



SITE PLAN DIAGRAM

1/16" = 1'-0"

ZONING LOT AREA: 15,615 SF (484SF R6B portion / 15,131SF R6A/C2-4 portion)

- 11 STREET TREES REQUIRED
- NO FRONT YARD PER 23-322
- NO SIDE YARD PER 23-334
- NO REAR YARD PER 23-343
- MIN INNER COURT DIMENSION PER 23-352



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

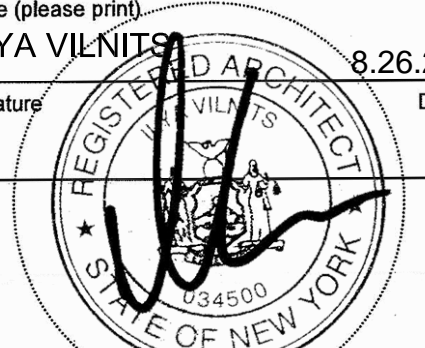
House No(s) 242
Street Name 19TH ST

Borough BROOKLYN
Block 885
Lot 5
BIN 3330254

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) ILYA VILNITS 8.26.25

Signature [Signature] Date

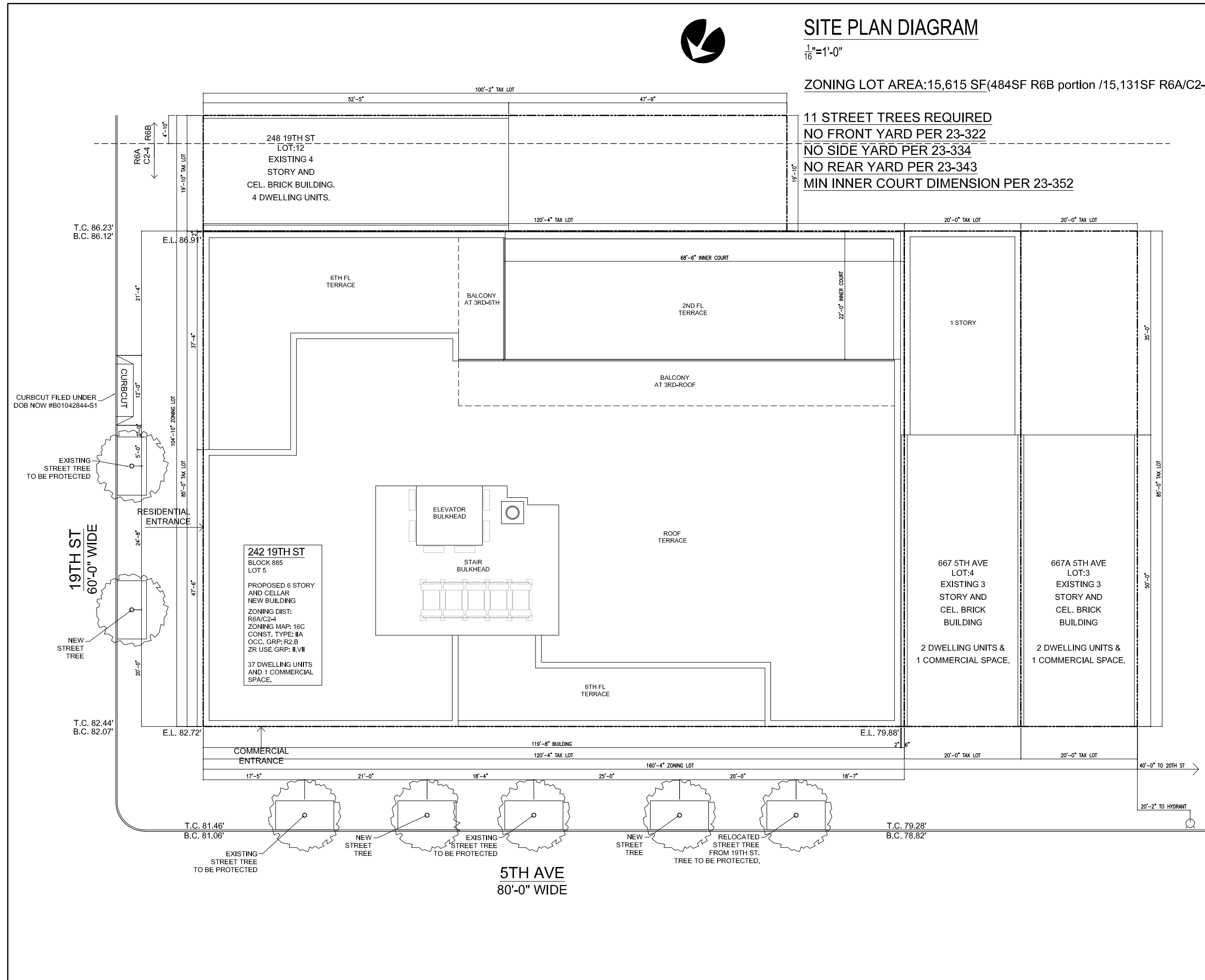


P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



AXONOMETRIC DRAWING

NOT TO SCALE

REQUIRED SETBACKS





FRONT (ZR23-433): 10'-0" / 15'-0"
AFTER 65'-0" BASE HEIGHT

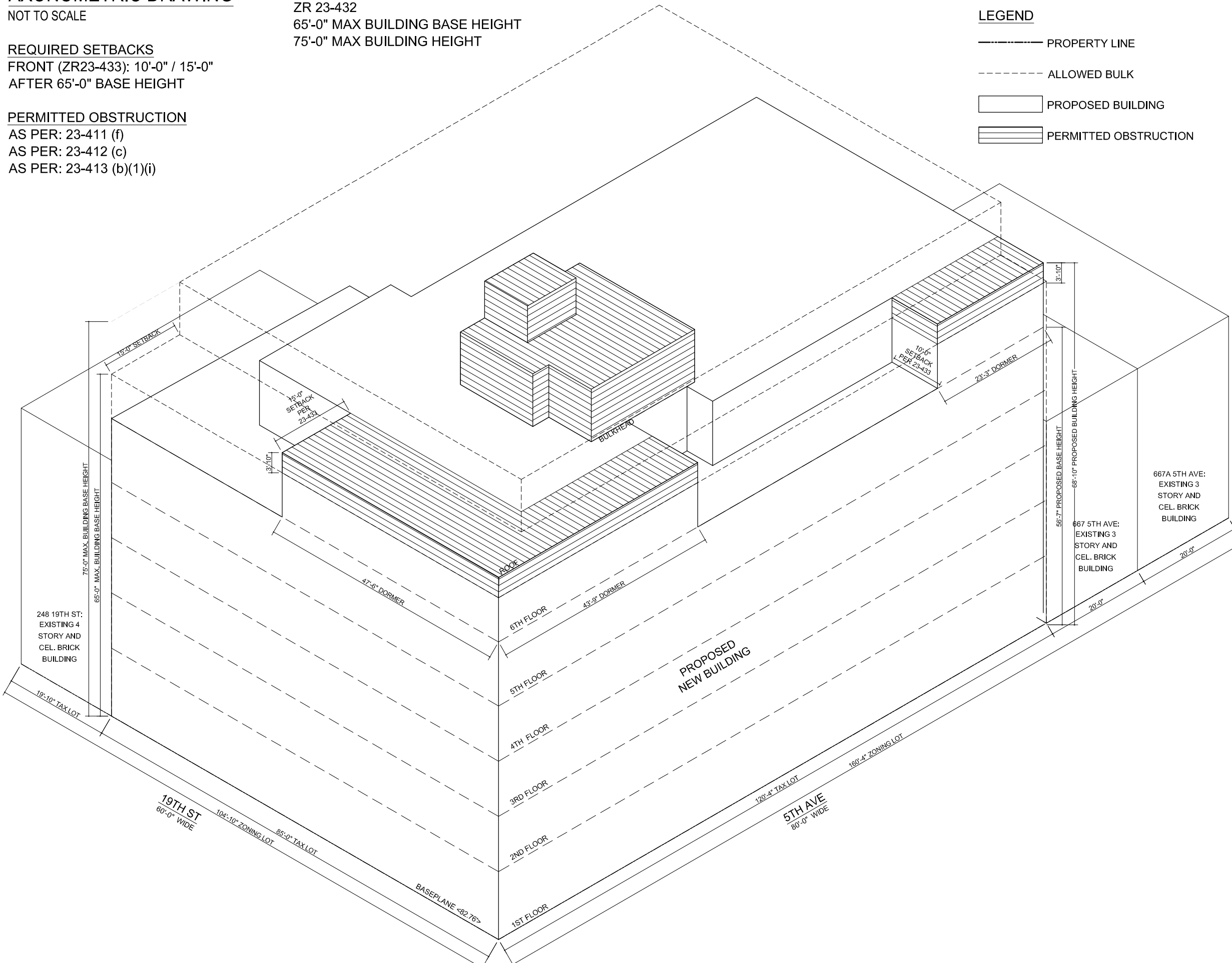
PERMITTED OBSTRUCTION

AS PER: 23-411 (f)
AS PER: 23-412 (c)
AS PER: 23-413 (b)(1)(i)

BUILDING HEIGHT
ZR 23-432
65'-0" MAX BUILDING BASE HEIGHT
75'-0" MAX BUILDING HEIGHT

LEGEND

-  PROPERTY LINE
-  ALLOWED BULK
-  PROPOSED BUILDING
-  PERMITTED OBSTRUCTION



ZD1 Zoning Diagram

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Yes No

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Name (please print) ILYA VILNITS Date 8.26.25

Signature  Date



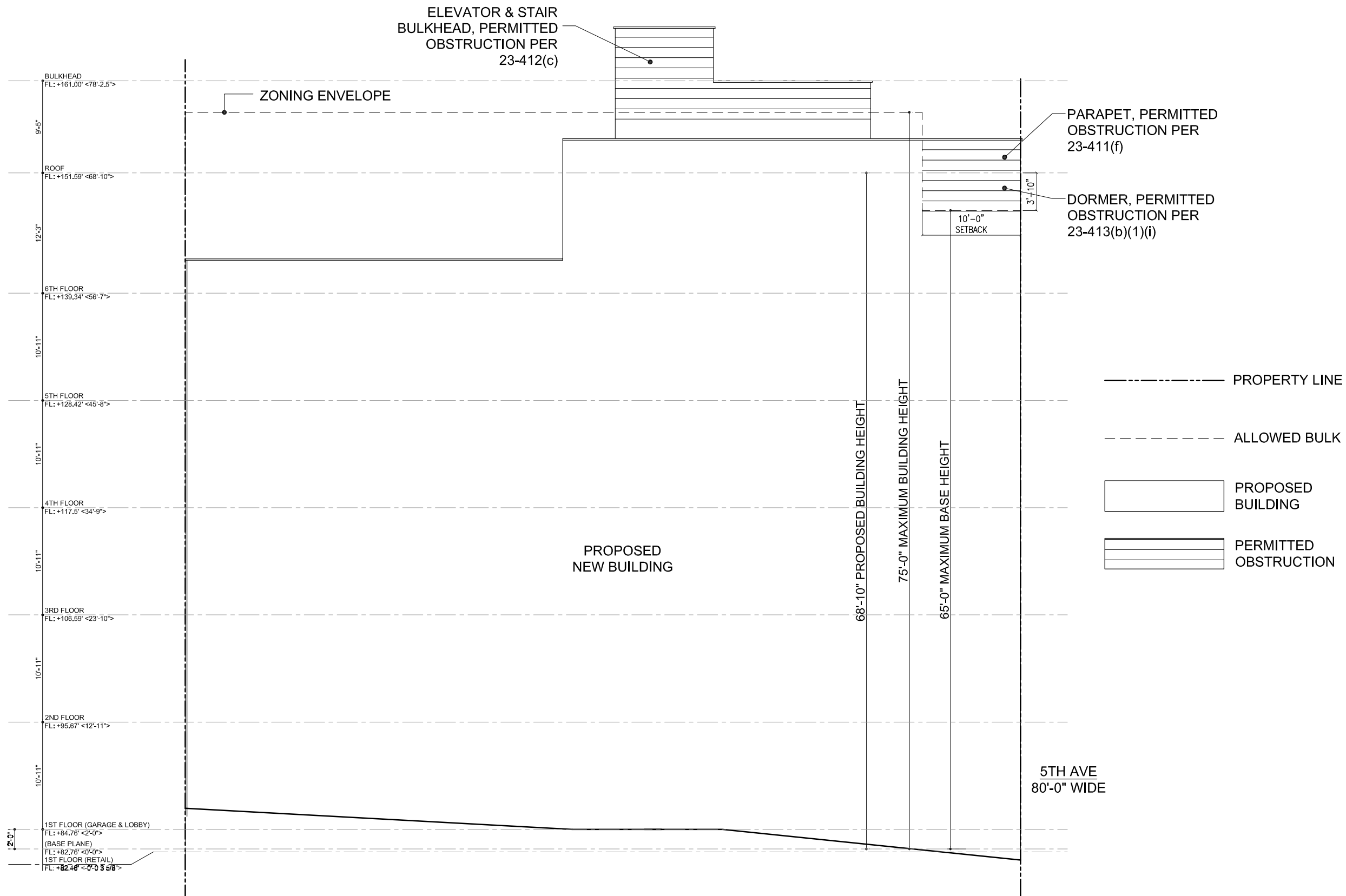
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PLAN EXAMINER SIGN AND DATE

SECTION DIAGRAM
NOT TO SCALE



ZD1 Zoning Diagram
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Location Information

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PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet 4 of 4

1 Applicant Information Required for all applications.

Last Name	VILNITS	First Name	ILYA	Middle Initial	
Business Name	THE VILNITS GROUP		Business Telephone	(646) 637-5629	
Business Address	495A HENRY ST #244		Business Fax		
City	BROOKLYN	State	NY	Zip	11201
E-Mail	ILYA.VILNITS@THEVILNITSGROUP.COM		Mobile Telephone		
		License Number	034500		

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	45	Parking area	6583 sq. ft.	Parking Spaces: Total	18	Enclosed	18
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section	72-21
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section	_____
<input type="checkbox"/> Other	Cal. No. _____		

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Other	App. No. _____		

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
242 19th St							
ROF	642	II	136	0	0	0	.009
006	6228	II	5839	0	0	0	.374
005	7889	II	7356	0	0	0	.471
004	7889	II	7356	0	0	0	.471
003	7914	II	7381	0	0	0	.473
002	7914	II	7381	0	0	0	.473
001	8077	II	994	0	0	0	.064
001	1944	VI	0	0	700	0	.045
CEL	3125	II	0	0	0	0	0
CLE	7026	VI	0	0	0	0	0
Ultra Low	Energy deduction	(5%)	-1822				-.117

ZD1

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
667 5 Ave							
003	1010	II	1010	0	0	0	.065
002	1010	II	1010	0	0	0	.065
001	150	II	150	0	0	0	.010
001	1550	VI	0	0	1550	0	.099
CEL	1010	VI	0	0	0	0	0
667A 5 Ave							
003	1010	II	1010	0	0	0	.065
002	1010	II	1010	0	0	0	.065
001	150	II	150	0	0	0	.010
001	860	VI	0	0	860	0	.055
CEL	1010	VI	0	0	0	0	0
248 19th St							
004	1037	II	1037	0	0	0	.066
003	1037	II	1037	0	0	0	.066
002	1037	II	1037	0	0	0	.066
001	1037	II	1037	0	0	0	.066
CEL	1037	II	0	0	0	0	0
Totals	72,603		43,109		3,110		2.96

Total Zoning Floor Area	46,219
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