

Zone: R7A

(2) 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 7'-0" in depth be provided.

Proposed street wall is 30' beyond the street line;
7'-0" setback provided, OK

25-23 Requirements Where Group Parking Facilities Are Provided

Group parking for Quality Housing residences: 50% of the total d.u.

Required Accessory off-street Parking: 76 D.U. / 2 = 38 spaces
Spaces provided: 40 > 38, OK

25-30 Required accessory off-street parking spaces for permitted non-residential uses

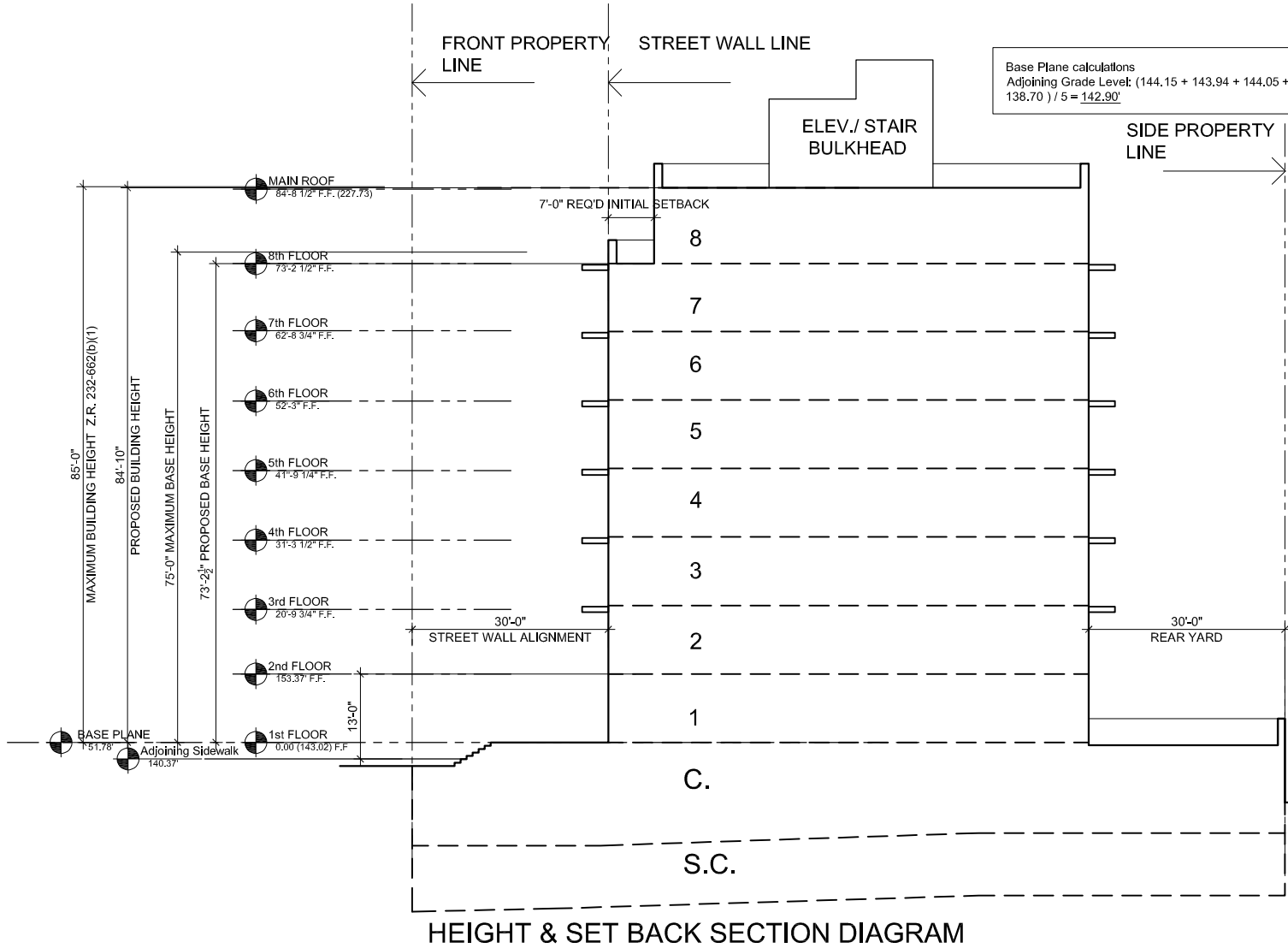
25-31 General Provisions

Community Facility uses,
Ambulatory diagnostic or treatment health care facilities listed in Use Group 4: None
required in R7A
No community facility parking provided.

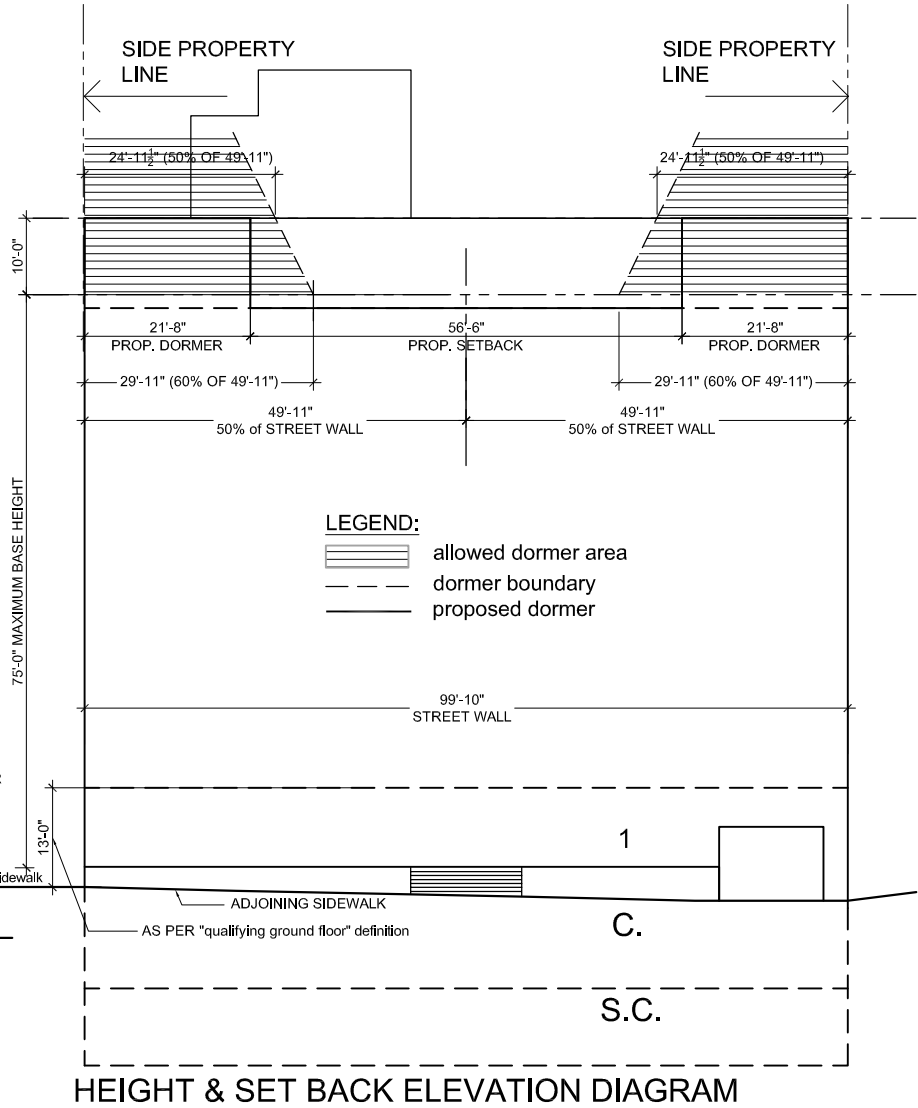
23-03 Street Tree Planting in Residence Districts
26-41 Street Tree Planting (Community Facilities)

In accordance with applicability requirements of underlying district regulations, one street tree, pre-existing or newly planted, shall be provided for every 25 feet of street frontage of the zoning lot.

-100'-0" linear frontage necessitates 4 (four) trees
-2 (two) trees are existing; since any additional tree on site would create incompliance with NYC Parks spacing rules, payment will be made to the Parks Dept. for two additional trees to be planted off site. See Survey/ Site Plan for location of existing signs and utilities.



HEIGHT & SET BACK SECTION DIAGRAM



HEIGHT & SET BACK ELEVATION DIAGRAM

ELEVATION/ SECTION DIAGRAMS

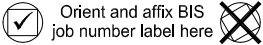
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ZD1 Zoning Diagram

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) 291
Street Name Eastern Parkway
Borough BROOKLYN
Block 1181
Lot 68, 67
BIN 3331282

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)

NATALIYA DONSKOY R.A.

Signature Date



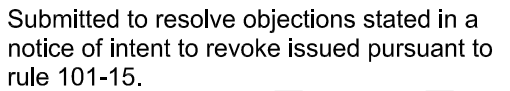
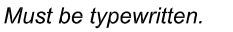
P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # 01

PLAN EXAMINER SIGN AND DATE

N.T.S.

☐ Yes☒ No

House No(s) 291

Street Name Eastern Parkway

Borough BROOKLYN

Block	1181
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Lot	<u>68, 67</u>
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BIN	<u>3331282</u>
-----	----------------

Name (please print)

NATALIYA DONSKOY R.A.

Signature _____ Date _____

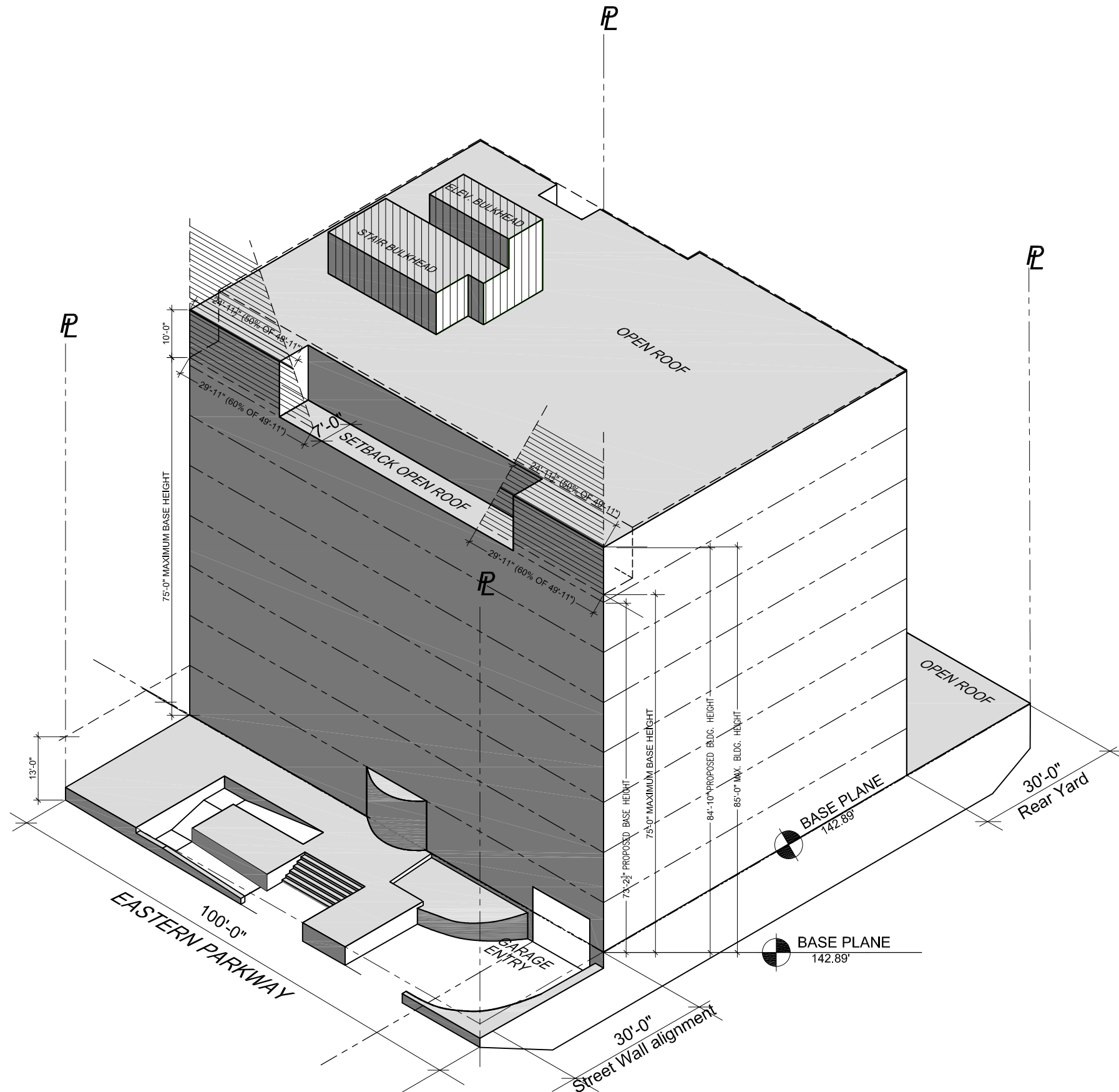
7/8/2023

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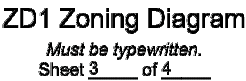
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PROPOSED BUILDING



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1	Applicant Information <i>Required for all applications.</i>		
Last Name Donskoy		First Name Nataliya	Middle Initial
Business Name ND Architecture & Design, PC		Business Telephone (718) 456-2289	
Business Address 499 Van Brunt Street, Suite 9B		Business Fax	
City Brooklyn	State NY	Zip 11231	Mobile Telephone
E-Mail evgenidrubetskoy@gmail.com		License Number 027477	

2 Additional Zoning Characteristics <i>Required as applicable.</i>			
Dwelling Units	76	Parking area	15,554 sq. ft.
		Parking Spaces: Total	40.00 Enclosed 0.00

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 <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 Required for all applications. One Use Group per line.
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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	
Sub-Cellar	10,602	2B	0.00				0.0
Cellar	13,108.5	2B	0.00				0.0
1st Floor	1,416.3	4A		1,379.8			0.10
1st Floor	5,796.3	2A	3,519.7				0.27
2nd Floor	7,180.5	2A	6,623.9				0.50
3rd Floor	7,213.2	2A	6,623.9				0.52
4th Floor	7,213.2	2A	6,623.9				0.52
5th Floor	7,213.2	2A	6,623.9				0.52
6th Floor	7,213.2	2A	6,623.9				0.52
7th Floor	7,213.2	2A	6,623.9				0.52
8th Floor	6,744.2	2A	6,428.6				0.49
Main Roof	546.4	2A	327.2				0.02
Roof BLKH	182.6	2A	0.00				0.0

ZD1

Sheet 4 of 4

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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07/08



☒ Orient and affix BIS
job number label here ☐

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☐ Yes ☒ No

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Borough	BROOKLYN
Block	1181
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Name (please print)

NATALIYA DONSКОЙ R.A.

Signature _____ Date _____

6/8/2023



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