

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) 96
 Street Name MOORE STREET

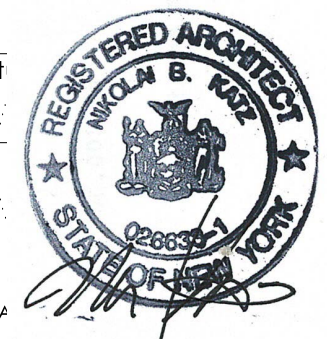
Borough BROOKLYN
 Block 3106
 Lot (s) 14
 BIN 3071518

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.

Name (please print) _____

Signat _____

Date _____



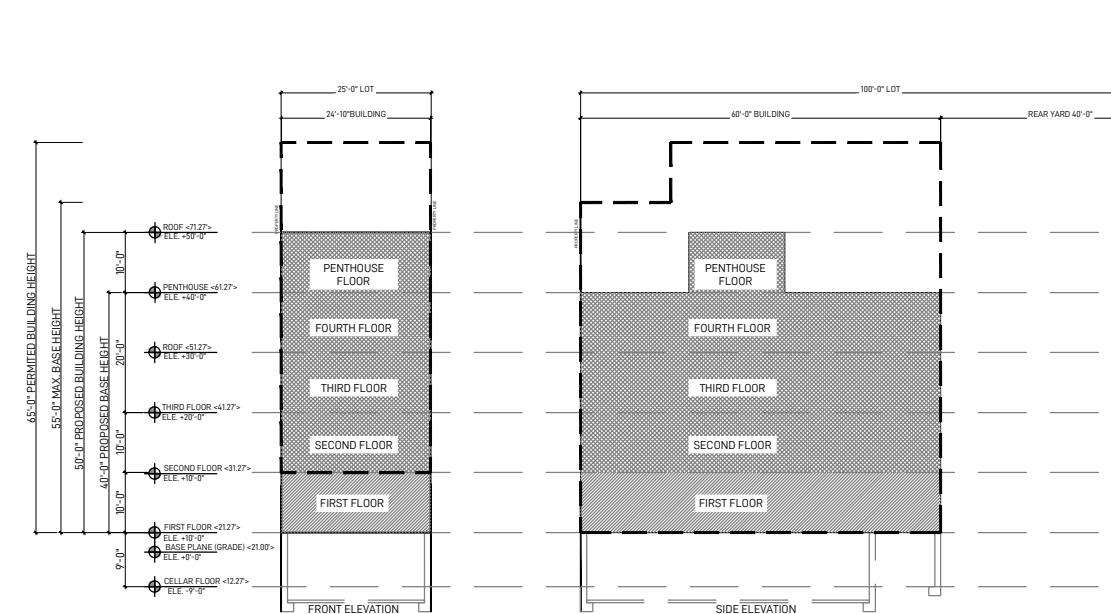
P.E. / R.A. seal)

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Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



FRONT VIEW
NTS

SECTION DIAGRAM:
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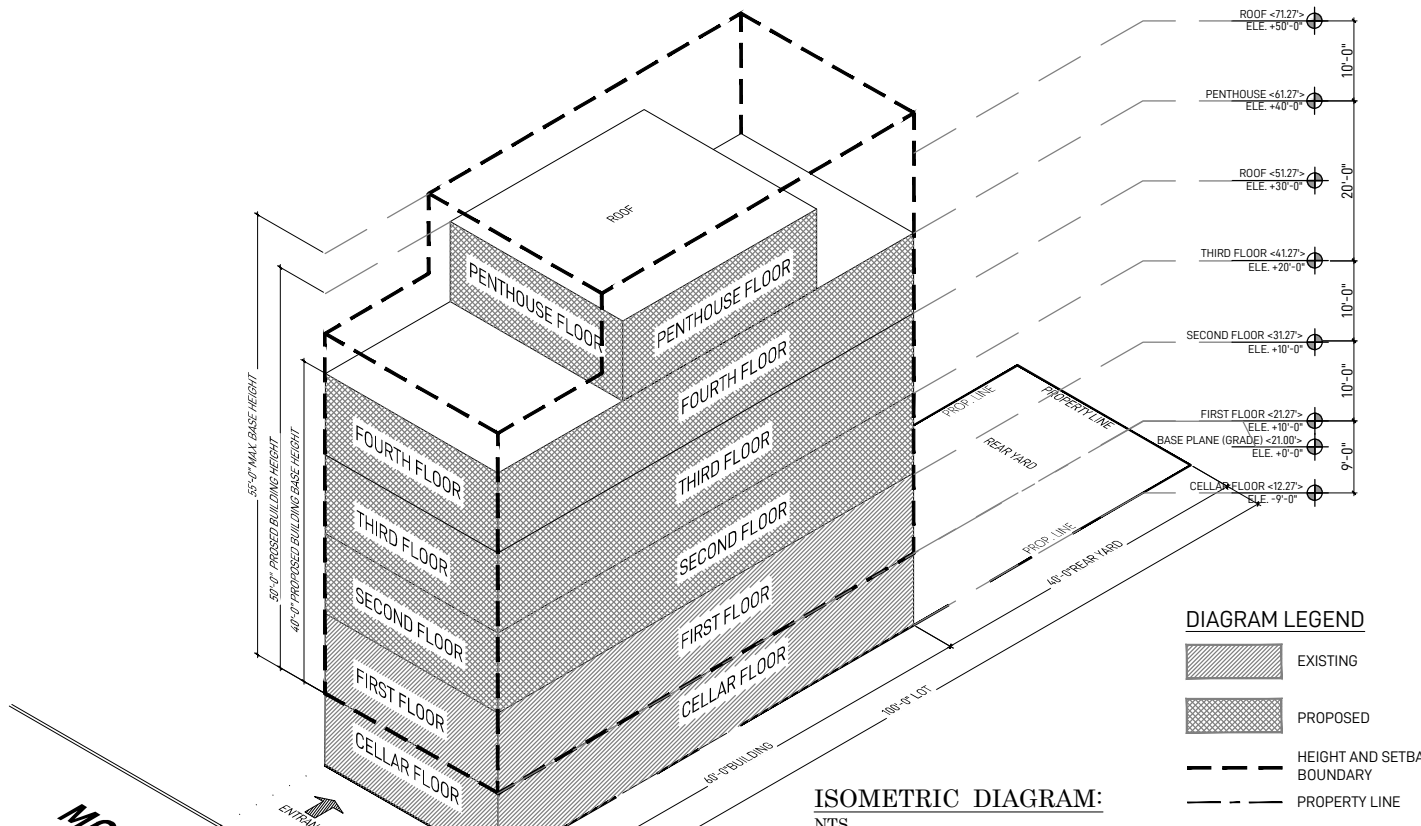
FLOOR	TOTAL GROSS RESIDENTIAL	TOTAL GROSS CF	TOTAL GROSS RES+ C.F	TOTAL DEDUCTION	TOTAL RESIDENTIAL ZFA	TOTAL COMMUNITY FACILITY ZFA	TOTAL ZFA
CELLAR FLOOR	369.50 SQ. FT.	928.62 SQ. FT.	1298.12 SQ. FT.				
FIRST FLOOR	864.92 SQ. FT.	625.08 SQ. FT.	1490.00 SQ. FT.	224.25 SQ. FT.	640.67 SQ. FT.	625.08 SQ. FT.	1265.75 SQ. FT.
SECOND FLOOR	1490.00 SQ. FT.		1490.00 SQ. FT.		1490.00 SQ. FT.		1490.00 SQ. FT.
THIRD FLOOR	1490.00 SQ. FT.		1490.00 SQ. FT.		1490.00 SQ. FT.		1490.00 SQ. FT.
FOURTH FLOOR	1490.00 SQ. FT.		1490.00 SQ. FT.		1490.00 SQ. FT.		1490.00 SQ. FT.
PENTHOUSE FLOOR	397.33 SQ. FT.		397.33 SQ. FT.	12.00 SQ. FT.	385.33 SQ. FT.		385.33 SQ. FT.
TOTAL	6101.76 SQ. FT.	1553.70 SQ. FT.	7,655.46 SQ. FT.	236.25 SQ. FT.	5496.01 SQ. FT.	625.08 SQ. FT.	6121.08 SQ. FT.

ZONING ANALYSIS :			
ITEM	PERMITTED / REQUIRED	EXISTING:	PROPOSED
ZR 22-12	USE PERMITTED	USE GROUP 12,3,4	USE GROUP 2,4,6
ZR 23-153	MAX F.A.R. R6	2.2 - 2,500.00 x 2.2 = 5,500 SF	5496.01 / 2,500.00 = 2.19 FAR PROPOSED
ZR 24-11	MAX F.A.R. COMMUNITY FACILITY	4.8 - 2,500.00 x 4.8 = 12,000.0 SF	625.08 / 2,500.00 = 0.13 FAR PROPOSED
ZR 24-11	MAX F.A.R.	4.8 - 2,500.00 x 4.8 = 12,000.0 SF	1490.00 / 2,500.00 = 2.44 FAR
ZR 23-153	LOT COVERAGE	60% 2500.00 X .60 = 1500.00 PERMITTED	2,500.00 - 100% / 1490 / 2500 = 59.60%
ZR 23-22	DENSITY	5500 / 680 = 8.08 8 UNITS PERMITTED	8 UNITS PROPOSED BUILDING
ZR 23-32	MINIMUM LOT AREA	1,700 SF	2,500.00 SF
ZR 23-32	MINIMUM LOT WIDTH	18 FT	25'-0" / 25'-0"
ZR 23-13	BALCONIES	BALCONIES ARE PERMITTED AT THE FLOOR LEVEL OF THIRD STORY AND UP, NOT EXCEEDING 50% OF THE WIDTH OF BLDG WALL, NOT PROJECTING GREATER THEN 7 FEET OF BLDG WALL	N/A

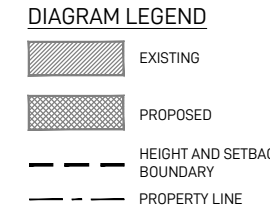
YARDS			
ZR 23-45	FRONT YARD	NOT REQUIRED	0'-0" / 0'-0"
ZR 23-46	SIDE YARD	0'-0" OR 8'-0"	0'-0" / 0'-0"
ZR 23-47	REAR YARD	30'-0"	0'-0" / 40'-0"

HEIGHT AND SETBACK			
ZR 23-661 (b)(1)	STREET WALL LOCATION	On zoning lots with at least 50 feet of frontage along a street line, 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 15 feet of the street line and within 25 feet of such Quality Housing building.	0'-0" / PROPOSED STREET WALL IS LOCATED 0'-0" FROM THE STREET LINE. ADJACENT BUILDING IS LOCATED 0'-0" FROM STREET LINE
ZR 23-662 (a)	MINIMUM BASE HEIGHT	30'-0"	10'-0" / 40'-0"
	MAXIMUM BASE HEIGHT	45'-0"	10'-0" / 40'-0"
	MAXIMUM BUILDING HEIGHT	55'-0"	10'-0" / 50'-0"
ZR 23-62 (g)(1)	PERMITTED OBSTRUCTIONS	Elevator or stair bulkheads (1) such obstructions shall be located not less than 10 feet from the street wall of a building, except that such obstructions need not be set back more than 25 feet from a narrow street line or more than 30 feet from a wide street line. However, such restrictions on location shall not apply to elevator or stair bulkheads (including shafts or vestibules), provided the aggregate width of street walls of such bulkheads within 10 feet of a street wall, facing each street frontage, times their average height, in feet, does not exceed an area equal to four times the width, in feet, of the street wall of the building facing such frontage;	N/A

PARKING REQUIREMENTS			
ZR 25-241	RESIDENTIAL PARKING LOT IS LESS THEN 10,000 SF	50% OF DWELLING UNITS - PROPOSED 8 UNITS * .50 = 4 REQUIRED	4 WAIVED AS PER 25-261 (UP TO 5 SPACES IN A R6 ZONE)
ZR 25-811	RESIDENTIAL BICYCLE PARKING	1 PER 2 DWELLING UNITS - 4 UNITS / 2 = 4 / 4 REQUIRED	4 WAIVED, PER ZR 36-711 (a) (BUILDINGS CONTAINING 10 DWELLING UNITS OR LESS)
ZR 26-41	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE - 25'-0' / 25' = 1 REQUIRED	1 TREE TO BE PAID INTO TREE FUND



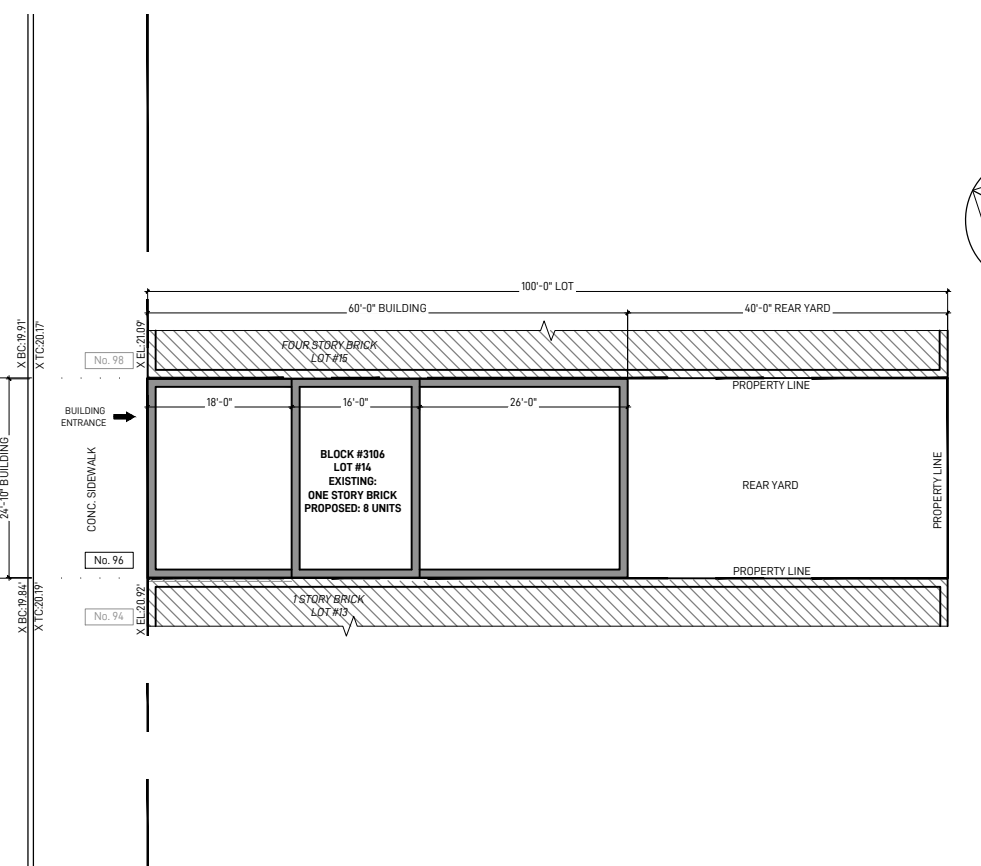
ISOMETRIC DIAGRAM:
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BASE PLANE CALCULATION:
 $20.92' + 21.09' / 2 = 21.00'$

MOORE (60'-0" WIDE) STREET

MOORE (60.00' WIDE) STREET



SITE PLAN:
NTS

