

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) 221
 Street Name MIDDLETON
 Borough BROOKLYN
 Block 2238
 Lot (s) 41
 BIN 3426514

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.

ALEXANDER ZABASAJJA
 Name (please print)

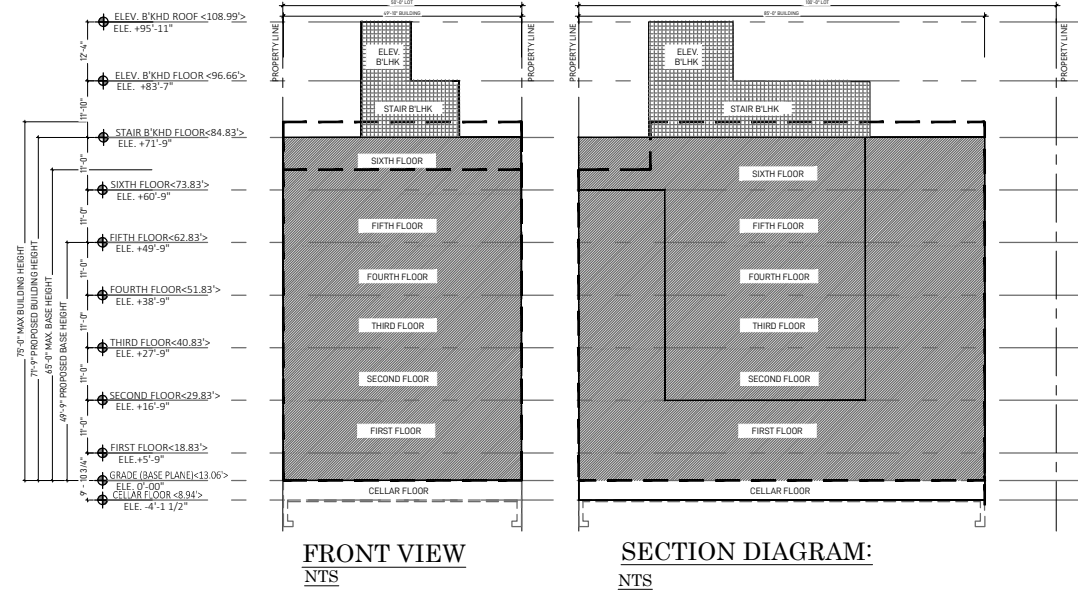
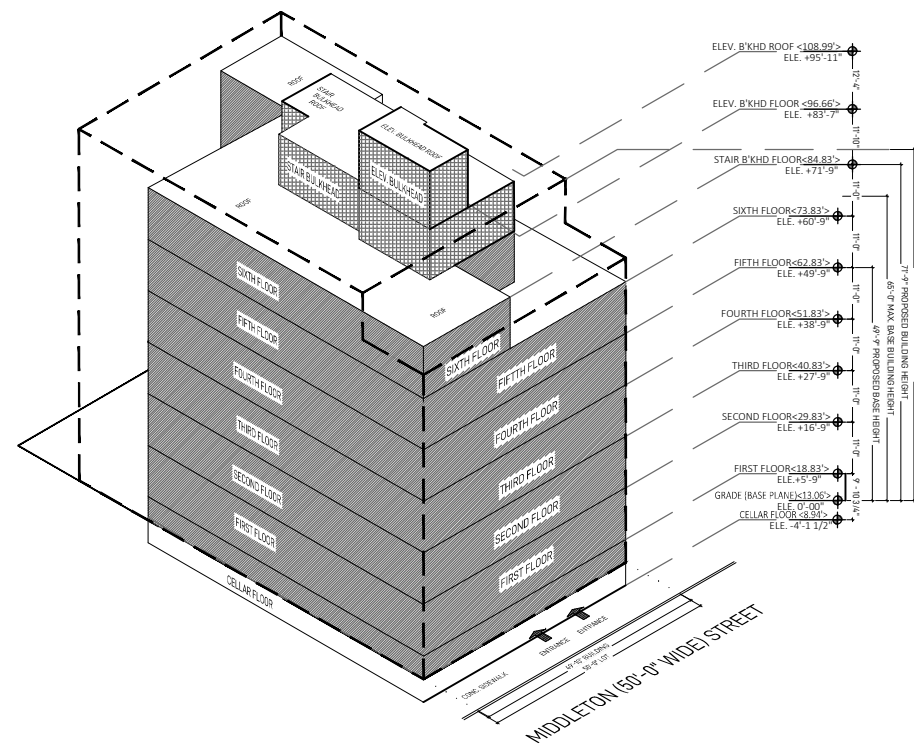
Signature 09/18/24 Date



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

Internal Use Only

BIS Doc # _____

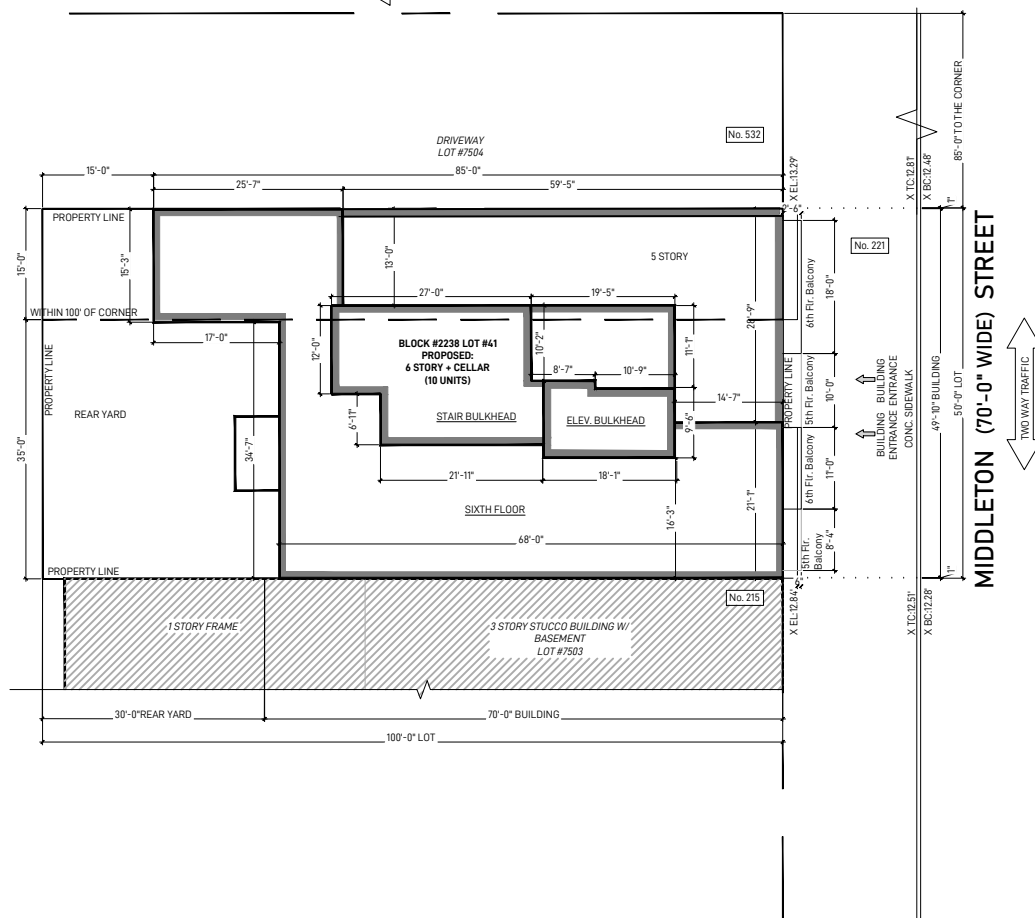


FLOOR AREAS TABLE				
FLOOR	TOTAL GROSS	TOTAL RESIDENTIAL	TOTAL DEDUCTION	TOTAL ZFA
CELLAR FLOOR	3641.31 SQ. FT.			
FIRST FLOOR	3642.25 SQ. FT.	3642.25 SQ. FT.	1,034.40 SQ. FT.	2,607.85 SQ. FT.
SECOND FLOOR	3101.06 SQ. FT.	3101.06 SQ. FT.	266.22 SQ. FT.	2,834.84 SQ. FT.
THIRD FLOOR	3101.06 SQ. FT.	3101.06 SQ. FT.	497.63 SQ. FT.	2,603.43 SQ. FT.
FOURTH FLOOR	3101.06 SQ. FT.	3101.06 SQ. FT.	497.63 SQ. FT.	2,603.43 SQ. FT.
FIFTH FLOOR	3101.06 SQ. FT.	3101.06 SQ. FT.	497.63 SQ. FT.	2,603.43 SQ. FT.
SIXTH FLOOR	2473.13 SQ. FT.	2473.13 SQ. FT.	786.36 SQ. FT.	1,686.77 SQ. FT.
STAIR B'KHD	649.76 SQ. FT.			
ELEV. B'KHD	181.04 SQ. FT.			
TOTAL	22,991.74 SQ. FT.	18,519.63 SQ. FT.	3,579.88 SQ. FT.	14,939.75 SQ. FT.

ZONING ANALYSIS:			
	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-12	USE PERMITTED	2	2
ZR 23-153	MAX FLOOR AREA RATIO R6A	3 (QUALITY HOUSING) 5000 X 5 = 15,000.00 PERMITTED	14939.75 SF. (SEE TABLE ABOVE) = 2.99 FAR
ZR 23-153	LOT COVERAGE (ADJUSTED)	65% 3500 SF. x .65 = 2275 (beyond 100' of corner) 100% 1500 SF. x .100 = 1500 (within 100' of corner) = 3,775.00 PERMITTED / 5000 = .75% (combined)	PROPOSED LOT COVERAGE 3642.25 SF = 72.84%
ZR 23-22	DENSITY	15000 (FAR) / 680 (FACTOR) = 22.05 - 22 D.U.	PROPOSED 10 UNITS
ZR 23-32	MINIMUM LOT AREA	1,700 SF.	5,000.00 SF.
ZR 23-32	MINIMUM LOT WIDTH	18.00	50'-0"
YARDS			
ZR 23-45	FRONT YARD	0'-0"	0'-0"
ZR 23-462	SIDE YARD	0'-0" - 8'-0"	13'-0"
ZR 23-47	REAR YARD	30'-0"	PROPOSED REAR YARD = 30'-0"
ZR 23-47	REAR YARD (within 100' of corner)	0'-0"	PROPOSED 15'-0"
HEIGHT AND SETBACK			
ZR 23-661 (a)(1)	STREET WALL LOCATION	The street wall shall be located no closer to the street line than the closest street wall, or portion thereof, of an existing adjacent building on the same or an adjoining zoning lot located on the same street frontage, that is both within 10 feet of the street line and within 25 feet of such Quality Housing building.	ADJACENT BUILDING AT 0'-0" PROPOSED BUILDING 0'-0"
ZR 23-662 (b)	MINIMUM BASE HEIGHT	40'-0"	40'-0"
	MAXIMUM BASE HEIGHT	65'-0"	49'-9"
	MAXIMUM BUILDING HEIGHT	75'-0"	71'-9"
PARKING REQUIREMENTS			
ZR 25-241	PARKING SPACES ZONING LOT LESS THAN 10,000 SF	50% OF DWELLING UNITS 10' .50 = 5	5 WAIVED UP TO 5 SPACES IN A R6 AS PER ZR 25-261
ZR 25-811	BICYCLE PARKING	1 PER DWELLING UNITS 10 / 2 = 5	7 SPACES PROVIDED - A= 381.25 SQ.FT.
ZR 23-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE ~ 50'-0' / 25' = 2	2 TREES TO BE PAID INTO TREE FOUND,

ISOMETRIC DIAGRAM:
 NTS

THROOP (70'-0" WIDE) AVENUE



SITE PLAN:
 NTS

