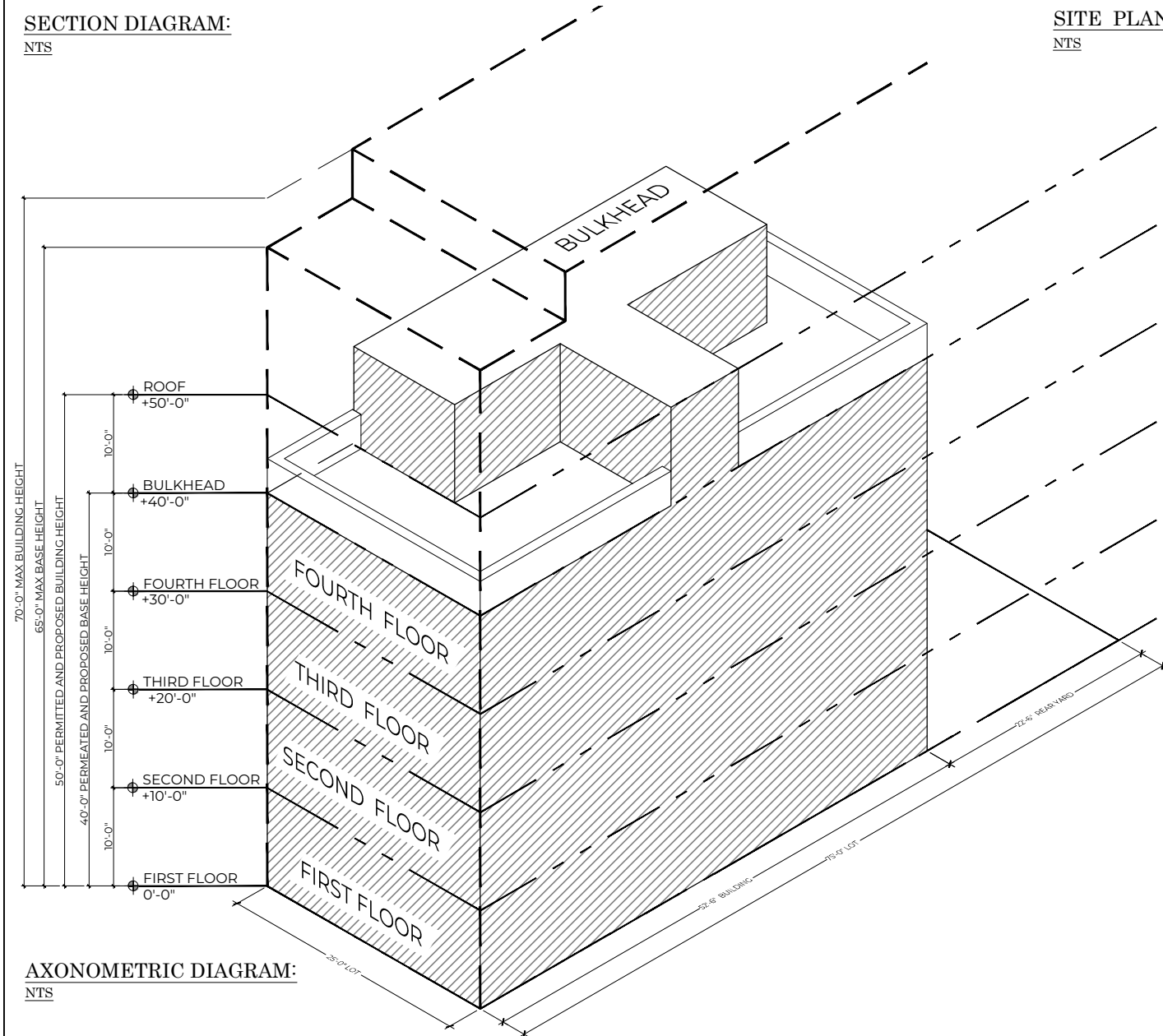
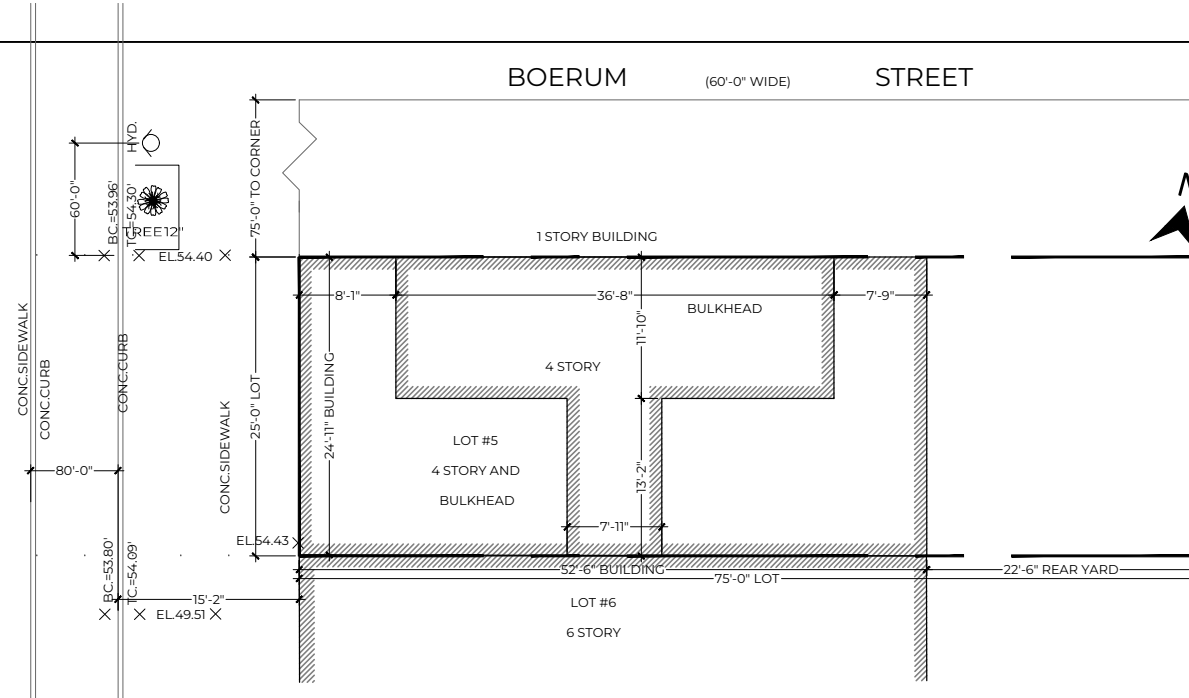


SECTION DIAGRAM:
NTS



AXONOMETRIC DIAGRAM:
NTS

Manhattan (60.00' WIDE) AVENUE



SITE PLAN DIAGRAM:
NTS

ZONING ANALYSIS:

ZR	DESCRIPTION	PERMITTED / REQUIRED	PROPOSED
USE REGULATIONS			
ZR 22-10	USE PERMITTED	USE GROUP 2	USE GROUP 2A
OPEN SPACE AND FLOOR AREA			
ZR 23-153	LOT COVERAGE RESIDENTIAL	R6 100% CORNER LOT LOT 56 25'-0" * 75'-0" = 1,875 LOT X 100 = 1,875 SF	24'-10" * 55'-0" = 1,366 SF = 59.6%
	MAX FLOOR AREA RESIDENTIAL	BASE FLOOR AREA - 3.0 LOT 1,875 x 3.0 = 5,625.0 SF	536.8 = 2.99 > 5,625.0 SF
DENSITY			
ZR 23-22 ZR 24-20 ZR 23-24	DENSITY R6 680	MAX F.A.R 5,625.0 SF / 680 = 8 UNITS PERMITTED	8 DWELLING UNIT
LOT AREA AND WIDTH			
ZR 23-32	MINIMUM LOT AREA	R6 MIN 1,700 SF	1,875 SF
	MINIMUM LOT WIDTH	R6 MIN 18 FT	25'-0"
YARD REGULATIONS			
ZR 23-45	FRONT YARD	R6 NOT REQ.	NONE
ZR 23-462(c)	SIDE YARD	R6 0'-0" OR 8'-0"	NONE
ZR 23-47	REAR YARD	NONE REQUIRED CORNER LOT	22'-6"
ZR 23-861 ZR 23-52(b)	LEGALLY REQUIRED WINDOWS	If an interior lot is less than 90 feet deep at any point the depth of a required rear yard, may be reduced by six inches for each foot by which the depth is less than 90 feet. However, in no event shall the minimum depth of a required yard, or portion thereof, be reduced to less than 20 feet.	LOT DEPTH - 75'-0" 75' - 90' = 15' X 6" = 7'-6" (30'-0" - 7'-6" =) 22'-6" 22'-6" REAR YARD PROVIDED
HEIGHTS			
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.	STREET WALL LOCATION IS LOCATED 8'-0" FROM PROPERTY LINE PARALLEL WITH THE ADJACENT BUILDING
ZR 23-662(a)	MINIMUM BASE HEIGHT	40'-0"	45'-0"
	MAXIMUM BASE HEIGHT	65'-0"	
	MAXIMUM BUILDING HEIGHT	70'-0"	55'-0"
ZR 23-662 (C)(1)(2)	SETBACK ABOVE MAX BASE HEIGHT. NARROW STREET	10'-0" 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.	PROPOSED <OK
PARKING REQUIREMENTS			
ZR 25-23	PARKING SPACES	50% OF DWELLING UNITS	8 UNITS / 2 = 4
ZR 25-261	PARKING SPACES WAIVER	UP TO 5 SPOTS	WAVED
ZR 25-811 (a)	BICYCLE PARKING	RESIDENTIAL - 1 PER 2 D/U	NONE REQ. BUILDING HAS LESS THEN 10 UNITS
STREET TREE			
ZR 26-41	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE: 20'-0" / 25'-0" = 1 TREES REQ'D	1 TREE TO BE PAID IN TO TREE FUND



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

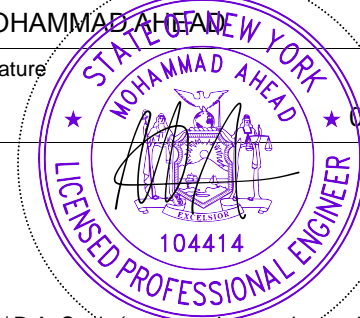
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) 92
Street Name MANHATTAN AVENUE
Borough Brooklyn
Block 3079
Lot 5
BIN 3071334

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) MOHAMMAD AHEAD
Signature [Signature] Date 04-21-24



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

