

ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

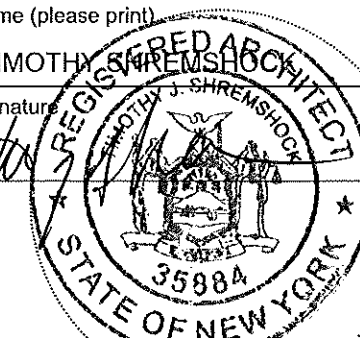
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) 506
Street Name UTICA AVE
Borough BROOKLYN
Block 4590
Lot 38
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 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) TIMOTHY J. SHREMSHOCK
Signature [Signature] Date 06-28-24

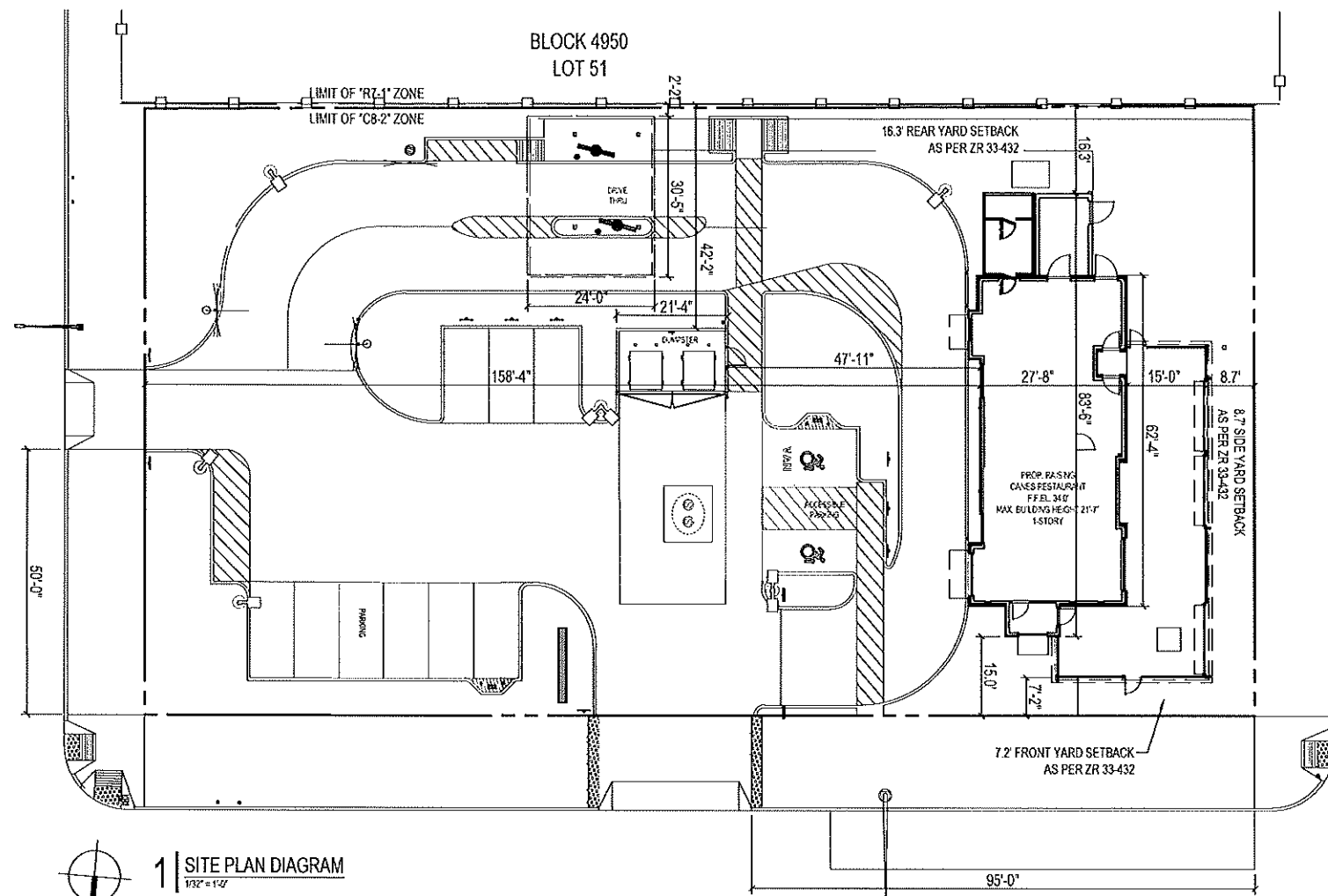


P.E. / R.A. Seal (apply seal, then sign and date over seal)

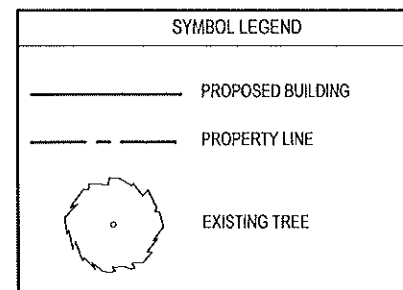
Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

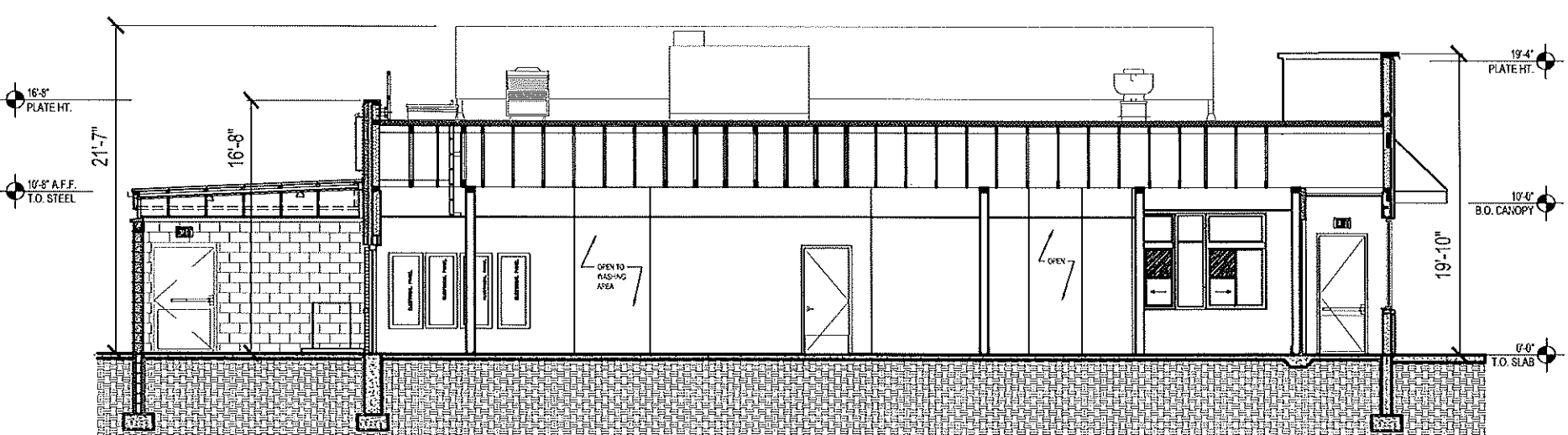


1 | SITE PLAN DIAGRAM
1/32" = 1'-0"



ZONING TABLE				
ZONE: C8-2 (ZONING MAP 176) USE: EATING OR DRINKING ESTABLISHMENT WITH ACCESSORY DRIVE-THRU FACILITY USE GROUP EA (PRC-8)				
APPLICANT / OWNER INFORMATION				
APPLICANT:	TIMOTHY J. SHREMSHOCK, AIA SHREMSHOCK ARCHITECTS & ENGINEERS, P.C. 375 WILKINSON PARKWAY, SUITE 102 NEW ARDEN, OHIO 43054 614-888-5500			
PROPERTY OWNER:	WARRIOR PROPERTIES LLC VALON BLOKHEVAJ 254 8TH STREET BROOKLYN, NY 11214 718-700-3338			
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	N/A	N/A	24,064 SF (0.552 AC)	24,064 SF (0.552 AC)
MAX. FAR	§ 33-122	2.0	.12	.14
MIN. FRONT YARD	§ 33-432	MIN 15'	0'	7.2'
MIN. SIDE YARD	§ 33-25	MIN 5'	NA	8.7'
MIN. REAR YARD	§ 33-28	20'	15'	18.3'
MAX. BUILDING HEIGHT	§ 33-432	60' (4 STORES)	NA	21'-7"
PERMETER LANDSCAPING	§ 37-921	PARKING > 6,000 SF OR MORE THAN 18 STALLS = 7' WIDE BUFFER	NA	NA BLO & PARSONS LESS THAN MIN.
INTERIOR LANDSCAPING	§ 37-922	PARKING > 36,000 SF OR MORE THAN 36 STALLS = 1 TREE FOR EVERY 8 STALLS	NA	NA BLO & PARSONS LESS THAN MIN.
BICYCLE PARKING	§ 35-712	1 SPACE PER 10 VEHICULAR SPACES = 1 REQUIRED	NA	2
STREET TREES	§ 26-41	1 TREE PER 25' STREET FRONTAGE (15')	1	18

* A FEE OF \$3,500 PAYABLE TO NYC DEPARTMENT OF PARKS AND RECREATION IS REQUIRED FOR EACH STREET TREE THAT IS UNABLE TO BE PROVIDED



2 | TRANSVERSE SECTION
3/32" = 1'-0"

