

LEGEND	
TC	TOP OF CURB
BC	BOTTOM OF CURB
CD	CELLAR DOOR
CONC.	CONCRETE
(E)	ELECTRIC MANHOLE
(S)	SEWER MANHOLE
(W)	WATER VALVE
(G)	GAS VALVE
(CTV)	CABLE BOX
(O)	STREET SIGN
(H)	HYDRANT

AS PER BC 1613.7 EARTHQUAKE REQUIREMENTS:
 1" BLDG. SEPARATION REQUIRED FOR EACH 50' OF BUILDING HEIGHT
 BLDG HEIGHT 50' = 1" SEPARATION PROVIDED = OK

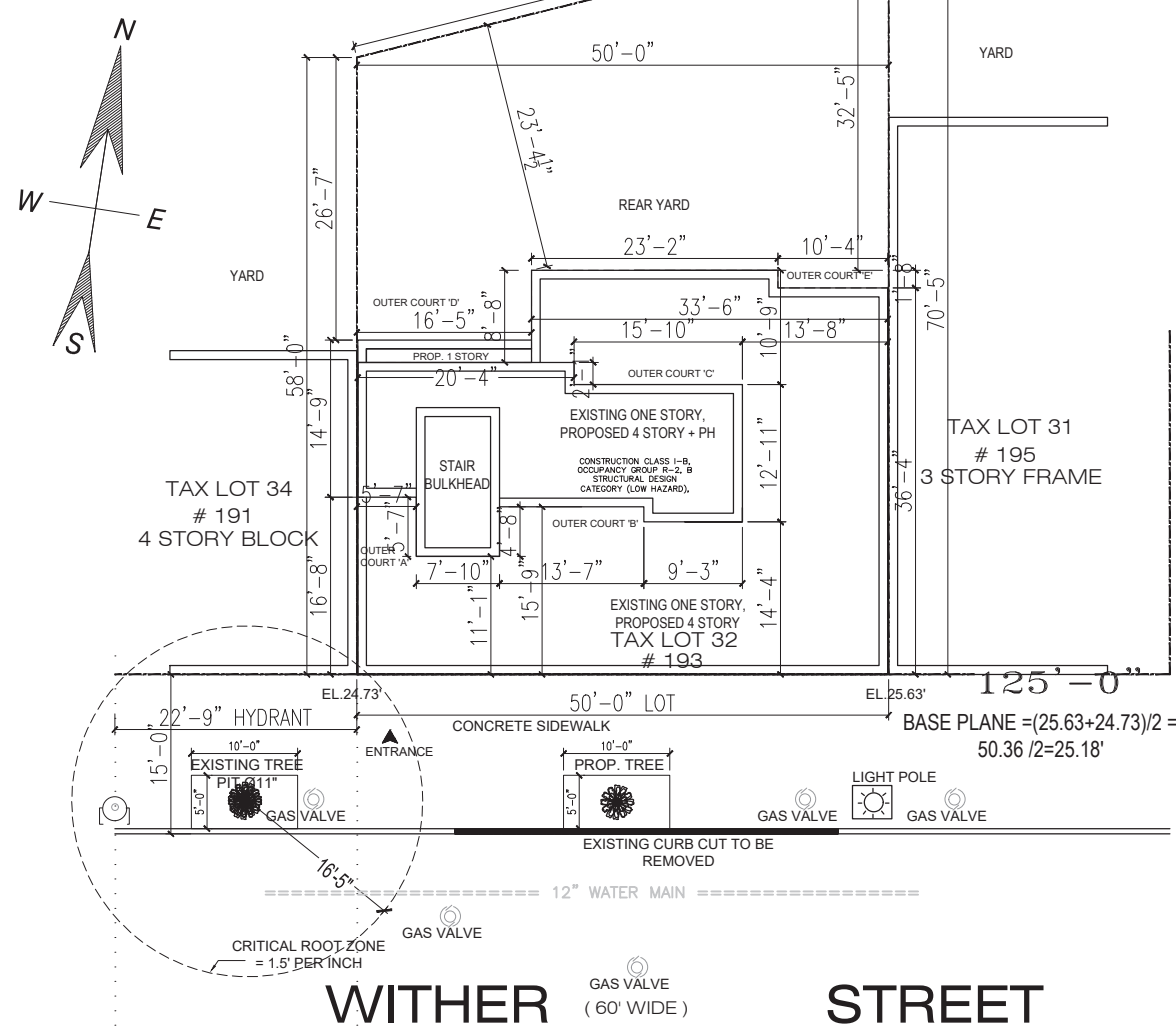
NOTE: TWO STREET TREES REQUIRED BY ZR 28-12 EXACT LOCATION TO BE DETERMINED BY THE N.Y.C. DEPT. OF PARKS AND RECREATION
 1 TREE TO BE PLANTED
 1 TREE TO BE PAID INTO TREE FUND (OFF-SITE)

AS PER ZR 23-661(b)(2) PROPOSED STREET WALL IS ALIGNED WITH ADJACENT STREET WALL

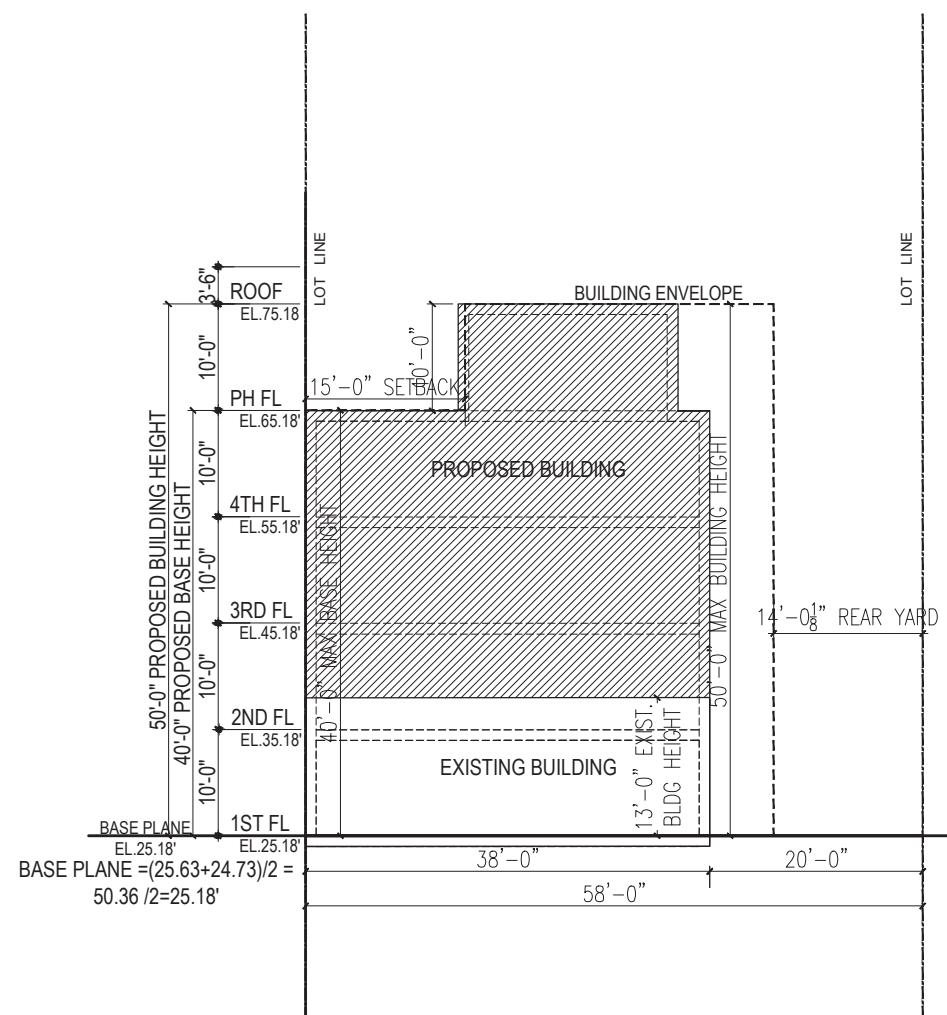
OUTER COURT (ZR 23-841 (B)):
 DEPTH < WIDTH *
 OUTER COURT 'A':
 DEPTH 5'-7" < WIDTH 5'-7" =OK
 OUTER COURT 'B':
 DEPTH 4'-8" < WIDTH 13'-7" =OK
 OUTER COURT 'C':
 DEPTH 2'-1" < WIDTH 15'-10" =OK
 OUTER COURT 'D':
 DEPTH 8'-8" < WIDTH 16'-5" =OK
 OUTER COURT 'E':
 DEPTH 1'-8" < WIDTH 10'-4" =OK

DORMER CALCULATION (ZR23-621)
 (1) DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION, PROVIDED THAT ON ANY STREET FRONTAGE, THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE HEIGHT DOES NOT EXCEED 60% OF THE WIDTH OF THE STREET WALL OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT. FOR EACH FOOT ABOVE THE MAXIMUM BASE HEIGHT, THE AGGREGATE WIDTH OF ALL DORMERS SHALL BE DECREASED BY ONE PERCENT OF THE STREET WALL WIDTH OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT.

STREET WALL WIDTH UNDER MAX BASE HEIGHT :49'-10"
 MAX DORMER WIDTH AT MAX BASE HEIGHT = 60% = 29.9'
 DORMER HEIGHT ABOVE MAX BASE HEIGHT = 10'-0" = 10.0'
 60% - 10% = 50 % X 49'-10" = 24'-11"
 PROPOSED DORMER WIDTH = 9'-4" = OK



STREET (60' WIDE)
HUMBOLDT STREET



NYC
Buildings

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) 193
 Street Name WITHERS ST
 Borough BROOKLYN
 Block 2740
 Lot 32
 BIN

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 made a false statement or 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.

NYC Buildings

NAME (PLEASE PRINT) Teolinda Cecilia Gross

SIGNATURE [Signature] DATE 11-20-24

Teolinda Cecilia Gross
APPROVED

Date: 12/05/2024

REGISTERED ARCHITECT
WANDJIAN MA WANGHAMBIR
STATE OF NEW YORK
038715

P.E. / R.A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)

Internal Use Only

BIS Doc # _____

PLAN EXAMINERS SIGN AND DATE
ISSUANCE 7/09

BUILDING DATA
PROJECT / BUILDING DATA:
 193 WITHERS STREET,
 BROOKLYN 11211

BLOCK:2740
 LOT:32
 ZONE:R6B
 MAP:13A
 CONSTRUCTION TYPE:JB
 MDL CLASS:HABA

SCOPE OF WORK
 ALTERNATE TYPE 1 APPLICATION FOR VERTICAL AND HORIZONTAL ENLARGEMENT TO EXISTING 1 STORY, PROPOSED 4 STORY + PENTHOUSE MIXED USE BUILDING

FIRST FLOOR = RESIDENTIAL R2 (QUALITY HOUSING) AND EQUIPMENT, MECHANICAL U COMMUNITY FACILITY U.G.3B (AMBULATORY HEALTH FACILITY-OFFICE)
 SECOND FLOOR = RESIDENTIAL R2 (QUALITY HOUSING)
 THIRD FLOOR = RESIDENTIAL R2 (QUALITY HOUSING)
 FOURTH FLOOR = RESIDENTIAL R2 (QUALITY HOUSING)
 PENTHOUSE FL = RESIDENTIAL R2 (QUALITY HOUSING)

PERMITTED USE GROUPS: (ZR 22-10): I - IV
 EXISTING USE GROUP: XI - EXISTING NON COMPLYING
 PROPOSED USE GROUP: II, III -OK

LOT AREA: $= (70'-4\frac{1}{2}" + 58'-0\frac{1}{2}") / 2 \times 50'-0" = 3210.16$ S.F.

FLOOR AREA CALCULATIONS

MAX F.A.R. - RESIDENTIAL ZR 23-153	F.A.R. QUALITY HOUSING = L.A. (3210.16) X 2.0 = 6420.31 S.F.
MAX F.A.R. COMMUNITY FACILITY ZR 24-11	L.A. (3210.16) X 2.0 = 6420.31 S.F.
EXISTING F.A.	
FIRST FLOOR	2865.69 SF
TOTAL EXIST. F.A.	2865.69 SF < 6420.31 SF - OK
PROPOSED F.A.	
GROSS F.A.	
COMM. FACILITY ZONING FA [SF]	
DEDUCTIONS	
RESIDENTIAL ZONING FA [SF]	
TOTAL ZONING FA	
FIRST FLOOR	1689.31 SF
2ND FLOOR	1734.89 SF
3RD FLOOR	1734.89 SF
4TH FLOOR	1734.89 SF
PENTHOUSE FL	501.19 S.F.
TOTAL PROP. F.A.	7395.16 S.F.
	345.60
	992.06 SF
	6057.5 SF
	6403.10 SF
	6403.10 S.F. < 6420.31 S.F. = OK

LOT COVERAGE

RESIDENTIAL MAX. L.C. ZR 23-153	L.A. X 60 % = 3210.16 SF X 60% = 1926.1 S.F.
EXISTING	2865.69 SF > 1926.1 SF - EXISTING NON COMPLYING
PROPOSED	1786.14 S.F. < 1926.1 S.F. = OK
MAX DENSITY. ZR 23-22	F.A. / 680 = (6420.31 - 345.6) = 6074.71 S.F. / 680 = 8.93 D.U.
PROPOSED	9 D.U. = OK

HEIGHT REQUIREMENTS

MAX HEIGHT ZR 23-662(a) tob.1	MIN. BASE HEIGHT PERMITTED = 30'-0"
	MAX BASE HEIGHT PERMITTED = 40'-0"
	MAX BUILDING HEIGHT PERMITTED 50'-0"
EXISTING	BUILDING HEIGHT = 13'-0"
PROPOSED	PROPOSED BASE HEIGHT = 40'-0"
	PROPOSED BUILDING HEIGHT = 50'-0"

STREET WALL LOCATION

FRONT YARD. ZR: 23-661(b)(2)	THE #STREET WALL# SHALL BE LOCATED NO CLOSER TO THE #STREET LINE# THAN THE #STREET WALL#, OR PORTION THEREOF, OF AN EXISTING ADJACENT #BUILDING# ON AN ADJOINING #ZONING LOT# LOCATED ON THE SAME #STREET# FRONTAGE
EXISTING BUILDING	BUILDING IS NO CLOSER TO STREET LINE OF THE ADJACENT BUILDING NO CHANGE TO EXISTING

SETBACK REGULATIONS

FRONT SETBACK ZR: 23-662.C(1)	A SETBACK WITH A DEPTH OF AT LEAST 15 FEET SHALL BE PROVIDED FROM ANY #STREET WALL# FRONTING ON A #NARROW STREET#.
PROPOSED	OK

PLANTING REQUIREMENTS

ZR 23-03 TREE PLANTING	REQ'D : ONE TREE FOR EVERY 25' OF FRONTAGE
EXISTING FRONTAGE	50'-0" / 25 = 2.0
PROPOSED TREE	1 TREE TO BE PAID INTO TREE FUND (ON-SITE) 1 TREE TO BE PAID INTO TREE FUND (OFF-SITE)

YARD REGULATIONS

SIDE YARDS: ZR 23-462 (c)	NONE REQD, OR 8'0" SIDE YARD IF ANY OPEN AREA
EXISTING	3'-8" - EXISTING NON COMPLYING
PROPOSED	0 OVER 0 = O.K.
REAR YARD: ZR 23-47	A REAR YARD WITH A DEPTH OF NOT LESS THAN 30 FEET SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT
ZR23-52(B)	SPECIAL PROVISIONS FOR SHALLOW INTERIOR LOTS THE DEPTH OF A REQUIRED REAR YARD, OR PORTION THEREOF, FOR SUCH INTERIOR LOT, MAY BE REDUCED BY 6" FOR EACH FOOT BY WHICH THE DEPTH OF A ZONING LOT, OR PORTION THEREOF, IS LESS THAN 90'. HOWEVER, IN NO EVENT SHALL THE MINIMUM DEPTH OF A REQUIRED YARD, OR PORTION THEREOF, BE REDUCED TO LESS THAN 10' LOT DEPTH: 58'-0" $90'-0" - 58'-0" = 31'-11\frac{1}{8}" = 31.98$ $6" \times 31.98 = 191\frac{1}{8}" = 15'-11\frac{1}{8}"$ MIN REQUIRED DEPTH: 30'-0" - 15'-11 $\frac{1}{8}" = 14'-0\frac{1}{8}"$; PROVIDED 20'-0" -OK LOT DEPTH: 70'-4" $90'-0" - 70'-4" = 19'-7\frac{1}{2}" = 19.60$ $6" \times 19.60 = 117\frac{1}{2}" = 9'-9\frac{1}{2}"$ MIN REQUIRED DEPTH: 30'-0" - 9'-9 $\frac{1}{2}" = 20'-2\frac{1}{2}"$; PROVIDED 32'-5" -OK

PARKING REQUIREMENTS

ZR 25-241 50% X D.U.	= 9 D.U. X 50% = 4.5 SPACES
PROPOSED	0 PROVIDED (PARKING WAIVED AS PER ZR 25-261) UP TO 5 SPACES
BICYCLE PARKING ZR 25-811	= 9 D.U. X 50% = 4.5 SPACES
PROPOSED	BICYCLE PARKING IS WAIVED FOR BUILDINGS CONTAINING 10 DWELLING UNITS OR LESS;

PARKING REQUIREMENTS - COMMUNITY FACILITY

ZR25-31	1 PER 300 SF 345.6 SF / 300 SF = 1.152 - 1 PARKING REQUIRED
PROPOSED	0 PROVIDED (PARKING WAIVED AS PER ZR 25-33) UP TO 25 SPACES
BICYCLE PARKING ZR 25-811	1 PER 10000 SF 345.6 SF / 10000 SF = 0.03 - 1 PARKING REQUIRED
PROPOSED	BICYCLE PARKING IS WAIVED WHERE THE NUMBER OF REQUIRED BICYCLE PARKING SPACES IS THREE OR LESS.

BALCONY REGULATIONS

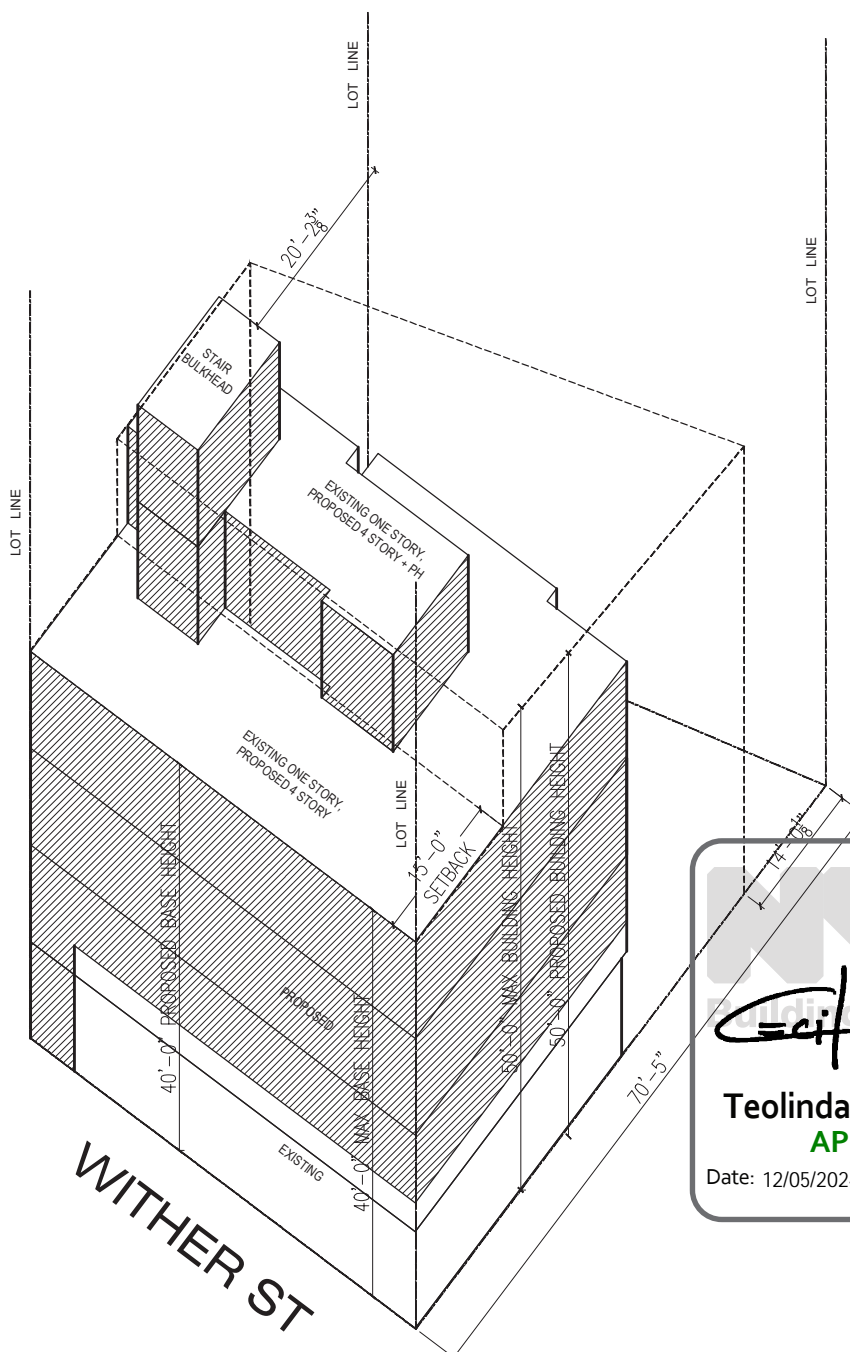
BALCONIES ZR: 23-132	AS PER ZR 23-132 PROVIDED THAT SUCH BALCONY SHALL: HAVE AN AGGREGATE WIDTH, AT THE LEVEL OF ANY #STORY#, NOT EXCEEDING 50 PERCENT OF THE WIDTH AT THAT LEVEL OF THE PLANE SURFACE OF THE #BUILDING# WALL FROM WHICH IT PROJECTS.
PROPOSED	1 BALCONY X 8'-0" = 8'-0" PROPOSED STREET WALL WIDTH = 49'-10" X 50% = 24'-11" = OK

LEGAL WINDOW DISTANCE REQUIREMENTS

ZR: 23-861	THE MINIMUM DISTANCE BETWEEN A #LEGALLY REQUIRED WINDOW# AND: (A) ANY WALL; (B) A #REAR LOT LINE#, OR VERTICAL PROJECTION THEREOF; OR (C) A #SIDE LOT LINE#, OR VERTICAL PROJECTION THEREOF; SHALL BE 30 FEET, MEASURED IN A HORIZONTAL PLANE AT THE SILL LEVEL OF, AND PERPENDICULAR TO, SUCH WINDOW FOR THE FULL WIDTH OF THE ROUGH WINDOW OPENING; HOWEVER, FOR SHALLOW INTERIOR LOTS IN R6 THROUGH R10 DISTRICTS, THE MINIMUM DISTANCE BETWEEN A LEGALLY REQUIRED WINDOW AND A REAR LOT LINE, OR VERTICAL PROJECTION THEREOF, MAY BE REDUCED TO EQUAL THE REAR YARD DEPTH REQUIRED PURSUANT TO THE PROVISIONS OF SECTION 23-52
PROPOSED	=OK

QUALITY HOUSING ELEMENTS

ZR 28-00; ZR 28-0; ZR 23-011(b); ZR 34-011(A)	
ZR 28-21	REQUIRED RECREATIONAL SPACE = F.A. X 3.3 % 6057.5 X 3.3% = 200.38 S.F. PROPOSED 300 SF AT 1ST FLOOR DEDUCTED 200.28 SF = OK
ZR 28-12	REQUIRED REFUSE NOT LESS 12 S.F. AND STORAGE SPACE 2.9 C.F. / UNIT REFUSE PROVIDED SEE FLOOR PLANS
ZR 28-13	LAUNDRY ROOM: ONE WASHING MACHINE PER 20 D.U. & ONE DRYER PER 40 D.U. WASHER DRYER PROVIDED IN EACH UNIT
ZR 28-23 PLANTING	THE AREA OF THE #ZONING LOT# BETWEEN THE #STREET LINE# AND ALL #STREET WALLS# OF THE #BUILDING# AND THEIR PROLONGATIONS SHALL BE PLANTED AT GROUND LEVEL, OR IN RAISED PLANTING BEDS THAT ARE PERMANENTLY AFFIXED TO THE GROUND, EXCEPT THAT SUCH PLANTINGS SHALL NOT BE REQUIRED AT THE ENTRANCES TO AND EXITS FROM THE #BUILDING#, WITHIN DRIVEWAYS ACCESSING OFF-STREET PARKING SPACES =N/A BUILDING AT PROPERTY LINE
PROPOSED	
ZR 28-14 DAYLIGHT CORRIDOR	50% OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF F.A. - SEE ZONING DIAGRAMS
ZR 28-31 DENSITY CORRIDOR	50% OF THE SQUARE FEET OF THE CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF #FLOOR AREA# - SEE ZONING DIAGRAMS
ZR 28-41 PARKING FOR Q.H.	NOT APPLICABLE



NAME (PLEASE PRINT): **Teolinda Cecilia Gross**
 SIGNATURE: *Teolinda Cecilia Gross*
 DATE: 11-20-24
APPROVED
 Date: 12/05/2024

REGISTERED ARCHITECT
 WANDJIANIA GLADMORE TAFADZWA
 STATE OF NEW YORK
 038715
 P.E. / R.A. SEAL (APPLY SEAL SIGN AND DATE OVER SEAL)

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PLAN EXAMINERS SIGN AND DATE
 ISSUANCE 7/09

