

DENSITY AND MINIMUM LOT SIZE AND WIDTH

SECTION	ITEM	PERMITTED/REQUIRED	PROPOSED
ZR-23-32	MIN LOT AREA	1,700 SF	2500.00 SF (SEE Z-104)
ZR-23-32	MIN LOT WITH	18'-0"	25'-0"
ZR-23-22	DENSITY	MAX ALLOWED NUMBER OF DWELLING UNIT(MAX F.A./680) 8625.00 SF / 680.00 SF = 13	PROPOSED DWELLING UNITS 9
ZR 23-132	BALCONIES	R6 R7 R8 R9 R10 BALCONIES MAY PROJECT INTO OR OVER ANY REQUIRED OPEN AREA WITHIN A PUBLICLY ACCESSIBLE OPEN AREA, A REAR YARD, AN INITIAL SETBACK DISTANCE, ANY OPEN AREAS NOT OCCUPIED BY TOWERS, ANY REQUIRED SIDE OR REAR SETBACKS, OR ANY REQUIRED OPEN SPACE, PROVIDED THAT SUCH BALCONY SHALL: (A) NOT PROJECT BY A DISTANCE GREATER THAN SEVEN FEET. (B) NOT PROJECT INTO THE MINIMUM REQUIRED DISTANCE BETWEEN BUILDINGS ON THE SAME ZONING LOT. (C) NOT COVER MORE THAN 10 PERCENT OF THE AREA DESIGNATED AS OUTDOOR RECREATION SPACE PURSUANT TO SECTION 28-20 (D) BE UNENCLOSED EXCEPT FOR A PARAPET NOT EXCEEDING 3 FEET 8 INCHES IN HEIGHT OR A RAILING NOT LESS THAN 50 PERCENT OPEN AND NOT EXCEEDING 4 FEET, 6 INCHES IN HEIGHT. (E) BE LOCATED AT OR HIGHER THAN THE FLOOR LEVEL OF THE THIRD STORY OF A BUILDING OR AT LEAST 20 FEET ABOVE CURB LEVEL. (F) HAVE AN AGGREGATE WIDTH, AT THE LEVEL OF ANY STORY, NOT EXCEEDING 50 PERCENT OF THE WIDTH AT THAT LEVEL OF THE PLANE	ALL PROPOSED BALCONIES COMPLY WITH ALL THE PROVISION OF ZR 23-132 (A) PROPOSED MAXIMUM PROJECTION = 5'-0" (B) ONLY ONE BUILDING PROPOSED IN ZONING LOT (C) NO PROPOSED BALCONY PROJECT OVER ANY RECREATION AREA (D) UNENCLOSED BALCONIES PROPOSED WITH A 3'-6" RAILINGS (E) ALL PROPOSED BALCONIES ARE LOCATED ABOVE 20 FEET FROM THE CURB LEVEL. SEE A-301 (F) PROPOSED BALCONY WIDTH = 12'-4" < OR = TO 50% OF THE PLANE SURFACE BUILDING WALL FROM WHICH IT PROJECTS WHICH MEASURES 24'-8"

YARDS

ZR 23-45	FRONT YARD	NO FRONT YARD IS REQUIRED, HOWEVER, IF ONE IS PROVIDED, THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING AND THEIR PROLONGATIONS SHALL BE PLANTED IN...	5' FRONT YARD PROPOSED
ZR 23-462 (c)	SIDE YARD	NO SIDE YARD IS REQUIRED, HOWEVER, IF ONE IS PROVIDED IT SHALL HAVE A MINIMUM WIDTH OF 8'-0"	NO SIDE YARD PROPOSED
ZR 23-47, ZR 23-541	REAR YARD	NO REAR YARD REQUIRED WITHIN 100'-0" OF A CORNER 30'-0" MINIMUM REAR YARD REQUIRED BEYOND 100'-0" OF A CORNER	30'-4" REAR YARD PROPOSED

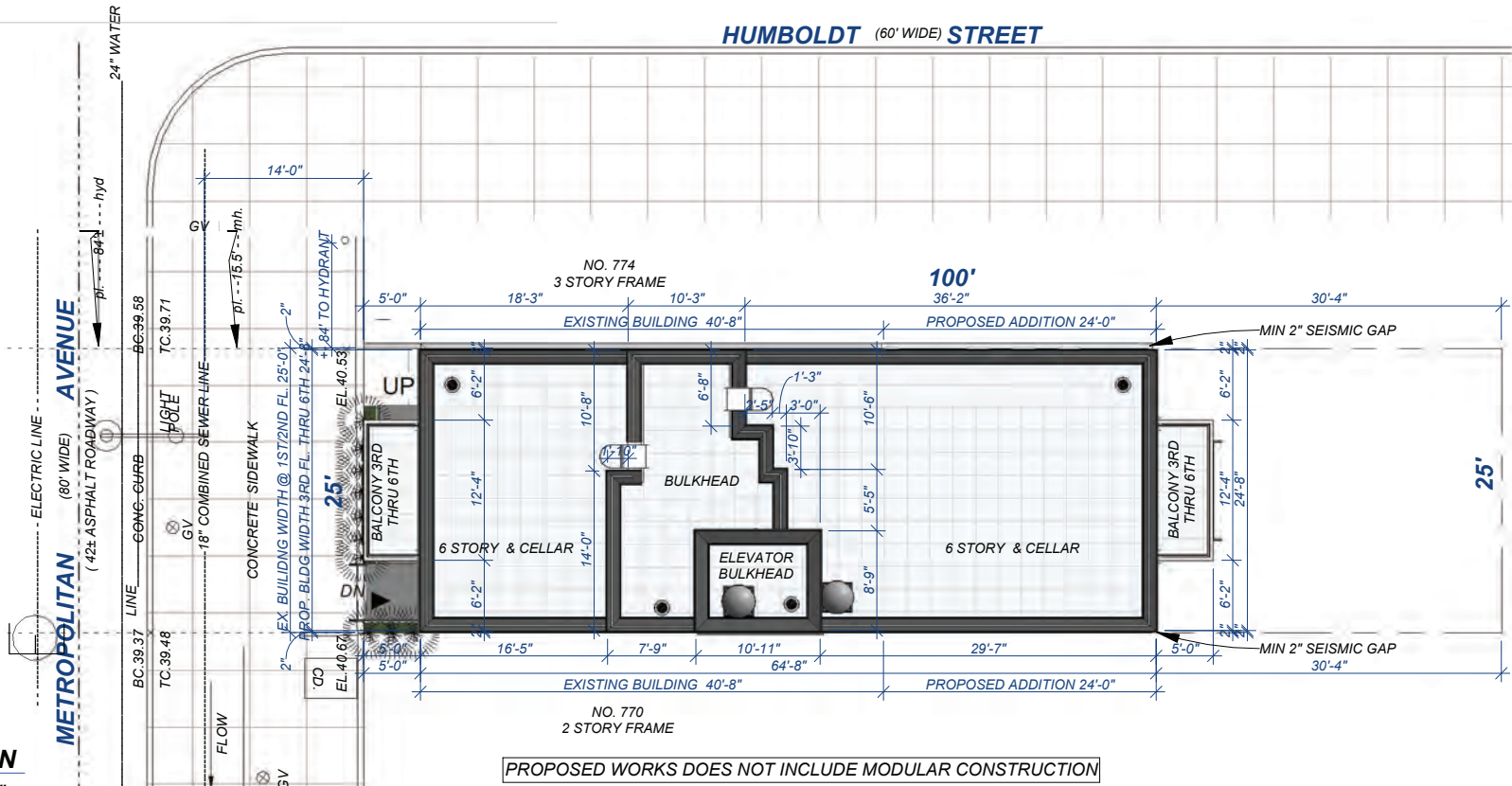
HEIGHT AND SETBACK

ZR 23-662(C)(1)	SETBACK REGULATIONS	10'-0" IF WIDE STREET	SETBACK PORPOSED 10'-0"
	MIN BASE HEIGHT	40'-0"	
ZR-23-664 (TABLE 1)	MAX BASE HEIGHT	75'-0"	PROPOSED BASE HEIGHT: 68'-9"
	MAX ALLOWED BUILDING HGT.	90'-0"	PROPOSED BUILDING HEIGHT: 68'-9"
ZR 23-841	NARROW OUTER COURTS	R6 R7 R8 R9 R10 (B) IN THE DISTRICTS INDICATED, IF AN OUTER COURT IS LESS THAN 30 FEET WIDE, THE WIDTH OF SUCH OUTER COURT SHALL BE AT LEAST EQUAL TO THE DEPTH OF SUCH OUTER COURT	ALL PROPOSED OUTER COURTS HAVE A WIDTH GREATER THAN ITS DEPTH THEREFORE COMPLIES

PARKING REQUIREMENTS

ZR 23-72 ZR 25-241	PARKING SPACES RESIDENTIAL	30 % OF DWELLING UNITS	9 PROPOSED UNITS*30%= 3 SPACES REQ.	
ZR 25-261	PARKING WAIVER FOR DEVELOPMENTS	FOR DEVELOPMENTS AND DWELLING UNITS WITHIN ENLARGED PORTIONS OF BUILDINGS IN R5D, R6, R7, R8 R9 AND R10 DISTRICTS, THE MAXIMUM NUMBER OF ACCESSORY OFF-STREET PARKING SPACES FOR WHICH REQUIREMENTS ARE WAIVED SHALL BE 15 SPACES. (R7A)	3 PARKING SPACES REQUIRED AS PER (ZR 25-241) 3 PARKING SPACES WAIVED. THEREFORE NO PARKING SPACES PROPOSED.	
ZR-25-811	BICYCLE PARKING	1 PER 2 DWELLING UNITS FOR BUILDING CONTAINING MORE THAN 10 DWELLING UNITS. WAVED FOR BUILDING CONTAINING 10 DU OR LESS. PROPOSED 9 D.U. : NO BICYCLE PARKING REQUIRED	BICYCLE PARKING NOT REQUIRED BUT 4 SPOTS VOLUNTARY PROVIDED AT CELLAR (SEE SHEET A-100)	
ZR 23-03 ZR-26-41	STREET TREE PLANTING	REQUIRED 1 TREE EVERY 25'-0" OF STREET FRONTAGE OF THE ZONING LOT.	1 TREE IS REQUIRED TO BE PAID INTO THE CITY TREE FUND	

1 SITE PLAN
1/16" = 1'-0"



ZD1 Zoning Diagram
Must be type written



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) 772
Street Name METROPOLITAN AVE
Zone R7A / C2-4
Borough BROOKLYN NY 11211
Block 2765
Lot 17
BIN 3068894

Falsification of any statement is a misdemeanor and 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 allow to be falsified any certificate, from, 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)

Leandro Nils Dickson RA

Signature



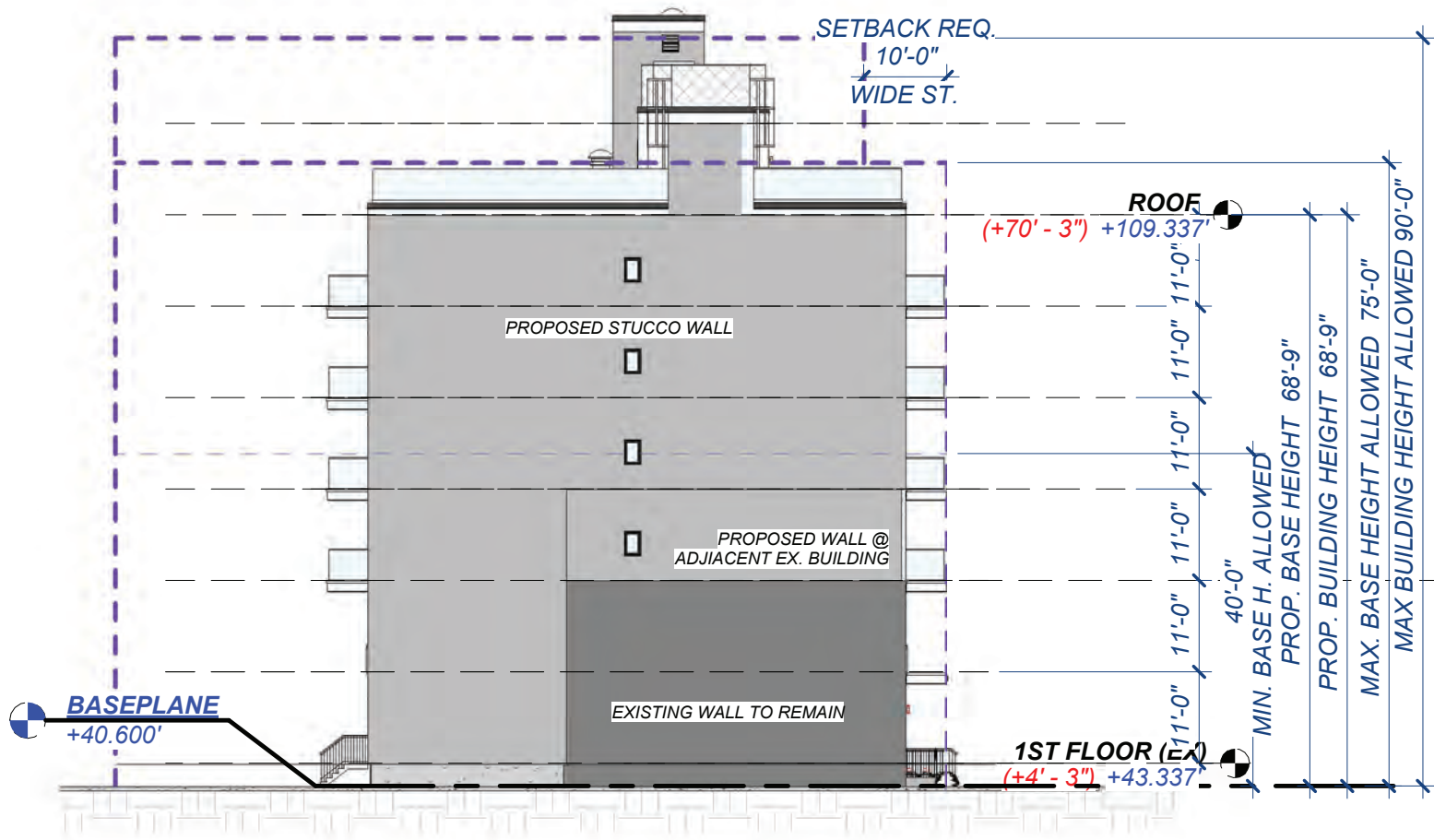
Date
8/21/2024
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P.E. / R.A SEAL (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # #B00992781-11

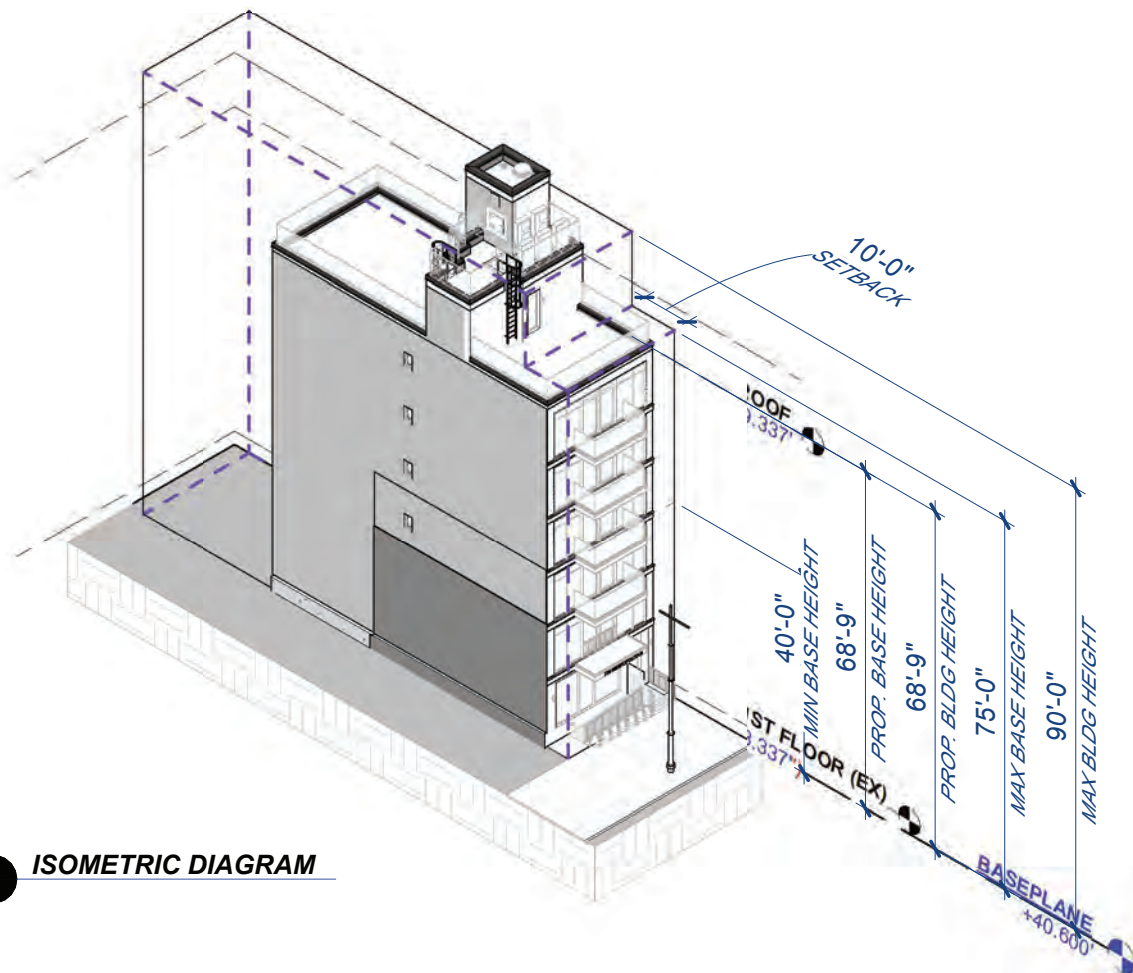
PLAN EXAMINER SIGN AND DATE



2 HEIGHT DIAGRAM
3/64" = 1'-0"

LEGEND	
PLAN VIEW	DESCRIPTION
	PROPOSED ADDITION - STUCCO WALL
	EXISTING BUILDING

1 ISOMETRIC DIAGRAM



BASE PLANE CALCULATION

A) EL. 40.67'
B) EL. 40.53'

$(40.67' + 40.53') / 2 = 40.6'$
BASE PLANE: 40.6'

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job number label here

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☐ Yes ☐ No

Location Information

House No(s)	772
Street Name	METROPOLITAN AVE
Zone	R7A / C2-4
Borough	BROOKLYN NY 11211
Block	2765
Lot	17
BIN	3068894

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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 allow to be falsified any certificate,
from, 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)
Leandro Nils Dickson RA

Signature Date
8/21/2024
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date over seal)

Internal Use Only

BIS Doc # **#B00992781-11**



ZD1 Zoning Diagram

Must be typewritten.
Sheet 3 of 3

1	Applicant Information <i>Required for all applications.</i>
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Last Name DICKSON		First Name LEANDRO		Middle Initial N
Business Name LEANDRO NILS DICKSON ARCHITECT LLC			Business Telephone 201-501-8698	
Business Address 3-53 26TH STREET			Business Fax	
City FAIR LAWN	State NJ	Zip 07410		Mobile Telephone
E-Mail LDICKSON@LNDARCHITECT.COM			License Number 030453	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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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 _____
☐ 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 <i>Required for all applications. One Use Group per line.</i>
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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	1153.12	II	0.00				0.00
FIRST	1608.67	II	1016.55				0.407
SECOND	1608.67	II	1505.49				0.602
THIRD	1595.11	II	1492.39				0.597
FOURTH	1595.11	II	1492.39				0.597
FIFTH	1595.11	II	1496.24				0.599
SIXTH	1595.11	II	1495.55				0.598
ROOF	364.76	II	111.88				0.045

ZD1

Sheet _____ of _____

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

Total Zoning Floor Area	8610.59
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