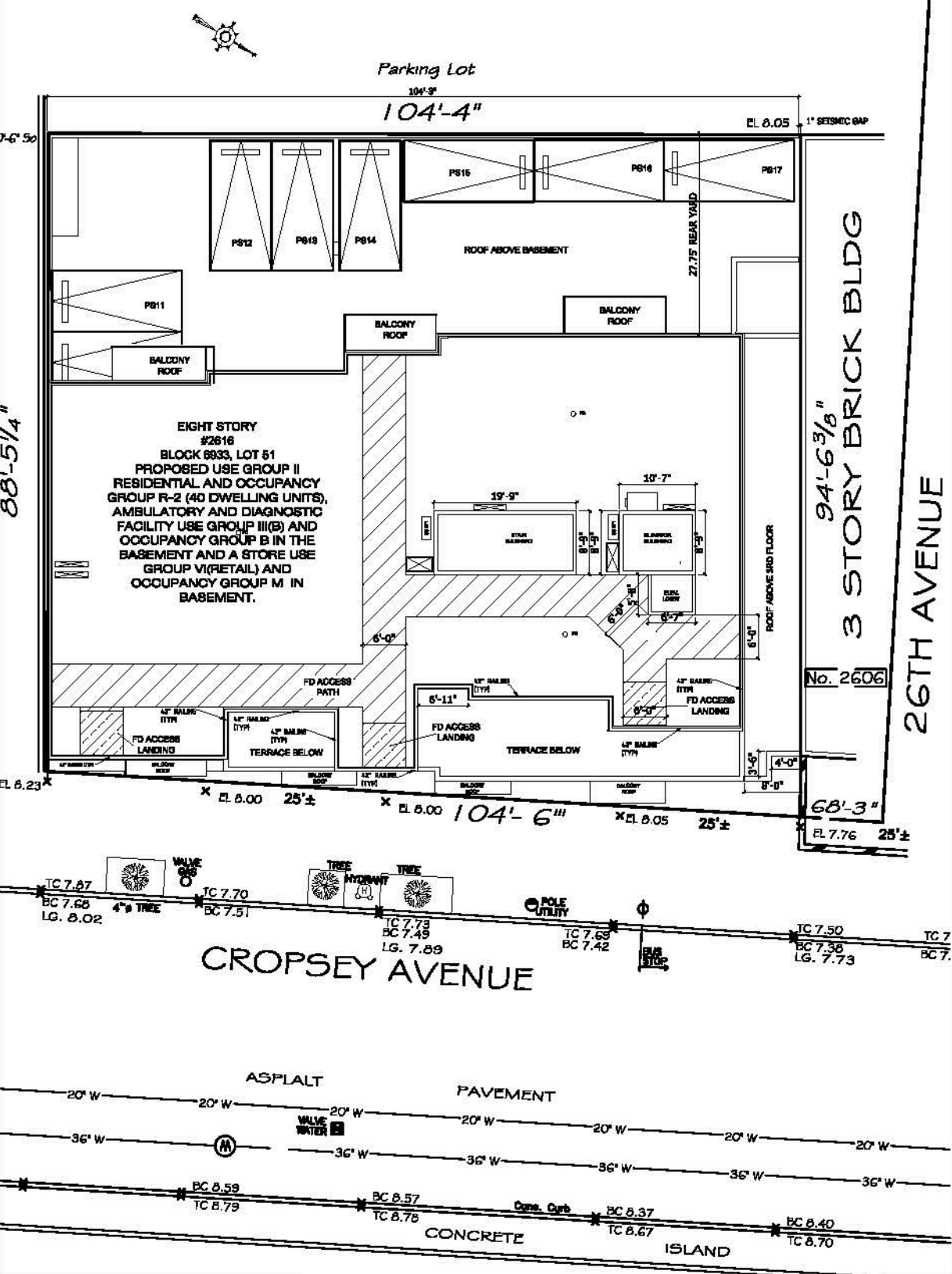


SITE PLAN DIAGRAM

SCALE: 1/32" = 1'-0"



SECTION DIAGRAM

SCALE: 1/32" = 1'-0"

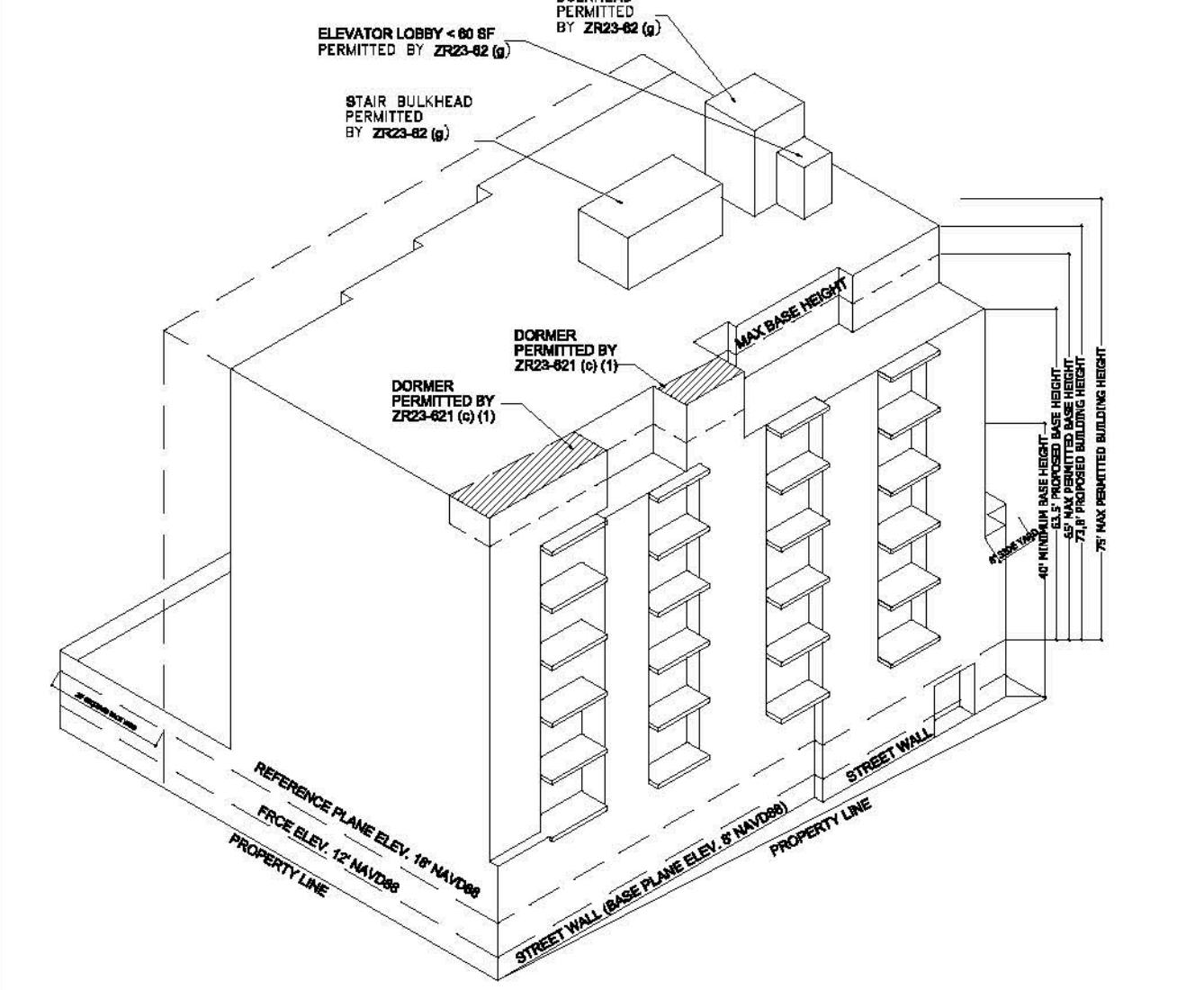


LONG SECTION

SHORT SECTION

AXONOMETRIC DIAGRAM

NOT TO SCALE



ZD-1 ZONING DIAGRAM

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)	2616
Street Name	CROPSY AVE
Borough	BROOKLYN
Block	6933
Lot	51
BIN	3187688

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) **OLEG RUDITSER**

Signature *[Signature]* Date **05/21/25**



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

PLAN EXAMINER SIGN AND DATE

ADDRESS: 2616 CROPSEY AVE, BROOKLYN, NY
BLOCK # 6933
LOT # 48, 51
MAP #29b

ZONE : R6 - RESIDENTIAL WIDE STREET
(ZR22-00) PERMITTED USE GROUPS:

1 & 2 RESIDENTIAL; 3 & 4 COMMUNITY FACILITY.
THERE IS AN EXISTING COMMERCIAL BUILDING ON LOT 51. THE
FIRST FLOOR OF THE BUILDING WILL BE PRESERVED AS A STORE
WITH USE GROUP 6 AND OCCUPANCY M - MERCANTILE.

PROPOSED ALT.1 TO BE FILED TO COMPLY WITH THE NEW BUILDING
REQUIREMENTS. THE EXISTING GROUND FLOOR WILL REMAIN AS A
STORE WITH USE GROUP 6 AND OCCUPANCY M - MERCANTILE (SEE
NON-CONFORMING USE AND NON-COMPLYING BUILDING ANALYSIS
ON Z-004). THE REST OF THE GROUND FLOOR WILL BE USED AS A
COMMUNITY FACILITY WITH USE GROUP 4 AND OCCUPANCY B -
AMBULATORY AND DIAGNOSTIC FACILITY. THE SECOND FLOOR WILL
BE USED AS A PARKING FOR 22 CARS ACCESSORY TO RESIDENTIAL
USE.

3RD THROUGH 8TH FLOOR WILL BE USED FOR RESIDENTIAL.
PROPOSED 40 DWELLING UNITS.

PROPERTY IS LOCATED IN THE AE FLOOD ZONE WITH BFE =10'. THE
AE ZONE IS CONSIDERED A HIGH HAZARD ZONE. THEREFOR THE
BUILDING HIGH WILL BE MEASURED FROM REFERENCE PLANE
QUALITY HOUSING REGULATIONS HAVE BEEN ELECTED TO BE USED
IN THIS PROJECT.

CONSTRUCTION CLASSIFICATION IB.

1. LOT AREA = 9,543.44 SF

2. (ZR28-12) NUMBER OF TREES.

ONE TREE PER 25' OF STREET FRONTAGE.

TOTAL NUMBER OF TREES REQUIRED:

$$105' / 25 = 4$$

THERE ARE (3) EXISTING TREES THAT WILL BE PRESERVED. (1)

NEW TREE WILL BE PAID FOR INTO TREE FUND.

3. YARD REQUIREMENTS:

A. STREET WALL LOCATION:

(ZR23-661 (a) (1)) ON WIDE STREET 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 10 FEET OF THE STREET LINE AND WITHIN
25 FEET OF SUCH QUALITY HOUSING BUILDING. WHERE SUCH
EXISTING ADJACENT BUILDING, OR PORTION THEREOF, HAS
STREET WALLS LOCATED AT VARYING DEPTHS, THE STREET
WALL SHALL NOT BE LOCATED CLOSER TO THE STREET LINE
THAN THE FURTHEST PORTION OF SUCH EXISTING ADJACENT
STREET WALL THAT IS AT LEAST FIVE FEET IN WIDTH.
THE EXISTING BUILDING ON THE PROPERTY TO BE DEVELOPED
IS LOCATED ON THE PROPERTY LINE.
THE STREET WALL OF THE PROPOSED BUILDING WILL BE
LOCATED ON THE VARIOUS DISTANCES FROM THE STREET LINE
WITHIN 8 FEET FROM THE STREET LINE.

B. ZR23-661 (d) -STREET WALL ARTICULATION

UP TO 50 PERCENT OF THE #AGGREGATE WIDTH OF STREET
WALL#, AT ANY LEVEL, MAY RECESS OR PROJECT BEYOND
SUCH #STREET WALL# LOCATION PROVISIONS OF THIS
SECTION, PROVIDED THAT NO SUCH RECESS OR PROJECTION
EXCEEDS A DEPTH OF THREE FEET, AS MEASURED
PERPENDICULAR FROM THE #STREET WALL#. SEE ANALYSIS
FOR COMPLIANCE WITH STREET WALL ARTICULATION ON
Z-002.

C. SIDE YARD:

(ZR23-462c) SIDE YARDS REQUIRED = 0' OR 8'-0'. HOWEVER, IF
ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS
PROVIDED AT ANY LEVEL, IT SHALL HAVE A MINIMUM WIDTH OF
EIGHT FEET

NO SIDE YARDS PROVIDED ON THE SOUTH SIDE OF THE
BUILDING (OK).

8 FEET WIDE SIDE YARD IS PROVIDED ABOVE THE THIRD FLOOR
ON THE NORTH SIDE OF THE BUILDING (OK).

D. REAR YARD:

1) (ZR23-47) AND ZR24-36 REAR YARD WITH A DEPTH OF NOT
LESS THAN 30 FEET SHALL BE PROVIDED.
REAR YARD OF 30' IS PROVIDED (OK)

2) (ZR24-33 (b) (3) ANY BUILDING OR PORTION OF A BUILDING USED
FOR COMMUNITY FACILITY USES. PROVIDED THAT THE HEIGHT
OF SUCH BUILDING SHALL NOT EXCEED ONE STORY, NOR IN
ANY EVENT 23 FEET ABOVE CURB LEVEL.

THERE IS AN EXISTING BUILDING LOCATED IN THE REQUIRED
BACK YARD THAT WILL REMAIN.

THERE WILL BE A NEW COMMUNITY FACILITY BUILDING THAT
WILL BE LOCATED IN THE REQUIRED BACK YARD IN
COMPLIANCE WITH ZONING REGULATIONS (OK).

E. MIN BASE HEIGHT, MAX BASE HEIGHT AND MAX BUILDING HEIGHT.
(ZR12-10) BASE PLANE FOR THE BUILDING IS EQUAL

$$(7.73' + 8.24') / 2 = 8'$$

PROPERTY IS LOCATED IN THE HIGH-RISK FLOOD ZONE AE WITH
BFE = 10'.

THE FLOOD RESISTANT CONSTRUCTION ELEVATION (FRCE) IS
EQUAL:

$$BFE + 2' = 12'$$

(ZR-64-11) FOR ZONING LOTS LOCATED WHOLLY OR PARTIALLY
WITHIN THE HIGH-RISK FLOOD ZONE, THE REFERENCE PLANE MAY
BE ESTABLISHED AT ANY LEVEL BETWEEN THE FLOOD-RESISTANT
CONSTRUCTION ELEVATION AND A HEIGHT OF 10 FEET ABOVE THE
BASE PLANE OR CURB LEVEL.
REFERENCE PLANE IS EQUAL - 8' + 10' = 18'

1) MEASUREMENT:

(ZR64-321) IN ALL DISTRICTS, AS AN ALTERNATIVE TO
MEASURING HEIGHTS FROM BASE PLANE, CURB LEVEL, OR
OTHER APPLICABLE DATUM, ALL HEIGHT MEASUREMENTS IN
FLOOD ZONES, INCLUDING THE NUMBER OF STORIES
PERMITTED, MAY BE MEASURED FROM THE REFERENCE PLANE.
THE BUILDING HEIGHT IS MEASURED FROM THE REFERENCE
PLANE LOCATED 10 FEET ABOVE A BASE PLANE.

THE LEVEL OF THE BASE PLANE IS ANY LEVEL BETWEEN CURB
LEVEL AND STREET WALL LINE LEVEL. THE BASE PLANE LEVEL
OF 8 FEET (NAVD88) IS SELECTED AS A BASE PLANE LEVEL.
REFERENCE PLANE ELEVATION IS 18 FEET (NAVD88).

2) MAXIMUM PERMITTED BUILDING HEIGHT FOR THE QUALITY
HOUSING BUILDING FROM THE REFERENCE PLANE IS EQUAL 70
FEET. MAXIMUM PERMITTED BASE HEIGHT FOR THE QUALITY
HOUSING BUILDING FROM THE REFERENCE PLANE IS EQUAL 65
FEET. MINIMUM PERMITTED BASE HEIGHT FOR THE QUALITY
HOUSING BUILDING FROM THE REFERENCE PLANE IS EQUAL 45
FEET.

PROPOSED BUILDING HEIGHT FROM THE REFERENCE PLANE IS
EQUAL 70 FEET AND PROPOSED BASE HEIGHT FROM THE
REFERENCE PLANE IS EQUAL 60 FEET (OK).

5. (ZR23-662 (c) SETBACK REQUIREMENTS:

- (1) FRONT SETBACK OF 10' IS REQUIRED FOR THE BUILDING
LOCATED ON A WIDE STREET;
- (2) THE DEPTH OF SUCH REQUIRED SETBACK MAY BE REDUCED BY
ONE FOOT FOR EVERY FOOT THAT THE #STREET WALL# IS
LOCATED BEYOND THE #STREET LINE#, BUT IN NO EVENT SHALL
A SETBACK OF LESS THAN SEVEN FEET IN DEPTH BE PROVIDED.

6. ZR64-313 DORMER

THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE
HEIGHT DOES NOT EXCEED 40 PER CENT OF THE WIDTH OF THE
#STREET WALL# OF THE HIGHEST #STORY# ENTIRELY BELOW THE
MAXIMUM BASE HEIGHT. SUCH DORMERS NEED NOT DECREASE IN
WIDTH AS THE HEIGHT ABOVE THE MAXIMUM BASE HEIGHT
INCREASES.

PROPOSED PER CENT OF ALL DORMERS FROM AGGREGATE WIDTH
OF THE STREET WALL IS EQUAL 38% < 40 % (OK)

7. PARKING.

A. RESIDENTIAL. (ZR25-23) MINIMUM PARKING REQUIRED FOR
QUALITY HOUSING

PROJECTS IN R6 ZONE 50% OF NEW TOTAL D.U.
PROPOSED 40 NEW D.U. X .5 = 20 SPACES REQUIRED.

(23) PARKING SPACES ARE PROVIDED (OK).

(ZR25-162) NOT MORE THAN 1 PARKING PER 300 SF OF LOT AREA:
PERMITTED PARKING SPACES 9,500 / 300 = 31 > 23 (OK)

B. COMMUNITY FACILITY. (ZR25-31) MINIMUM PARKING REQUIRED FOR
AMBULATORY AND DIAGNOSTIC FACILITIES 1 PER 800 SF.

$$4540/800 = 5$$

ZR25-33 WAIVER FOR SMALL NUMBER OF SPACES. IF LESS THAN
25 - NOT REQUIRED.

NOT PROVIDED (OK).

C. EXISTING STORE.

NO PARKING CURRENTLY ARE PROVIDED FOR THE STORE.

D. PARKING LOCATION.

(ZR-25-11) NO SPACES SHALL BE LOCATED ON ANY ROOF WHICH IS
IMMEDIATELY ABOVE A STORY OTHER THAN A BASEMENT.
PROPOSED PARKING WILL BE LOCATED ON THE ROOF OF THE
COMMUNITY FACILITY AND A STORE THAT ARE QUALIFIED AS A
BASEMENT.

8. (ZR25-81) MINIMUM BICYCLE PARKING REQUIRED 50% OF NEW TOTAL D.U.
PROPOSED 40 NEW D.U. X .5 = 20 SPACES REQUIRED.

(20) BICYCLE PARKING ARE PROVIDED (OK).

9. ADA PARKING

(BC 1106.1 11 06.5) 5% OF TOTAL AUTOMOBILE PARKING SPACES SHALL BE
ADA.

21 x 5/100 = 1.2 - (2) ACCESSIBLE PARKING SPACES ARE REQUIRED.

(2) ACCESSIBLE PARKING SPACES ARE PROVIDED - PS-01 AND PS-02
6% OF THE ADA PARKING SHALL BE VAN ACCESSIBLE.

PS-02 IS VAN ACCESSIBLE PARKING SPACE. BOTH ADA SPACES ARE THE
CLOSEST PARKING LOCATED TO THE ENTRANCE (OK).

10. (ZR23-24) MAXIMUM NUMBER OF DWELLING UNITS FOR BUILDINGS
CONTAINING MULTIPLE USES.

FOR #ZONING LOTS# WITH #BUILDINGS# CONTAINING MULTIPLE #USES#
OR MULTIPLE #BUILDINGS# WITH DIFFERENT #USES#, THE MAXIMUM
NUMBER OF #DWELLING UNITS# PERMITTED ON THE #ZONING LOT#
SHALL EQUAL THE TOTAL #RESIDENTIAL FLOOR AREA# PERMITTED ON
THE #ZONING LOT# DIVIDED BY THE APPLICABLE FACTOR IN SECTION
23-22. FOR THE PURPOSES OF SUCH CALCULATION, THE MAXIMUM
RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT SHALL EQUAL
THE APPLICABLE TOTAL FLOOR AREA PERMITTED ON THE ZONING LOT,
MINUS THE AMOUNT OF NON-RESIDENTIAL FLOOR AREA.

FOLLOWING THE EXAMPLE PROVIDED IN ZR23-24:

TOTAL PERMITTED FAR FOR COMMUNITY FACILITY FOR R6 DISTRICT IS 4.8
(ZR24-11);

TOTAL PERMITTED FAR FOR RESIDENTIAL USE FOR R6 DISTRICT IS 3.0;

TOTAL PERMITTED FAR FOR ALL USES 4.8 (ZR23-15)

PROPOSED FAR FOR COMMUNITY FACILITY AND COMMERCIAL IS EQUAL
.82.

MAXIMUM RESIDENTIAL FAR IS EQUAL:

$$4.8 - 0.82 = 3.98$$

THE MAXIMUM NUMBER OF DWELLING UNITS IS EQUAL:

$$3.98 \times 9,543 / 880 = 56.$$

THE PROPOSED NUMBER OF DWELLING UNITS EQUAL 40 < 56 (OK)

11. BALCONY:

1) (ZR23-132 (a)) NOT PROJECT MORE THAN 7' FEET FROM THE PLANE
WALL SURFACE.

MAXIMUM PROPOSED PROJECTION ON THE FRONT YARD 3.1' < 7' (OK)

PROPOSED PROJECTION ON THE REAR YARD 5.0' < 7' (OK)

2) (ZR23-132 (d)) CAN BE RECESSED INTO A BUILDING WALL UP TO A
MAXIMUM DEPTH OF SIX FEET.

MAXIMUM PROPOSED RECESS IN THE FRONT 2.1' < 6' (OK).

3) (ZR23-132 (f)) HAVE AN AGGREGATE WIDTH NOT MORE THAN 50% OF
THE

PLANE SURFACE OF THE BUILDING WALL

PROPOSED AGGREGATE WIDTH OF THE FRONT BALCONIES:

$$11.6 \times 3' + 12.2 = 47';$$

MINIMUM AGGREGATE WIDTH OF THE FRONT WALL= 96.4'

$$47' / 96.4' \times 100 = 49\% < 50\% (OK)$$

PROPOSED AGGREGATE WIDTH OF THE REAR BALCONIES ON THE
RIGHT =

$$14.1' \times 2 \times 100 = 28.2'$$

AGGREGATE WIDTH OF THE REAR RIGHT WALL = 56.9'

$$28.2' / 56.9' \times 100 = 39\% (OK)$$

PROPOSED AGGREGATE WIDTH OF THE REAR BALCONY ON THE LEFT =
14.1'

AGGREGATE WIDTH OF THE REAR LEFT WALL = 31.3'

$$14.1' / 31.3' \times 100 = 45\% (OK)$$

12. MINIMUM LOT AREA AND LOT WIDTH (ZR23-32)

MINIMUM REQUIRED LOT AREA= 1,700 S.F.

PROPOSED LOT AREA 9,853 S.F. > 1,700 (OK)

MINIMUM REQUIRED LOT WIDTH= 18'

PROPOSED LOT WIDTH 98' > 18' (OK)

13. PLANTING (ZR28-23)

THE ENTIRE AREA OF THE ZONING LOT BETWEEN STREET LINE AND ALL
STREET WALLS OF THE BUILDING AND THEIR PROLONGATION SHALL BE
PLANTED EXCEPT

DRIVE WAYS, ENTRANCES AND NON-RESIDENTIAL USE.

THERE IS NO AREA TO BE PLANTED.D.

NYC
Buildings

ZD-1 ZONING DIAGRAM

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

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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 viola-
tion 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)

ZARINA KINDO

Signature

Zarina Kindo Date 08/22/24



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

PLAN EXAMINER SIGN AND DATE

