

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)	<u>341</u>
Street Name	<u>LENOX ROAD</u>
Borough	<u>BROOKLYN</u>
Block	<u>4837</u>
Lot	<u>75</u>
BIN	

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Name (please print)

ALEXANDER JOHN BLAKELY

Signature _____ Date 9/24/24

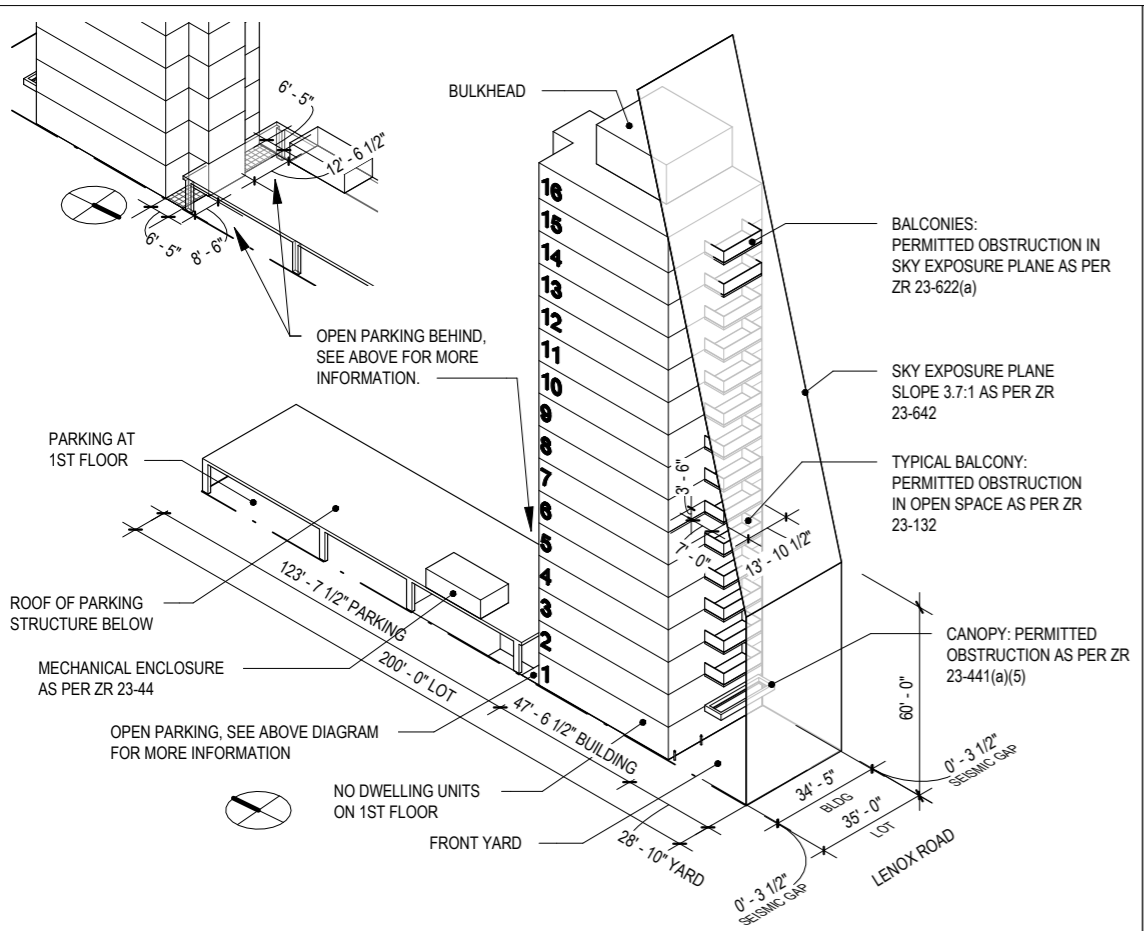


P.E. / R.A. Seal (Seal of the State of New York and date over seal)

Internal Use Only

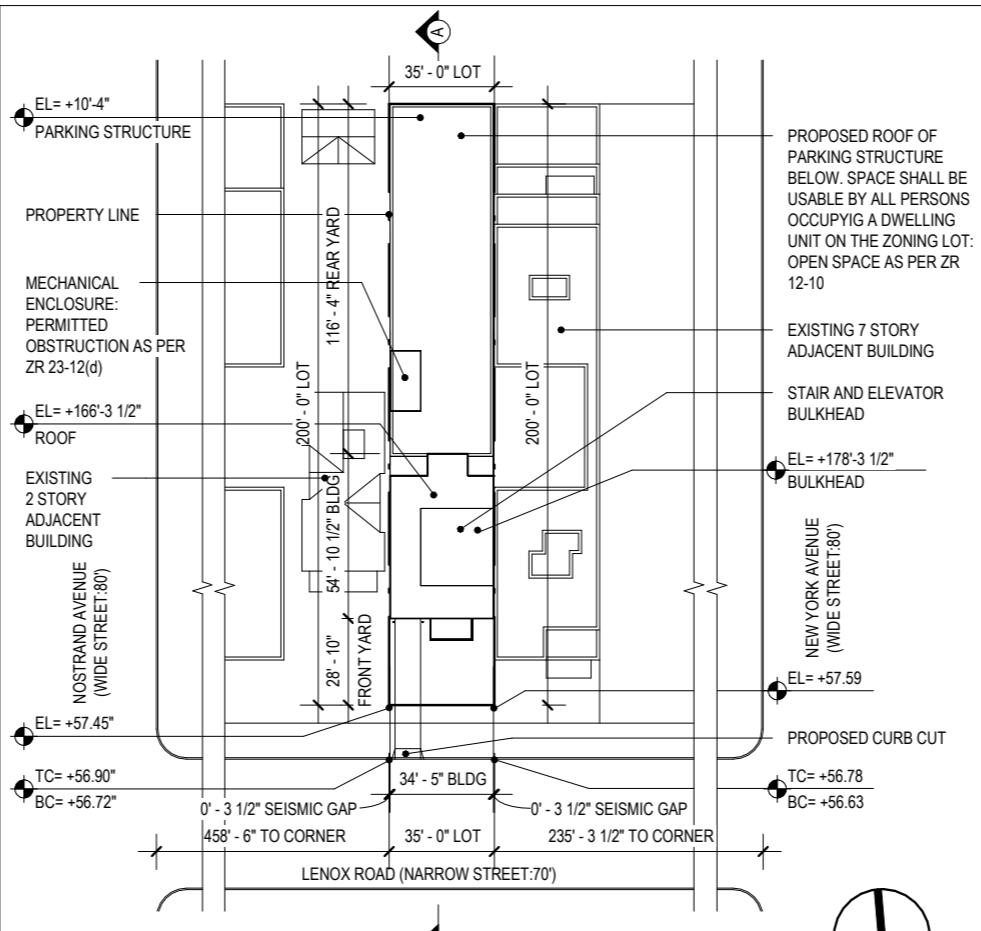
BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



1. SOUTHEAST AXONOMETRIC DIAGRAM

1/64" = 1'-0"



2. PLOT PLAN

1/64" = 1'-0"

341 LENOX ROAD
BROOKLYN, NY 11226
BLOCK: 4853
LOT: 75
ZONING: R7-1

16 STORIES W/ MECHANICAL BULKHEAD
INCL. 29 DWELLING UNITS
CONSTRUCTION CLASS: 1B

ZONING LOT AREA:
35' - 0" X 200' - 0" = 7,000 SF

BUILDING FOOTPRINT:
1,734 SF

ZONING LOT COVERAGE:
1,734 SF / 7,000 SF = 25%

STREET TREE REQUIREMENT:

STREET FRONTAGE / 25FT = REQUIRED TREES
35 FT / 25 FT = 1 TREE REQUIRED

NUMBER OF TREE(S) PROPOSED = 1 (1X PAID TO TREE FUND)

* NOTE: ALL ELEVATIONS ARE IN RESPECT TO NAVD DATUM OF 1988

** BASE PLANE ELEVATION: +57.52' = 0' - 0"

LENOX RD BASE PLANE ELEVATION @ WEST CORNER: +57.45'
LENOX RD BASE PLANE ELEVATION @ EAST CORNER: +57.59'
AVERAGE BASE PLANE ELEVATION: (57.45' + 57.59') / 2 = +57.52' = 0' - 0"

NOTE: ALL OPEN SPACE TO BE USEABLE BY ALL PERSONS OCCUPYING A DWELLING/ROOMING UNIT ON THE ZONING LOT.

LOT AREA: 7,000 SF
LOT COVERAGE: 1,734 SF
REQUIRED OPEN SPACE: 5,265 SF

PROPOSED OPEN SPACE:
1) FRONT YARD:
35'-0" x 28'-10" = 1,009 SF
2) ROOF OVER PARKING STRUCTURE BELOW:
116'-4" x 34'-5" = 4,004 SF
+ 12'-6 1/2" x 0'-11" = 12 SF
+ 8'-6" x 0'-11" = 8 SF
= 4,024 SF
3) SEISMIC GAPS ALONG SIDES:
(0'-3 1/2" x 171'-2" = 50) x 2 = 100 SF
4) OPEN PARKING 1:
6'-5" x 12'-6 1/2" = 80 SF
5) OPEN PARKING 2:
6'-5" x 8'-6" = 54 SF

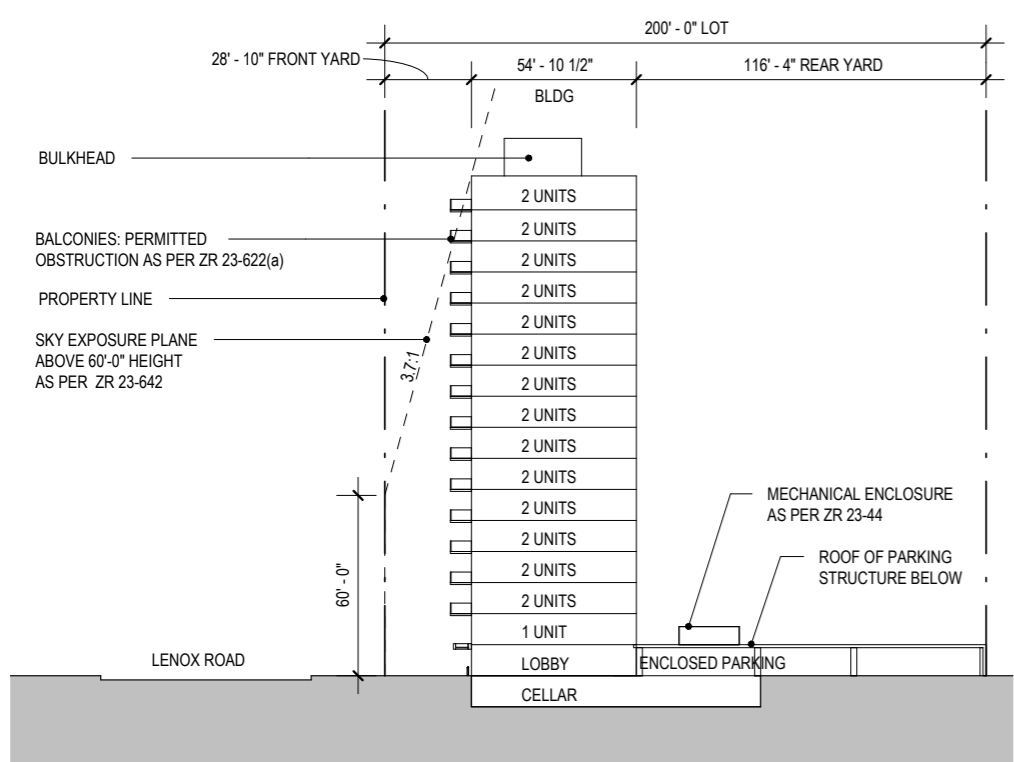
1,009 + 4,024 + 100 + 80 + 54 = 5,267 SF

PROPOSED 5,267 SF > MIN. REQUIRED 5,265 SF
DRIVEWAY AND OPEN PARKING TO BE ≤ 50 PERCENT OF REQUIRED OPEN SPACE

50% OF 5,265 SF
2,633 SF

DRIVEWAY:
8'-6" x 28'-10" = 245 SF
4) OPEN PARKING 1:
6'-5" x 12'-6 1/2" = 80 SF
5) OPEN PARKING 2:
6'-5" x 8'-6" = 54 SF

245 + 80 + 54 = 379 ≤ 2,633



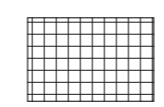
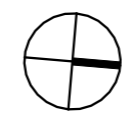
3. ZONING SECTION A

1/64" = 1'-0"

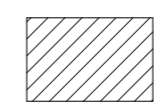
* NOTE: ALL ELEVATIONS ARE IN RESPECT TO NAVD DATUM OF 1988
** SEE PLOT PLAN ABOVE FOR BASE PLANE ELEVATION CALCULATION

4. OPEN SPACE DIAGRAM

1/64" = 1'-0"



OPEN SPACE



LOT COVERAGE

ZONING DATA

ADDRESS 341 LENOX ROAD
 BLOCK 4837
 LOT(S) 75
 ZONING MAP 17b
 ZONING DISTRICT R7-1
 E-DESIGNATION NONE
 LOT AREA 7,000 SF
 ALLOWABLE RESIDENTIAL F.A.R. 3.44
 PROPOSED RESIDENTIAL F.A.R. 3.42
 ALLOWABLE RESIDENTIAL F.A. 24,080 SF
 PROPOSED RESIDENTIAL F.A. 23,930 SF

AREA SUMMARY

FLOOR	TOTAL GROSS FLOOR AREA	TOTAL RES. FLOOR AREA	FLOOR AREA DEDUCTIONS	TOTAL ZONING FLOOR AREA
CELLAR	3,310 SF	--	3,310 SF	--
1ST	5,804 SF	1,019 SF	5,040 SF	764 SF
2ND	1,418 SF	1,418 SF	74 SF	1,344 SF
3RD	1,734 SF	1,734 SF	98 SF	1,636 SF
4TH	1,734 SF	1,734 SF	98 SF	1,636 SF
5TH	1,734 SF	1,734 SF	98 SF	1,636 SF
6TH	1,734 SF	1,734 SF	98 SF	1,636 SF
7TH	1,734 SF	1,734 SF	98 SF	1,636 SF
8TH	1,734 SF	1,734 SF	98 SF	1,636 SF
9TH	1,734 SF	1,734 SF	98 SF	1,636 SF
10TH	1,734 SF	1,734 SF	98 SF	1,636 SF
11TH	1,734 SF	1,734 SF	98 SF	1,636 SF
12TH	1,734 SF	1,734 SF	98 SF	1,636 SF
13TH	1,734 SF	1,734 SF	98 SF	1,636 SF
14TH	1,734 SF	1,734 SF	98 SF	1,636 SF
15TH	1,734 SF	1,734 SF	98 SF	1,636 SF
16TH	1,734 SF	1,734 SF	98 SF	1,636 SF
ROOF	526 SF	526 SF	349 SF	177 SF
TOTAL	35,334 SF	27,239 SF	10,145 SF	25,189 SF *(23,930 SF)

* AFTER ALL OTHER DEDUCTIONS, 5% OF ADDITIONAL FLOOR AREA TO BE DEDUCTED AS PER ZR DEFINITION OF FLOOR AREA (BUILDING IS TO BE AN "ULTRA-LOW-ENERGY" BUILDING PURSUANT OF NYCECC AND NYC LOCAL LAW 154).

5% DEDUCTION CALCULATION: 25,189 SF X 0.05 = 1,259 SF
 25,189 SF - 1,259 SF = **23,930 SF**

F.A.R. ANALYSIS

PROPOSED GROSS RESIDENTIAL FLOOR AREA	35,334 SF
PROPOSED RESIDENTIAL FLOOR AREA FOR F.A.R.	23,930 SF
PROPOSED RESIDENTIAL F.A.R.	3.42
TOTAL PROPOSED F.A.R.	3.42

ALLOWABLE USE GROUPS

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROPOSED/PROVIDED	COMPLIANCE
ZR 22-10	PERMITTED USE GROUPS	GROUPS I, II, III(A), III(B), IV(C), V, .VI, & VIII	GROUP II	COMPLIANT

OPEN SPACE AND FLOOR AREA REGULATIONS

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROPOSED/PROVIDED	COMPLIANCE	
ZR 23-12(a), 23-132	PERMITTED OBSTRUCTIONS IN OPEN SPACE: BALCONIES	7' MAXIMUM PROJECTION FROM PLANE SURFACE OF BUILDING WALL	ALL BALCONIES WITHIN 7' PROJECTION	COMPLIANT	
		NO PROJECTION INTO MINIMUM DISTANCE BETWEEN TWO BUILDINGS ON SAME LOT	ONLY ONE BUILDING ON LOT		
		UNENCLOSED W/ PARAPET <3'-8" HIGH OR W/ RAILING 4'-6" HIGH AND 50% MIN. OPEN	ALL BALCONIES ARE UNENCLOSED, EXCEPT BY 3'-6" RAILINGS EXCEEDING 50% OPENNESS		
		LOWEST BALCONY LOCATED AT OR HIGHER THAN 3RD STORY	LOWEST BALCONY LOCATED AT 3RD STORY		
		AGGREGATE WIDTH <50% OF PLANE SURFACE	AGGREGATE BALCONY WIDTHS DO NOT EXCEED 50% OF PLANE SURFACE		
ZR 23-12(c), 25-64	PERMITTED OBSTRUCTIONS IN OPEN SPACE: DRIVEWAYS AND OPEN PARKING	MAY NOT USE MORE THEN 50% OF THE REQUIRED OPEN SPACE ON ANY ZONING LOT	PROPOSED DRIVEWAY AND OPEN PARKING AREAS DO NOT EXCEED 50% OF REQUIRED OPEN SPACE	COMPLIANT	
ZR 23-151	HEIGHT FACTOR CALCULATION	PROPOSED HEIGHT FACTOR = 14 HEIGHT FACTOR CALCULATION: 24,080 SF / 1,734 SF = 14 PROPOSED LOT COVERAGE = 1,734 SF	PROPOSED HEIGHT FACTOR = 14 HEIGHT FACTOR CALCULATION: 23,930 SF / 1,734 SF = 14 PROPOSED LOT COVERAGE = 1,734 SF	COMPLIANT	
		MINIMUM OPEN SPACE RATIO	22.0	22.0	COMPLIANT
		MINIMUM OPEN SPACE	24,080 X 22.0% = 5,298 SF	23,930 X 22.0% = 5,265 SF PROPOSED	COMPLIANT
		MAXIMUM RESIDENTIAL FLOOR AREA RATIO	3.44	3.42	COMPLIANT
		MAXIMUM FLOOR AREA	24,080 SF	23,930 SF	COMPLIANT

DENSITY REGULATIONS

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROPOSED/PROVIDED	COMPLIANCE
ZR 23-22	MAXIMUM NUMBER OF DWELLING UNITS	FACTOR FOR R7-1 DISTRICTS: 680 24,080 SF / 680 = 35 UNITS	29 UNITS PROPOSED	COMPLIANT

LOT AREA AND LOT WIDTH REGULATIONS

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROPOSED/PROVIDED	COMPLIANCE
ZR 23-32	MINIMUM LOT AREA	1,700 SF REQUIRED	35' - 0" X 200' - 0" = 7,000 SF	COMPLIANT
	MINIMUM LOT WIDTH	18'	LOT WIDTH = 35' > 18'	COMPLIANT

YARD REGULATIONS

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROPOSED/PROVIDED	COMPLIANCE
ZR 23-442 (b)(2)(ii)	PERMITTED OBSTRUCTIONS IN REQUIRED REAR YARDS - ACCESSORY OFF-STREET PARKING SPACES FOR AUTOMOBILES	ENCLOSED PARKING SPACES SHALL NOT EXCEED 15' ABOVE CURB LEVEL OR BASE PLANE. IN ADDITION, PARAPET WALLS, AND ROOF THICKNESS SHALL BE PERMITTED UPON THE ROOF.	PROPOSED HEIGHT OF ENCLOSED PARKING SPACES ABOVE BASE PLANE: 10'-4" (NOT TO EXCEED 15'). PARAPET WALLS AND ROOF THICKNESS PROVIDED ON THE ROOF OF THE ENCLOSED PARKING.	COMPLIANT
ZR 23-45	MINIMUM REQUIRED FRONT YARD	NONE REQUIRED IN R7-1 DISTRICTS	28' - 10" FRONT YARD PROVIDED	COMPLIANT
ZR 23-462	NUMBER OF SIDE YARDS REQUIRED	NONE REQUIRED IN R7-1 DISTRICTS	N/A	COMPLIANT
ZR 23-47	MINIMUM REQUIRED REAR YARD	30'	116' - 5" REAR YARD PROVIDED	COMPLIANT

HEIGHT AND SETBACK REGULATIONS

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROPOSED/PROVIDED	COMPLIANCE
ZR 23-64, 23-642	ALTERNATE FRONT SETBACKS	ALTERNATE 3.7:1 SKY EXPOSURE PLANE AT 60' WITH MINIMUM 15' OPEN SPACE	ALTERNATE 3.7:1 SKY EXPOSURE PLANE AT 60' USED WITH 28' - 10" OPEN SPACE	COMPLIANT
ZR 23-86, 23-861	MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOWS AND LOT LINES	30' MIN DISTANCE TO LOT LINE	WINDOW DISTANCE TO LOT LINE = 116'-6" / 124'-0" > 30'	COMPLIANT

CAR AND BICYCLE PARKING

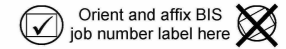
ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROPOSED/PROVIDED	COMPLIANCE
ZR 25-241	REQUIRED ACCESSORY OFF-STREET PARKING (REDUCED REQUIREMENT IN SMALL ZONING LOTS)	30% OF TOTAL DWELLING UNITS = 29 X .30 = 9 SPACES	9 PARKING SPACES PROVIDED	COMPLIANT
ZR 25-631 (e)(1)	LOCATION AND WIDTH OF CURB CUTS IN CERTAIN DISTRICTS	ONLY ONE CURB CUT, MAX 12' WIDE, INCLUDING SPLAYS, SHALL BE PERMITTED ON STREET FRONTAGE	ONE 10'-6" CURB CUT, INCLUDING SPLAYS, PROPOSED ON STREET FRONTAGE (TO BE FILED UNDER APPLICATION # B01038171-58).	COMPLIANT
ZR 25-811	REQUIRED BICYCLE PARKING SPACES	1 SPACE PER 2 DWELLING UNITS = 29 X .50 = 15 SPACES X 15 SF = 225 SF	28 PARKING SPACES PROVIDED	COMPLIANT

STREET PLANTING

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROPOSED/PROVIDED	COMPLIANCE
ZR 26-41, 23-03	REQUIRED STREET PLANTING	1 TREE EVERY 25'; 35' / 25' = 1 TREE	1 TREE TO BE PAID TO TREE FUND	COMPLIANT



ZD1 Zoning Diagram
Must be typewritten.



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) 341
 Street Name LENOX ROAD
 Borough BROOKLYN
 Block 4837
 Lot 75
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Name (please print)

ALEXANDER JOHN BLAKEY

Signature



Date

9/24/24

P.E. / R.A. Seal (to be placed over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

