

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) 194
Street Name Bainbridge Street
Borough Brooklyn
Block 1386
Lot 40
BIN 3047814

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)

ALEXANDER ZHITNIK

Signature _____ Date _____

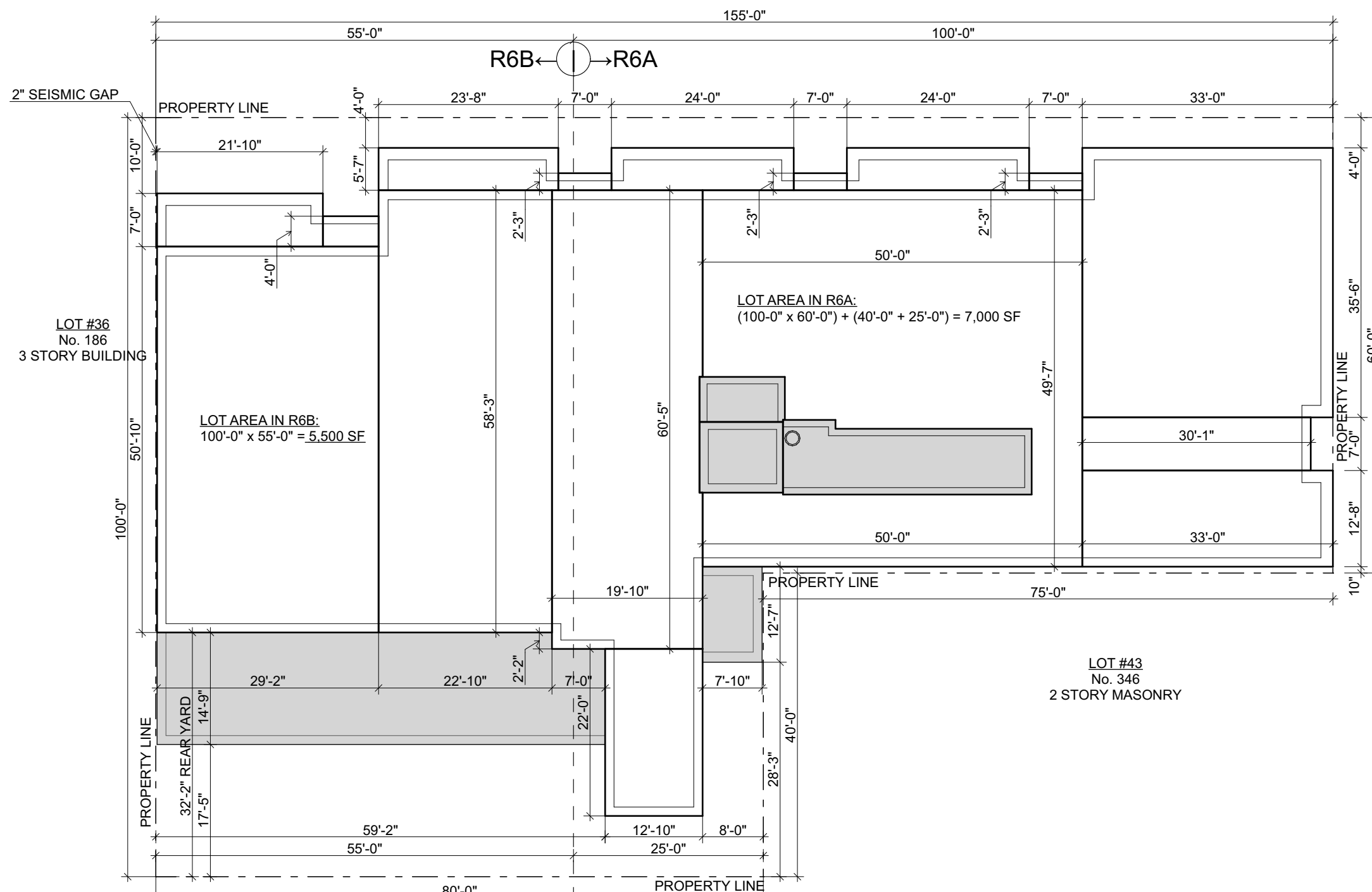


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Internal Use Only

BIS Doc # B00954074-11

PLAN EXAMINER SIGN AND DATE



1 LOT COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"
R6B ← | → R6A

FLOOR AREA REGULATIONS REQUIRED / PERMITTED OR EXISTING PROPOSED

ZR77-24 IF A ZONING LOT DIVIDED BY A BOUNDARY BETWEEN TWO OR MORE DISTRICTS IS PARTLY A CORNER LOT AND PARTLY AN INTERIOR LOT OR THROUGH LOT, SEPARATE ADJUSTED MAXIMUM PERCENTAGES OF LOT COVERAGE SHALL BE COMPUTED FOR SUCH CORNER LOT AND FOR SUCH INTERIOR LOT OR THROUGH LOT AND APPLIED SEPARATELY TO SUCH CORNER LOT AND TO SUCH INTERIOR LOT OR THROUGH LOT, AS THOUGH EACH WERE A SEPARATE ZONING LOT.

ZR23-153 **LOT COVERAGE IN R6A FOR Q.H. BUILDING**

MAX RESIDENTIAL COVERAGE WITHIN 100 FEET OF THE CORNER	100%	84.1%
	7,000.00 SQ. FT	5,890.00 SQ. FT

LOT COVERAGE IN R6B FOR Q.H. BUILDING

MAX RESIDENTIAL COVERAGE FOR INTERIOR PORTION OF THE ZONING LOT	60%	60.0%
	3,300.00 SQ. FT	3,300.00 SQ. FT

HEIGHT AND SETBACK REGULATIONS

REQUIRED / PERMITTED OR EXISTING

PROPOSED

ZR23-662
BUILDING HEIGHT
 IN R6B DISTRICT (BAINBRIDGE ST)
 MIN BASE HEIGHT: 30'-0"
 MAX BASE HEIGHT: 40'-0"
 58.83+40.00=<98.83 NAVD>
 MAX. BUILDING HEIGHT: 50'-0"
 58.83+50.00=<108.83 NAVD>

IN R6A DISTRICT (MALCOLM X BLVD)
 MIN BASE HEIGHT: 40'-0"
 57.31+40.00=<97.31 NAVD>
 MAX BASE HEIGHT: 60'-0"
 57.31+60.00=<117.31 NAVD>

ZR23-662(c)(1) **BUILDING SETBACKS**
 At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district in paragraph (b) of this Section, a setback with a depth of at least **10 feet** shall be provided from any *street wall fronting on a wide street*, and a setback with a depth of at least **15 feet** shall be provided from any *street wall fronting on a narrow street*.

ZR23-662(c)(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 **seven feet** in depth be provided

ZR77-27 SHALL BE GOVERNED BY THE YARD REGULATIONS SPECIFIED FOR THE DISTRICT IN WHICH IT IS LOCATED

ZR-23-45 **FRONT YARD** NOT REQUIRED **4'-0" and 10'-0"**

ZR23-464(b) **SIDE YARD** MIN 8'-0" **8'-0"**

ZR23-47 **MINIMUM REQUIRED REAR YARDS** 30ft **30'-0"**

ZR23-32 **MINIMUM LOT AREA IN R6A & R6B** 1,700.00 SQ. FT. **12,500.00 SQ. FT.**

ZR25-631 **MINIMUM LOT WIDTH IN R6A & R6B** 18 ft **60 ft ON MALCOLM X**

LOCATION AND WIDTH OF CURB CUTS TO BE 8ft WIDE MINIMUM **12ft WIDE**

STREET TREE PLANTING

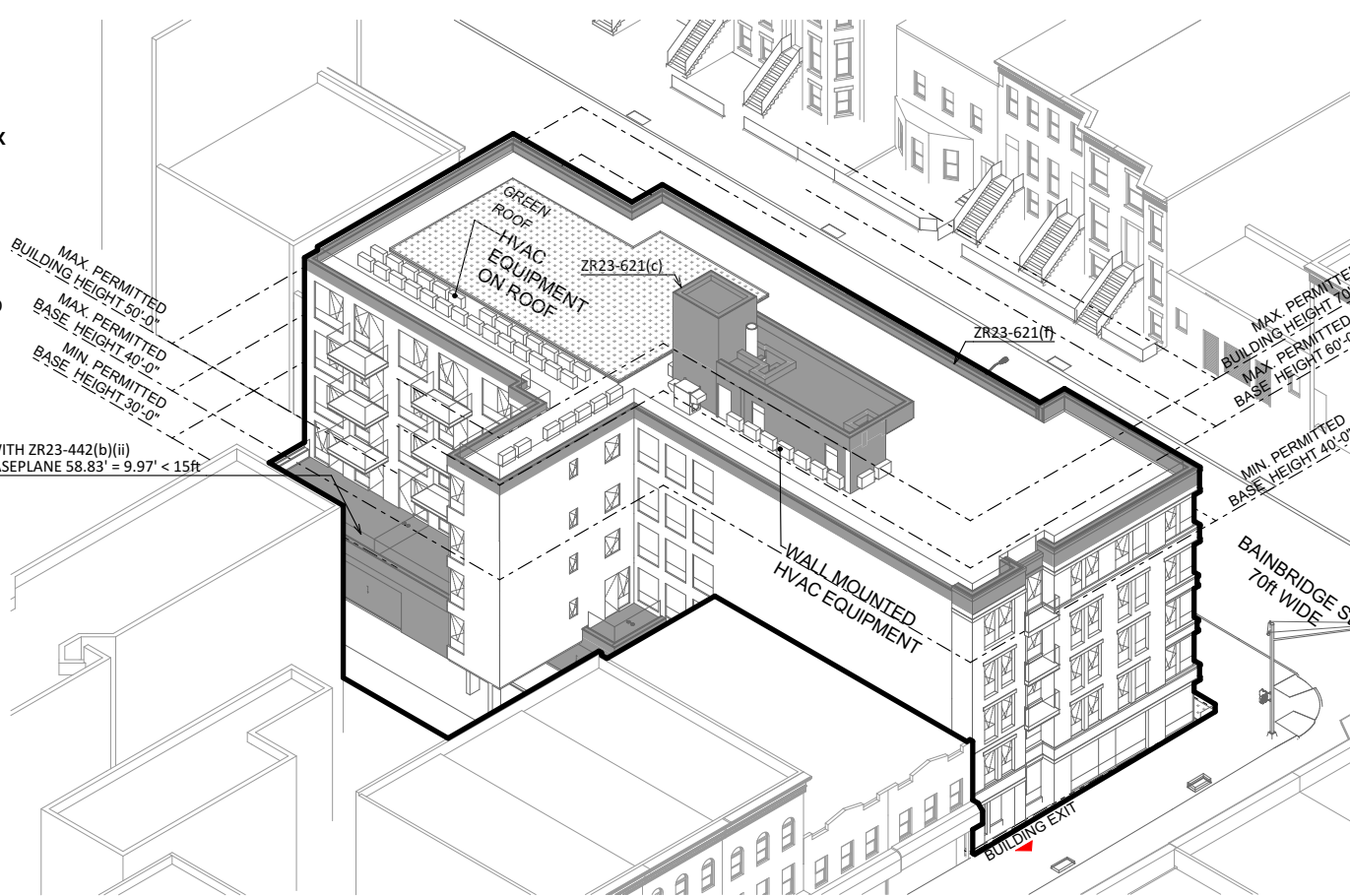
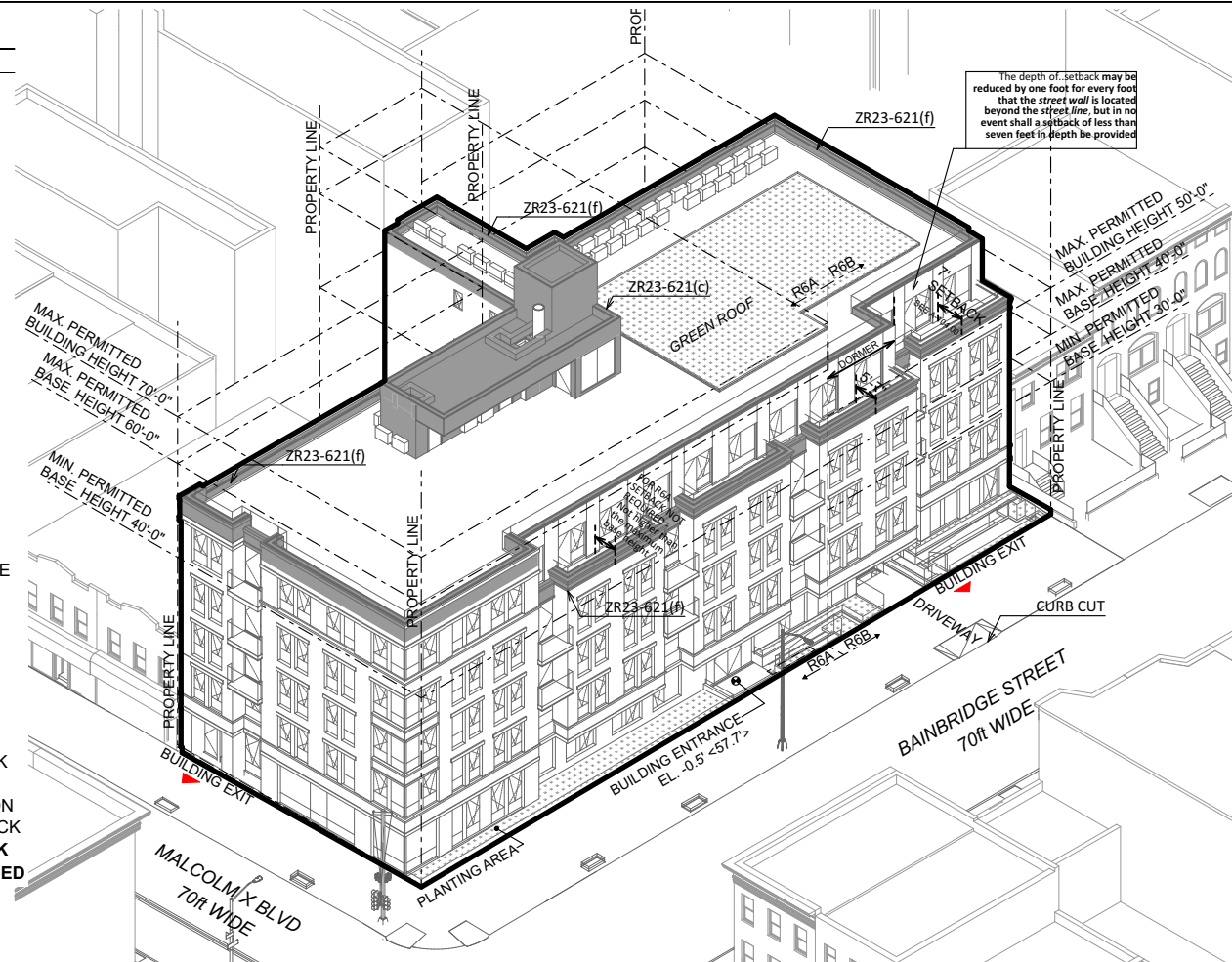
ZR23-03 / ZR26-41 1 TREE PER 25ft OF STREET FRONTAGE 9 TREES PROVIDED

215 LIN. FT. / 25 = 9 TREES

NO SETBACK IS REQUIRED ON MALCOM X BLVD SIDE SINCE BUILDING DOES NOT RISE ABOVE MAX BASE HEIGHT

THE STREET WALL IS ALIGNED WITH THE NEIGHBOR ON BAINBRIDGE SIDE AND SET BACK 10'-0" FROM FRONT PROPERTY LINE. THEREFORE 10' REDUCTION IS ALLOWED: 15'-10'=5'-0" SETBACK IS REQUIRED. **MIN 7'-0" SETBACK ABOVE BASE HEIGHT IS PROVIDED**

COMPLIES WITH ZR23-442(b)(ii)
 EL. 68.8' - BASEPLANE 58.83' = 9.97' < 15ft



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Name (please print) ALEXANDER ZHITNIK

Signature  Date 08.13.2025



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Name (please print)

ALEXANDER ZHITNIK

Signature Date



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	<u>HEIGHT AND SETBACK REGULATIONS</u>	<u>REQUIRED / PERMITTED OR EXISTING</u>	<u>PROPOSED</u>	
ZR77-02	LOT SIZE IN R6A IN (SQ. FT.)	7,000.00 SQ. FT		
	LOT SIZE IN R6B IN (SQ.FT.)	5,500.00 SQ. FT		
	THE MAXIMUM FLOOR AREA RATIO PERMITTED ON EACH PORTION OF SUCH ZONING LOT FOR THE APPLICABLE TYPE OF BUILDING SHALL BE DETERMINED UNDER THE APPLICABLE REGULATION OF ARTICLE II.			
ZR23-153	RESIDENTIAL F.A.R. IN R6A	3.00		
	RESIDENTIAL MAX F.A. IN R6A	21,000.00 SQ. FT		
	RESIDENTIAL F.A.R. IN R6B	2.00		
	RESIDENTIAL MAX F.A. IN R6B	11,000.00 SQ. FT		
	TOTAL ZFA ALLOWED IN THE PROJECT	32,000.00 SQ. FT		
ZR12-10	FLOOR SPACE WITHIN AN ULTRA LOW ENERGY BUILDING SHALL BE EXCLUDED FROM ZFA IN AN AMOUNT EQUIVALENT TO FIVE PERCENT OF THE FLOOR AREA LOCATED WITHIN SUCH BUILDING, AND EXCLUSIVE OF ANY FLOOR SPACE OTHERWISE EXCLUDED FROM FLOOR AREA.			
	PROPOSED ZFA PRIOR TO ENERGY DEDUCTION		33,007.27 SQ.FT.	SEE FLOOR AREA BREAKDOWN Z003-Z006
	REQUIRED ENERGY PERFORMANCE	≥ 15%	15.9%	COMPLIES-SEE Performance based Energy Analysis
	ENERGY DEDUCTION	5%	1,650.36 SQ. FT	PROPOSED ENERGY DEDUCTION
	TOTAL ZFA IN THE PROJECT	32,000.00 SQ. FT	31,356.91 SQ. FT	COMPLIES : LESS THAN 32,000 SF
ZR77-24	IF A ZONING LOT DIVIDED BY A BOUNDARY BETWEEN TWO OR MORE DISTRICTS IS PARTLY A CORNER LOT AND PARTLY AN INTERIOR LOT OR THROUGH LOT, SEPARATE ADJUSTED MAXIMUM PERCENTAGES OF LOT COVERAGE SHALL BE COMPUTED FOR SUCH CORNER LOT AND FOR SUCH INTERIOR LOT OR THROUGH LOT AND APPLIED SEPARATELY TO SUCH CORNER LOT AND TO SUCH INTERIOR LOT OR THROUGH LOT, AS THOUGH EACH WERE A SEPARATE ZONING LOT.			
ZR23-22	DENSITY REQUIREMENTS			
	DENSITY FACTOR IN R6B AND R6A	680		
	MAX. D'Us:	46	42	
ZR25-23	RESIDENTIAL PARKING REGULATIONS			
	PERCENT OF TOTAL DWELLING UNITS =	1 PER 2 DWELLING UNITS		
	MIN. REQUIRED SPACES # D.U.s x 50% = 42 x 0.50 =	21	21	
ZR25-811	ENCLOSED BICYCLE PARKING SPACES			
	USE GROUP 2 - 1 PER DWELLING UNITS	42 ÷ 2 = 21 SPACES REQUIRED;	32 SPACES;	BICYCLE STORAGE PROVIDED IN THE CELLAR; COMPLIES- SEE A-101
ZR25-83	15 SQ. FT. x 21 =	315 SQ. FT. MIN. AREA	348.00 SQ. FT.	

