

Must be typewritten.

B00924787-11

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) 202
 Street Name NORTH 4TH ST
 Borough BROOKLYN
 Block 2353
 Lot 26
 BIN

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 made a false statement or 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) TAFADZWA M. WANDIAMBIRA 12-11-23
 SIGNATURE [Signature] DATE



P.E. / R.A. SEAL (APPLY SEAL, SIGNATURE, DATE OVER SEAL)

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PLAN EXAMINERS SIGN AND DATE
 ISSUANCE 7/09

BUILDING DATA
 PROJECT / BUILDING DATA:
 202 NORTH 4TH ST
 BROOKLYN, NY 11211

BLOCK: 2353
 LOT: 26
 ZONE: M1-2/R6A
 SPECIAL MIXED USE DISTRICT (MX-8)
 MAP#: 12D
 CONSTRUCTION TYPE: JA
 MDL CLASS: HREA

SCOPE OF WORK

ALTERATION TYPE 1 FOR ENLARGEMENT TO EXISTING 2 STORY BUILDING
 PROPOSED 7 STORY + CELLAR MIXED USED BUILDING

PERMITTED USE GROUPS:
 22-10; 42-00, 123-20 1-14, 16, 17, 18

PROPOSED USE GROUP: 2A, 6A -OK

ZR 123-61 IN SPECIAL MIXED USE DISTRICTS, THE BULK REGULATIONS SET FORTH IN ARTICLE II, CHAPTER 3, SHALL APPLY TO ALL RESIDENTIAL USES IN A BUILDING OR OTHER STRUCTURE

ZONING CALCULATIONS FOR RESIDENTIAL AREA

LOT AREA:	3866.6 S.F.
MAX F.A.R. 123-63; 23-153	LOT AREA X 2.7 = 3866.6 X 2.7 = 10439.82 S.F. TOTAL PERMITTED F.A.R. = 10439.82 S.F.
COMMERCIAL MAX F.A.R. 123-64(A), 43-12	LOT AREA X 2.0 = 3866.6 X 2.0 = 7733.2 S.F.

FLOOR	METROPOLITAN AVE		NORTH 4TH		TOTAL GROSS [SF]	TOTAL ZONING FA
	GROSS [SF]	ZONING FA [SF]	ZONING FA [SF]	ZONING FA [SF]		
CELLAR	1242.60				1242.60	
1ST FL	2583.93	2583.93	1234.50		3818.43	3818.43
2ND FL	2019.97	2019.97			2019.97	2019.97
TOTAL	5846.50	4603.90	1234.50		7081.00	5838.40

FLOOR	RESIDENTIAL			COMMERCIAL			TOTAL GROSS [SF]	TOTAL ZONING FA	FAR
	GROSS [SF]	DEDUCTIONS [SF]	ZONING FA [SF]	FLOOR AREA [SF]					
CELLAR	1242.60					1242.60			
1ST FL	2583.93	2220.24	363.69			2583.93	363.69	0.094	
2ND FL	1242.60	17.99	1224.61			1242.60	1224.61	0.317	
2ND FL MEZZ	324.71	0.00	324.71			324.71	324.71	0.084	
3RD FL	1242.60	14.78	1227.82			1242.60	1227.82	0.318	
3RD FL MEZZ	324.71	0.00	324.71			324.71	324.71	0.084	
4TH FLOOR	1242.60	23.75	1218.85			1242.60	1218.85	0.315	
PH FL	406.34	0.00	406.34			406.34	406.34	0.105	
BULKHEAD	124.10	0.00				124.10			
TOTAL	8734.20	2276.75	5090.74	0.00		8734.20	5090.74	1.317	

FLOOR	RESIDENTIAL			COMMERCIAL			TOTAL GROSS [SF]	TOTAL ZONING FA	FAR
	GROSS [SF]	DEDUCTIONS [SF]	ZONING FA [SF]	GROSS FA [SF]	ZONING FA [SF]	ZONING FA [SF]			
1ST FL	899.83	538.22	361.61	334.67	310.11	1241.50	671.73	0.174	
2ND FL	1241.50	15.42	1226.08			1241.50	1226.08	0.317	
2ND FL MEZZ	285.99	0.00	285.99			285.99	285.99	0.074	
3RD FL	1241.50	10.16	1231.34			1241.50	1231.34	0.318	
3RD FL MEZZ	285.99	0.00	285.99			285.99	285.99	0.074	
4TH FLOOR	1241.50	11.31	1230.19			1241.50	1230.19	0.318	
PH FL	412.99	22.61	390.38			412.99	390.38	0.101	
BULKHEAD	106.40	0.00				106.40			
TOTAL	5715.69	597.71	5011.58	334.67	310.11	6057.36	5321.69	1.376	

TOTAL BOTH BUILDINGS	10102.32	334.67	14791.56	10412.43	2.693
PROPOSED FA	RESIDENTIAL: 10102.32 SF < 10439.82 SF COMMERCIAL: 310.11 SF < 7733.2 SF RESIDENTIAL FAR: 10102.32 SF / 3866.6 SF = 2.61 COMMERCIAL: 310.11 SF / 3866.6 SF = 0.08 TOTAL: 10102.32 + 310.11 SF = 10412.43 SF < 11599.8 SF 10412.43 SF / 3866.6 SF = 2.69				

LOT COVERAGE	
LOT COVERAGE 123-64(B)	LOT COVERAGE REQUIREMENTS SHALL NOT APPLY.
PROPOSED	2484.10 SF 2484.10 SF / 3866.6 SF X100% = 64.2%

DENSITY	
MAX DENSITY 23-22	MAX F.A. (10439.82 - 310.11=10129.71) / 680 =14.9 D.U
PROPOSED	15 D.U.= 0.K (7D.U. AT NORTH 4TH AND 8 D.U. AT 285 METROPOLITAN)

HEIGHT REQUIREMENTS	
MAX HEIGHT ZR35-652(B)	MIN. BASE HEIGHT PERMITTED = 40'-0"
ZR123-662(B)	MAX BASE HEIGHT PERMITTED = 65'-0"
ZR23-662(B)	MAX BUILDING HEIGHT PERMITTED 75'-0"(QUALIFYING GROUND FLOORS)
PROPOSED.	202 N 4TH ST 285 METROPOLITAN AVE
	PROP. BASE HEIGHT 65'-0" 63'-4" - O.K
	PROP. BUILDING HEIGHT 74'-4 1/2" 72'-9" -O.K

STREET WALL LOCATION	
FRONT YARD ZR: 23-661.01	THE #STREET WALL# SHALL BE LOCATED NO CLOSER TO THE #STREET LINE# THAN THE #STREET WALL#, OR PORTION THEREOF, OF AN EXISTING ADJACENT #BUILDING#
ADJACENT BUILDING'S	ADJACENT BUILDING IS LOCATED 0'-0" FROM THE PROPERTY LINE

SETBACK REGULATIONS	
FRONT SETBACK ZR 123-662	A SETBACK WITH A DEPTH OF AT LEAST 10 FEET / 15FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A WIDE STREET / NARROW STREET
PROPOSED.	OK- SEE HEIGHT DIAGRAM

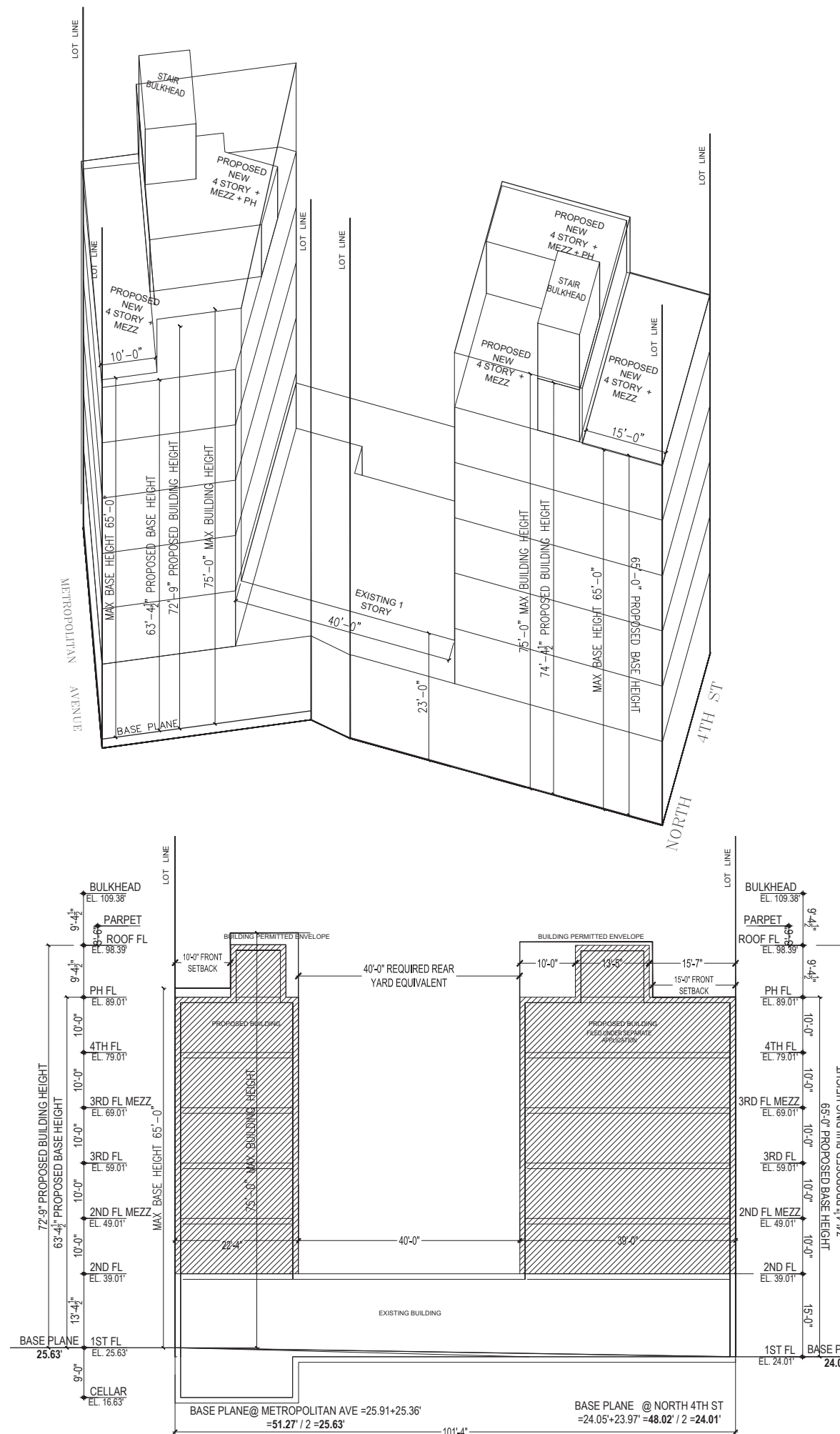
LEGAL WINDOW DISTANCE REQUIREMENTS	
23-71(a)	TO THE EXTENT THAT SUCH TWO BUILDINGS ARE SEPARATED FROM EACH OTHER BY A REAR YARD EQUIVALENT AS SET FORTH IN SECTION 23-532 (REQUIRED REAR YARD EQUIVALENTS) OR 23-533 (REQUIRED REAR YARD EQUIVALENTS FOR QUALITY HOUSING BUILDINGS), AS APPLICABLE
PROPOSED.	40'-0" REAR YARD EQUIVALENT PROVIDED

YARD REGULATIONS	
SIDE YARDS ZR 123-652	NONE REQD, OR 8'0" SIDE YARD IF ANY OPEN AREA
PROPOSED	0 = O.K.
REAR YARD ZR 123-652	FOR A RESIDENTIAL PORTION OF A MIXED USE BUILDING, THE REQUIRED REAR YARD SHALL BE PROVIDED AT THE FLOOR LEVEL OF THE LOWEST STORY CONTAINING DWELLING UNITS WHERE ANY WINDOW OF SUCH DWELLING UNIT FACES ONTO SUCH REAR YARD.
REAR YARD ZR 23-534	SPECIAL PROVISIONS FOR SHALLOW THROUGH LOTS: 60' REAR YARD EQUIVALENT CAN BE REDUCED BY 1' FOR EACH FOOT BY WHICH THE DEPTH OF A ZONING LOT, OR PORTION THEREOF, IS LESS THAN 180 FEET. HOWEVER, IN NO EVENT SHALL THE MINIMUM DEPTH OF A REQUIRED REAR YARD EQUIVALENT, PROVIDED BETWEEN TWO OR MORE BUILDINGS ON A SINGLE ZONING LOT BE REDUCED TO LESS THAN 40 FEET
PROPOSED	180'-0" - 115'-3 1/2" = 64'-8 1/2" PROPOSED 40'-0" REAR YARD EQUIVALENT - OK

PARKING REQUIREMENTS	
ZR36-341; ZR 25-23 50% X D.U.	=15 D.U. X 50% = 7.5 SPACES - 8 PARKING SPACES REQUIRED
PROPOSED	8 PARKING PROVIDED @1ST FLOOR (3 STACKERS AND 2 REGULAR SPOTS)
BICYCLE PARKING ZR 36-711; ZR 25-811	=15 D.U. X 50% = 7.5 SPACES
PROPOSED	2 BICYCLE PARKING SPACES AT CELLAR AND 6 AT 1ST FLOOR
ZR44-21 COMMERCIAL	1 PARKING PER 300 SF PROPOSED: 310.11 SF / 300 SF = 1.03 PARKING WAIVED AS PER ZR44-23 UP TO 15 PARKING SPACES
BICYCLE PARKING ZR 44-60 ZR36-711;	310.11 SF / 10000 SF = 0.03 CAN BE WAIVED IF REQUIRED 3 OR LESS

PLANTING REQUIREMENTS	
ZR 23-03 TREE PLANTING	REQ'D ; ONE TREE FOR EVERY 25' OF FRONTAGE
PROPOSED FRONTAGE	40'-0" + 32'-1 1/2" = 72'-1 1/2" / 25 = 2.885 3 TREES REQUIRED
PROPOSED TREE	3 TREES TO PAY INTO TREE FUND (OFF SITE)

BALCONY REGULATIONS	
ZR: 23-132	AS PER ZR 23-132 PROVIDED THAT SUCH BALCONY SHALL: HAVE AN AGGREGATE WIDTH, AT THE LEVEL OF ANY #STORY#, NOT EXCEEDING 50% OF THE WIDTH AT THAT LEVEL OF THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH IT PROJECTS.
PROPOSED	285 METROPOLITAN AVE FRONT WALL: PROPOSED WALL WIDTH = 39'-8" X 50% = 19'-10" =OK BALCONY 18'-0" < 19'-10" REAR WALL: PROPOSED WALL WIDTH = 40'-11" X 50% = 20'-5 1/2" =OK BALCONIES: 7'-6" + 12'-8" = 20'-2" < 20'-5 1/2" =OK 202 N 4THST: PROPOSED WALL WIDTH = 31'-10" X 50% = 15'-11" =OK BALCONY 15'-10" < 15'-11"



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NAME (PLEASE PRINT)

TAFADZWA MANDIAMBIRA 12-11-23
 SIGNATURE DATE



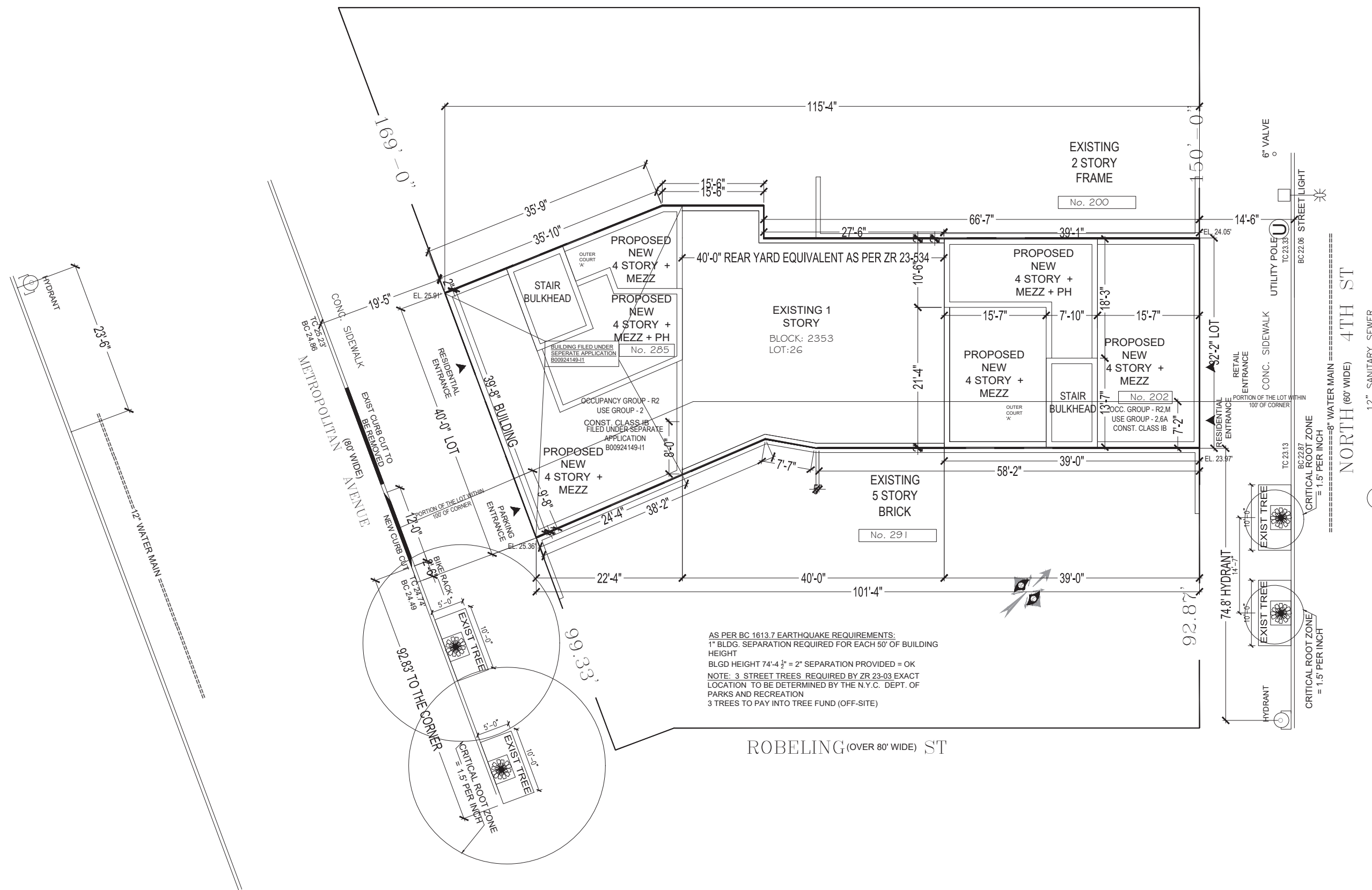
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DRIGGS (NORTH 2ND ST 60' WIDE) AVE



AS PER BC 1613.7 EARTHQUAKE REQUIREMENTS:
 1" BLDG. SEPARATION REQUIRED FOR EACH 50' OF BUILDING HEIGHT
 BLDG HEIGHT 74'-4 1/2" = 2" SEPARATION PROVIDED = OK
 NOTE: 3 STREET TREES REQUIRED BY ZR 23-03 EXACT LOCATION TO BE DETERMINED BY THE N.Y.C. DEPT. OF PARKS AND RECREATION
 3 TREES TO PAY INTO TREE FUND (OFF-SITE)

