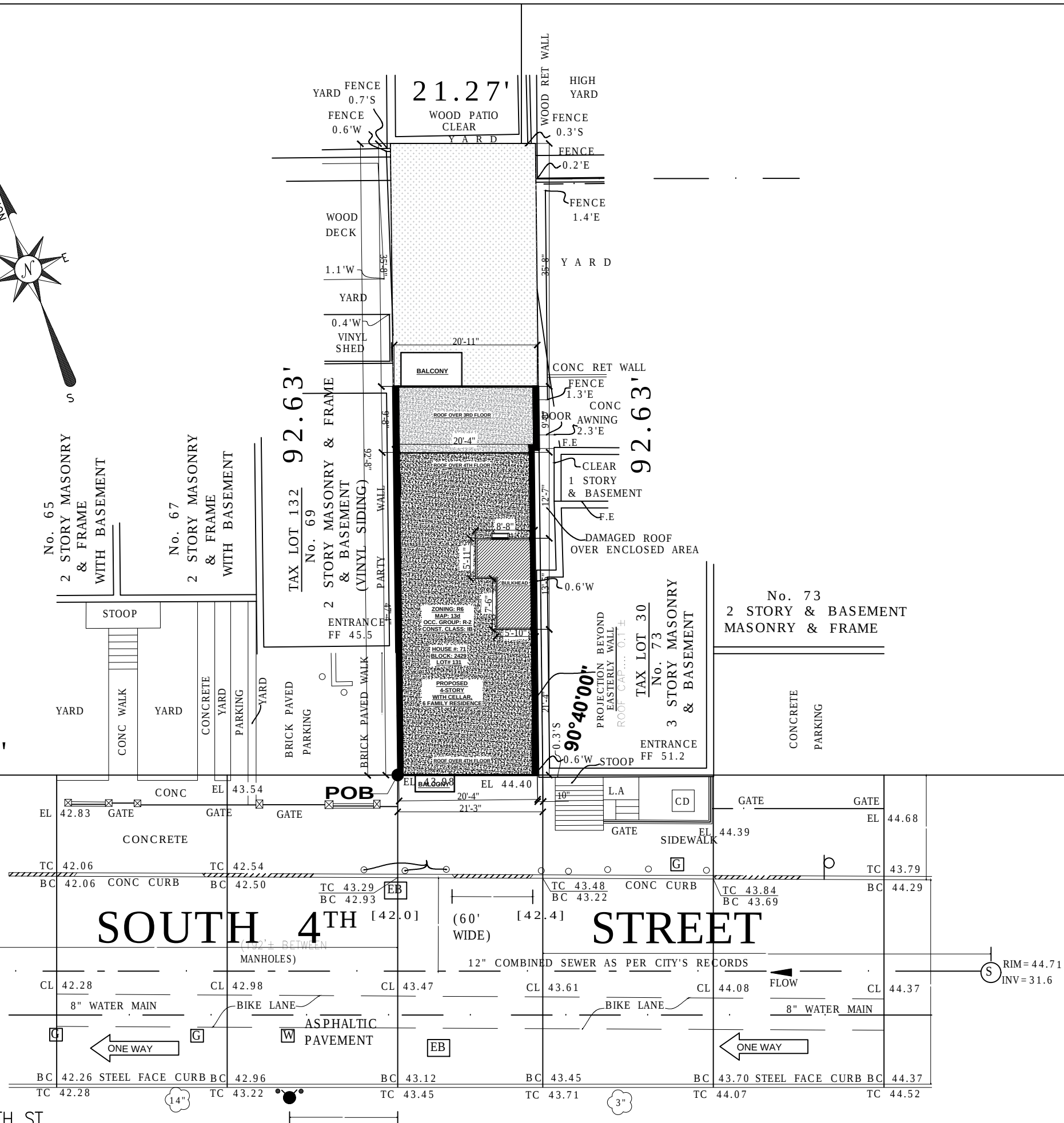


WYTHE AVENUE
(60' (2 WIDE) STREET)



103.78'



1 SITE PLAN - 71 SOUTH 4TH ST.
SCALE: 1/16" = 1'-0"



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

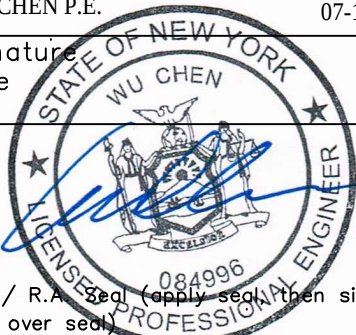
House No(s) 71
Street Name SOUTH 4TH STREET

Borough BROOKLYN
Block 2429
Lot 131
BIN 3342072

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.

WU CHEN P.E. 07-12-2023

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

ZONING ANALYSIS

PROJECT LOCATION: 71 SOUTH 4TH STREET (BROOKLYN)

BOROUGH: BROOKLYN

ZONING DISTRICT: R-6

MAP #: 12d

ITEM: BUILDING DEPARTMENT APPLICATION NO. B00858661-11

USE GROUP: 2A

PROPOSED: 1,970.24

OCC. GROUP: R-2

SECTION: ZR-23-32

CONSTRUCTION CLASS: I-B

REMARKS: AS PER SURVEY

LOT AREA (SF): 1,700.00

LOT WIDTH (FT): 18.00

LOT COVERAGE: 60.00 %

F.A.R. : (RESIDENTIAL): 2.20

DENSITY: 6

STREET WALL: ALIGN WITH NEXT ADJACENT BLDG.

FRONT YARD (FT): -

SIDE YARD (FT): 0.0 OR 8.0'

REAR YARD (FT): (RESIDENTIAL) 30.00'

MIN. BASE HEIGHT (FT): 30.00'

MAX. BASE HEIGHT (FT): 45.00'

MAX. BUILDING HEIGHT (FT): 55.00'

PARKING RESIDENTIAL: 3

1,970.24

59.49 %

2.19

2.20

6

ALIGN WITH NEXT ADJACENT BLDG.

-

0.00

35.67'

45.00'

45.00'

55.00'

0

ZR-23-32

ZR-23-32

ZR-23-153

ZR-23-153

ZR-23-22

ZR-23-661 (B) (2)

ZR-23-462

ZR-23-462 (C)

ZR-23-47

ZR-23-662

ZR-23-662

ZR-23-662

ZR-25-241

ZR-25-261

No. OF DWELLING

ALIGN WITH NEXT ADJACENT BLDG.

ZONING CALCULATION

LOT AREA: = 1,970.24 S.F. (AS PER SURVEY)

MAX. FLOOR AREA PERMITTED: = 1,970.24 S.F. x 2.20 = 4,334.52 S.F.

MAX. LOT COVERAGE PERMITTED: = (1,970.24) x 60% = 1,182.14 S.F.

CALCULATION OF ZONING FLOOR AREA

FLOORS (AREA):	EXISTING CONST. FLOOR AREA	PROPOSED EXTENSION	TOTAL CONST. FLOOR AREA	ZONING DEDUCTIONS	TOTAL ZONING FLOOR AREA
CELLAR FLOOR AREA	804.00 S.F.	367.34 S.F.	1,171.34 S.F.	0.00 S.F.	0.00 S.F.
1ST FLOOR AREA	804.00 S.F.	367.34 S.F.	1,171.34 S.F.	99.95 S.F.	1,071.39 S.F.
2ND FLOOR AREA	804.00 S.F.	367.34 S.F.	1,171.34 S.F.	21.37 S.F.	1,149.97 S.F.
3RD FLOOR AREA	0.00 S.F.	1,163.38 S.F.	1,163.38 S.F.	21.37 S.F.	1,142.01 S.F.
4TH FLOOR AREA	0.00 S.F.	961.12 S.F.	961.12 S.F.	0.00 S.F.	961.12 S.F.
BULKHEAD FLOOR AREA	0.00 S.F.	134.96 S.F.	134.96 S.F.	0.00 S.F.	0.00 S.F.
TOTAL EXISTING FL. AREA:	2,412.00 S.F.				
TOTAL PROPOSED EXTENSION:		3,361.48 S.F.			
TOTAL CONSTRUCTION AREA:			5,773.48 S.F.		
TOTAL ZONING DEDUCTIONS:				142.69 S.F.	
TOTAL ZONING FLOOR AREA:					4,324.49 S.F.

PROP. FLOOR AREA RATIO = 4,324.49 S.F. / 1,970.24 S.F. = 2.19 PROPOSED < 2.20 MAX. PERMITTED

PROP. FLOOR LOT COVERAGE = ((1,171.34 S.F. / 1,970.24 S.F.) x 100) = 59.49 % PROP. < 60.00 % MAX. PERM.

DENSITY: AS PER ZR-23-22 = 1,970.24S.F. x 2.20 = 4,334.52 S.F.

MAX. DWELLING UNIT = 4,334.52 S.F. / 680 = 6.37 OR 6 MAX. FAMILIES = 6 FAMILIES PROP.

PARKING: AS PER ZR-25-23 = 3 PARKING REQUIRED
PROPOSED 6 FAMILIES x 50%

NOTE: AS PER ZR-25-261
3 PARKING SPACES REQUIRED < 5 PARKING SPACES WAIVED

25-811 BYCICLE PARKING REGULATIONS: NOT APPLICABLE ON THIS APPLICATION, ONLY APPLIES FOR MORE THAN 10 DWELLING UNITS IN A SINGLE ZONING LOT. THE PROPOSED #: OF DWELLING UNIT IN THIS PPLICATION IS: 6. WAIVED

Diagram showing building footprint, setbacks, and floor levels. Key dimensions include: 21'-4" (PROV. SETBACK), 15'-0" (REQ. SETBACK), 30'-0" (REQ. REAR YARD), 57'-0" (BUILDING LENGTH), 100'-0" (LOT LENGTH), 35'-8" (PROPOSED REAR YARD), 20'-4" (BUILDING WIDTH), 21'-3" (LOT WIDTH). Floor levels: ROOF, BULKHEAD, 4TH FLOOR, 3RD FLOOR, 2ND FLOOR, 1ST FLOOR / BASEPLANE. Notes: BASEPLANE EL.: (43.98' + 44.40')/2 = 44.19'. NOTE: ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

HEIGHT & SETBACK DIAGRAMS
N.T.S.

Axonometric diagram showing building footprint, setbacks, and floor levels. Key dimensions include: 21'-4" (PROV. SETBACK), 15'-0" (REQ. SETBACK), 30'-0" (REQ. REAR YARD), 57'-0" (BUILDING LENGTH), 100'-0" (LOT LENGTH), 35'-8" (PROPOSED REAR YARD), 20'-4" (BUILDING WIDTH), 21'-3" (LOT WIDTH). Floor levels: ROOF, BULKHEAD, 4TH FLOOR, 3RD FLOOR, 2ND FLOOR, 1ST FLOOR / BASEPLANE. Notes: BASEPLANE EL.: (43.98' + 44.40')/2 = 44.19'. NOTE: ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

AXONOMETRIC
N.T.S.

NYC

Buildings

ZD1 Zoning Diagram

Must be typewritten.

☒ Orient and affix BIS job number label here

☐ Yes

☒ No

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Location Information

House No(s)71

Street NameSOUTH 4TH STREET

BoroughBROOKLYN

Block2429

Lot131

BIN3342072

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WU CHEN P.E.

07-12-2023

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

