

ZONING ANALYSIS:

ZR	DESCRIPTION	PERMITTED / REQUIRED	PROPOSED
USE REGULATIONS			
ZR 22-121	USE PERMITTED	USE GROUP II	USE GROUP II
OPEN SPACE AND FLOOR AREA			
ZR 23-153 ZR 34-11	LOT COVERAGE	R6A 100% CORNER LOT 2,917 SF. LOT X 1.00 = 2,917 SF.	2,243 SF. = 0.77%
	MAX FLOOR AREA	BASE FLOOR AREA - 3.0 5,000 x 3.0 = 15,000 SF	13,946 > 15,000 SF SEE TABLE REMAINING F.A.R. 1,054 SF.
BALCONIES			
ZR 23-132	BALCONIES	BALCONIES ARE PERMITTED AT 3RD STORY AND UP, NOT EXCEEDING 50% OF THE WIDTH OF BUILDING WALL NOR PROJECTING GREATER THEN 7' FROM BUILDING WALL	BUILDING WIDTH 29'-0" / 2 = 14'-6" BALCONY WIDTH AT 5 TH FLOOR 10'-0" AT 6 TH FLOOR 8'-2" AND NOT PROJECTING MORE THEN 7'-0" PROPOSED BALCONIES @ THIRD & 4TH FLOOR ARE NOT PROJECTING INTO OR OVER ANY REQUIRED OPEN AREA AND ARE INCLUDED IN LOT COVERAGE SEE DIAGRAM ON SHEET Z-002
DENSITY			
ZR 23-22	DENSITY	R6A 680 MAX PERMITTED FAR FOR ZONING LOT: 15,000 SF / 680 = 22 UNITS PERMITTED	EXISTING ON TEX LOT 131 - 2 RESIDENTIAL DWELLING UNIT PROPOSED ON TEX LOT 132 - 7 RESIDENTIAL DWELLING UNIT TOTAL 9 RESIDENTIAL DWELLING UNIT
LOT AREA AND WIDTH			
ZR 23-32	MINIMUM LOT AREA	R6A MIN 1,700 SF	5,000 SF.
	MINIMUM LOT WIDTH	R6A MIN 18 FT	50'-0"
YARD REGULATIONS			
ZR 23-45 & ZR 34-231	FRONT YARD	R6A NOT REQ.	4'-6"
ZR 23-462(d) ZR 34-232	SIDE YARD	R6A 0'-0" OR 8'-0"	2'-6"
ZR 23-47	REAR YARD	CORNER LOT NOT REQUIRED	NONE

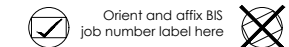
HEIGHTS AND SETBACKS

ZR 35-651 (a)(3) ZR 34-24 (f)	STREET WALL LOCATION	THE CLOSEST STREET WALL IS LOCATED 20'-11" FROM PROPERTY LINE <15' THEREFORE NOT APPLICABLE PROPOSED WALL IS LOCATED 4'-6" FROM PROPERTY LINE	
ZR 23-662(b) TABLE 2 QUALIFYING GROUND FLOOR	MINIMUM BASE HEIGHT	40'-0"	65'-0"
	MAXIMUM BASE HEIGHT	65'-0"	
	MAXIMUM BUILDING HEIGHT	75'-0"	74'-10"
	MAXIMUM NUMBER OF STORIES	7	6
	QUALIFYING GROUND FLOOR	THE SECOND STORY IS 13'-0" ABOVE THE LEVEL OF THE ADJOINING SIDEWALK	
ZR 23-662 (b)(1)(ii) & ZR 34-24 (f) ZR 35-652 (a)	SETBACK ABOVE MAX BASE HEIGHT, WIDE STREET NARROW STREET	10'-0" 15'-0"	23'-11" NO STRUCTURE PROPOSED ABOVE BUILDING HEIGHT EXCEPT FOR THE PERMITTED OBSTRUCTION
ZR 23-623 (c)(1)	PERMITTED OBSTRUCTION DORMERS	PROPD DORMER HEIGHT (above base height) 9'-10" 60 - 9.83 = 50.16' PERMITTED DORMER - 50.0% BUILDING WIDTH 67'-0" * 50.0% = 33'-6" PROPOSED DORMER 29'-9"	
ZR 23-622 (b)	PERMITTED OBSTRUCTION ABOVE MAXIMUM BUILDING HEIGHT	Elevator or stair bulkheads (including vestibules not larger than 60 SF.) and accessory mechanical equipment, provided that: such obstructions shall be located not less than 10' from the street wall.	PROPOSED ELEVATOR AND STAIR BULKHEAD AND NOT LESS THEN 10' FORM STREET WALL PROPOSED VESTIBULE 5'-0" * 8'-1" = 40 SF NOT LARGER THAN 60 SF.
PARKING REQUIREMENTS			
ZR 36-341	PARKING SPACES FOR QUALITY HOUSING	50% OF THE TOTAL DWELLING UNITS - 7 DU/2=3.5	WAIVED UP TO 5 SPOTS
ZR 36-361	WAIVER OF REQUIREMENTS FOR SMALL NUMBER OF SPACES	UP TO 5 SPOTS	
ZR 25-811 ZR 36-711	BICYCLE PARKING RESIDENTIAL	50% OF DWELLING UNITS: 7 UNITS X 50 = 2	WAIVED BUILDINGS CONTAINING LESS THEN 10 DWELLING UNITS
STREET TREE			
ZR 26-41	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE: 129'-2" / 25'-0" = 5 TREES REQ'D	1 PROPOSED TREE 2 TREES TO BE RELOCATED 2 TREES TO BE PAID IN TO THE TREE FUND



ZD1 Zoning Diagram

Must be typewritten.



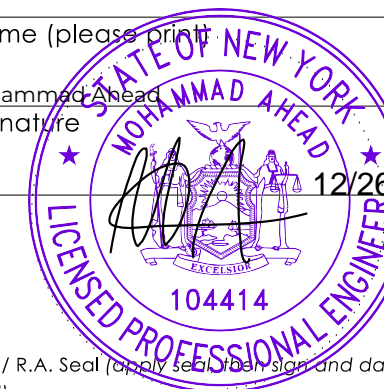
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15. Yes No

Location Information

House No(s) 178
 Street Name THROOP AVENUE
 Borough BROOKLYN
 Block 1726
 Lot (s) 132
 BIN 3341846

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 of documents with the Department.

Name (please print) _____
 Signature Mohammad Ahead Date 12/26/2024



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

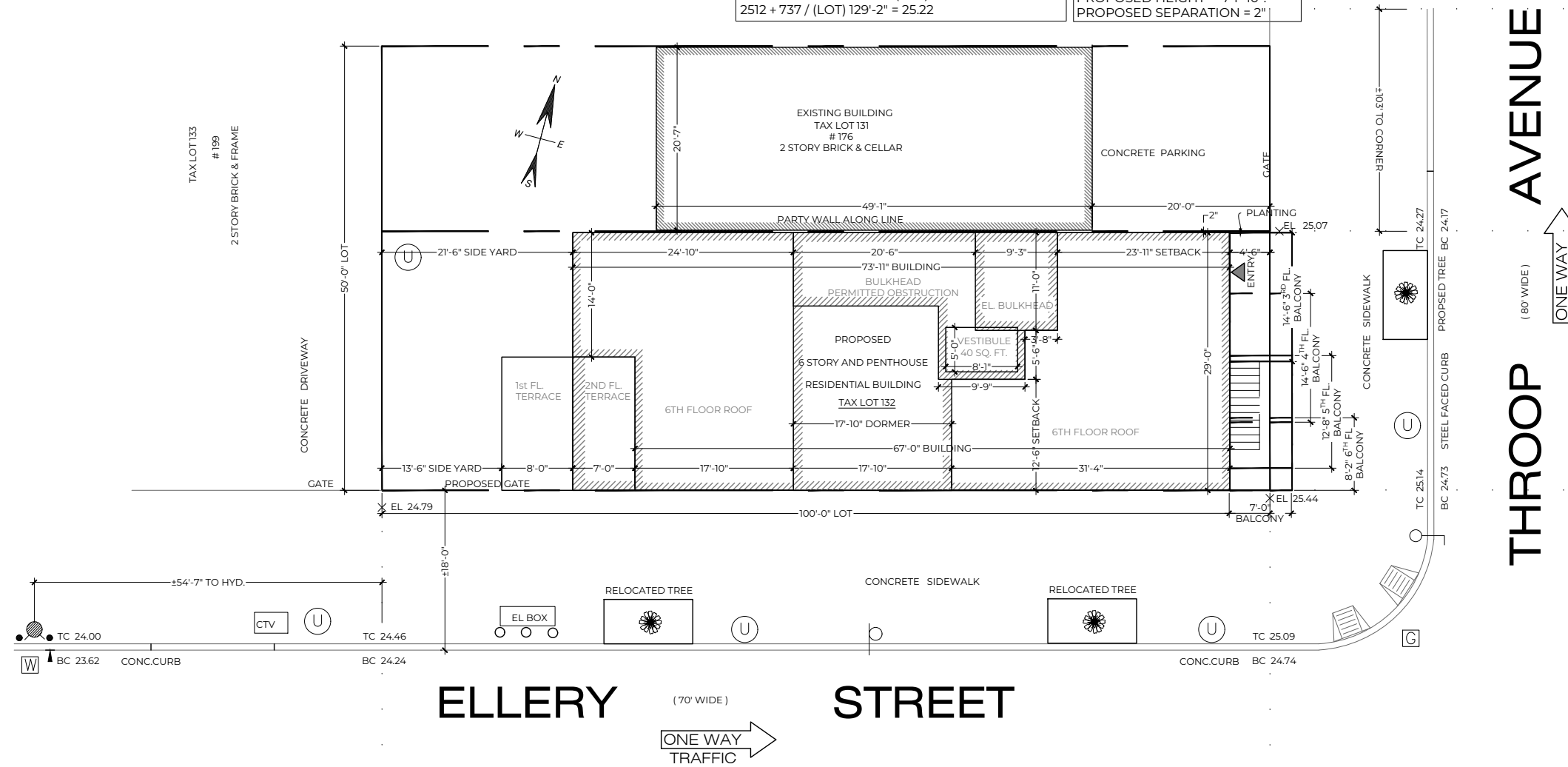
Internal Use Only

BIS Doc # B01077912-11

PLAN EXAMINER SIGN AND DATE

MEAN CURB LEVEL CALCULATION (CORNER LOT):
 $24.79 + 25.44 / 2 = 25.12 \times (\text{LOT}) 100'-0" = 2512$
 $25.44 + 25.07 / 2 = 25.26 \times (\text{LOT}) 29'-2" = 737$
 $2512 + 737 / (\text{LOT}) 129'-2" = 25.22$

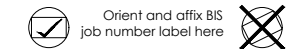
BC 1613:
 1" SEPARATION REQ. FOR EACH
 50' OF BUILDING HEIGHT
 PROPOSED HEIGHT = 74'-10".
 PROPOSED SEPARATION = 2"



SITE PLAN DIAGRAM:
 NTS

ZD1 Zoning Diagram

Must be typewritten.



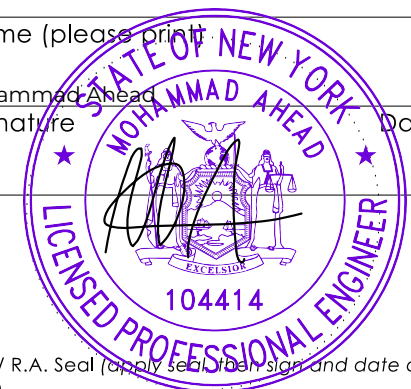
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Name (please print) Mohammed Ahead
 Signature  Date

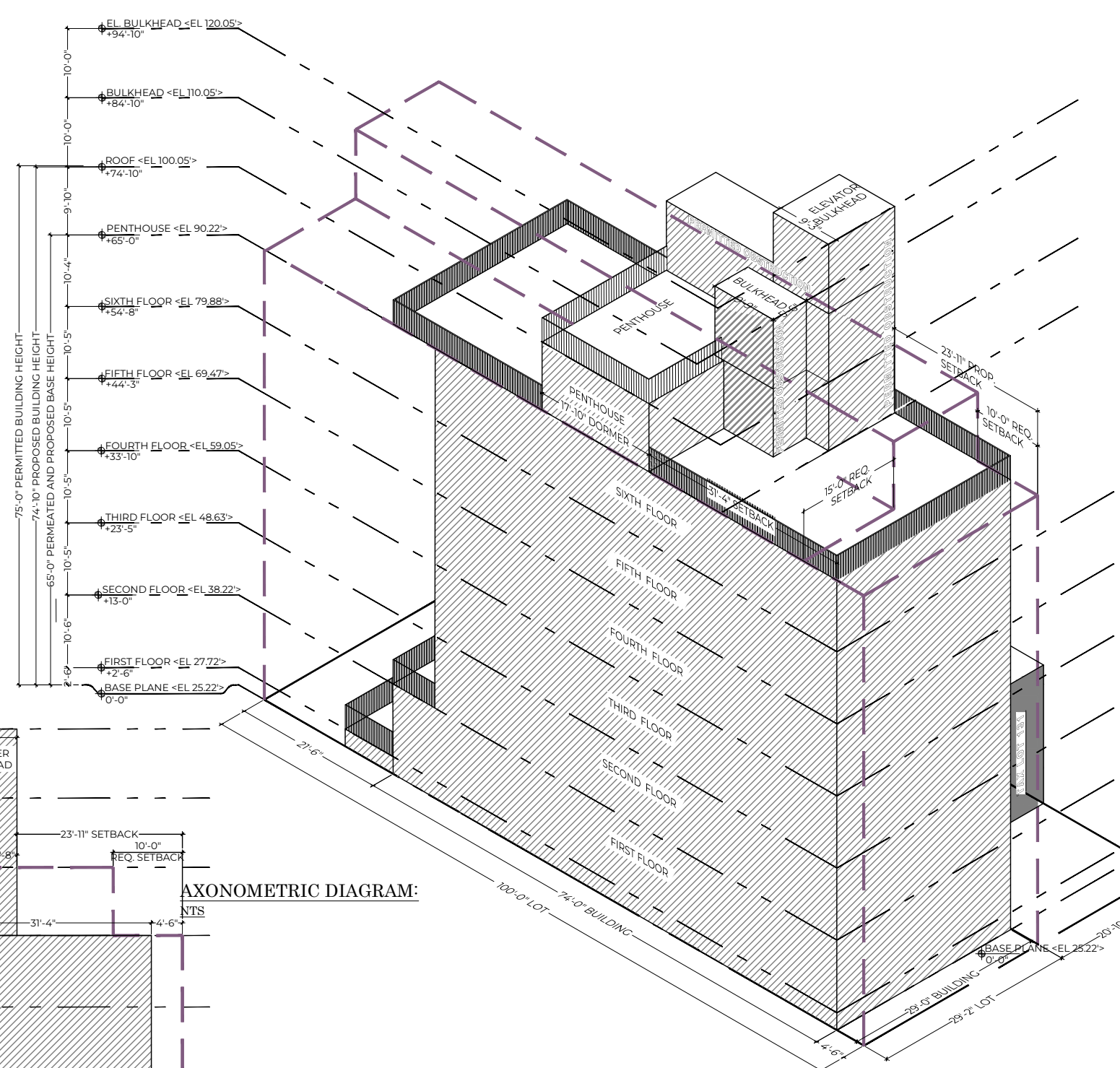
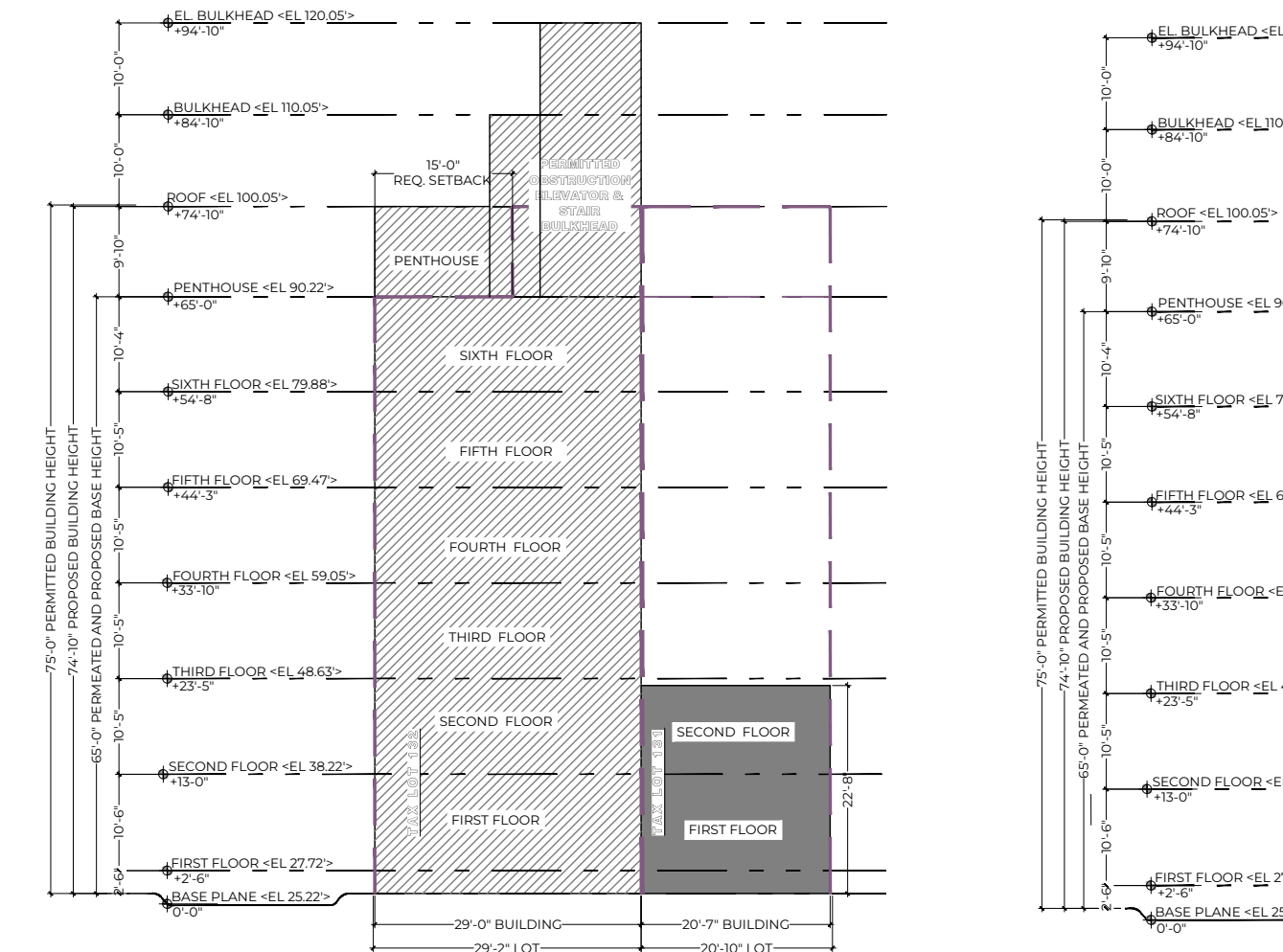


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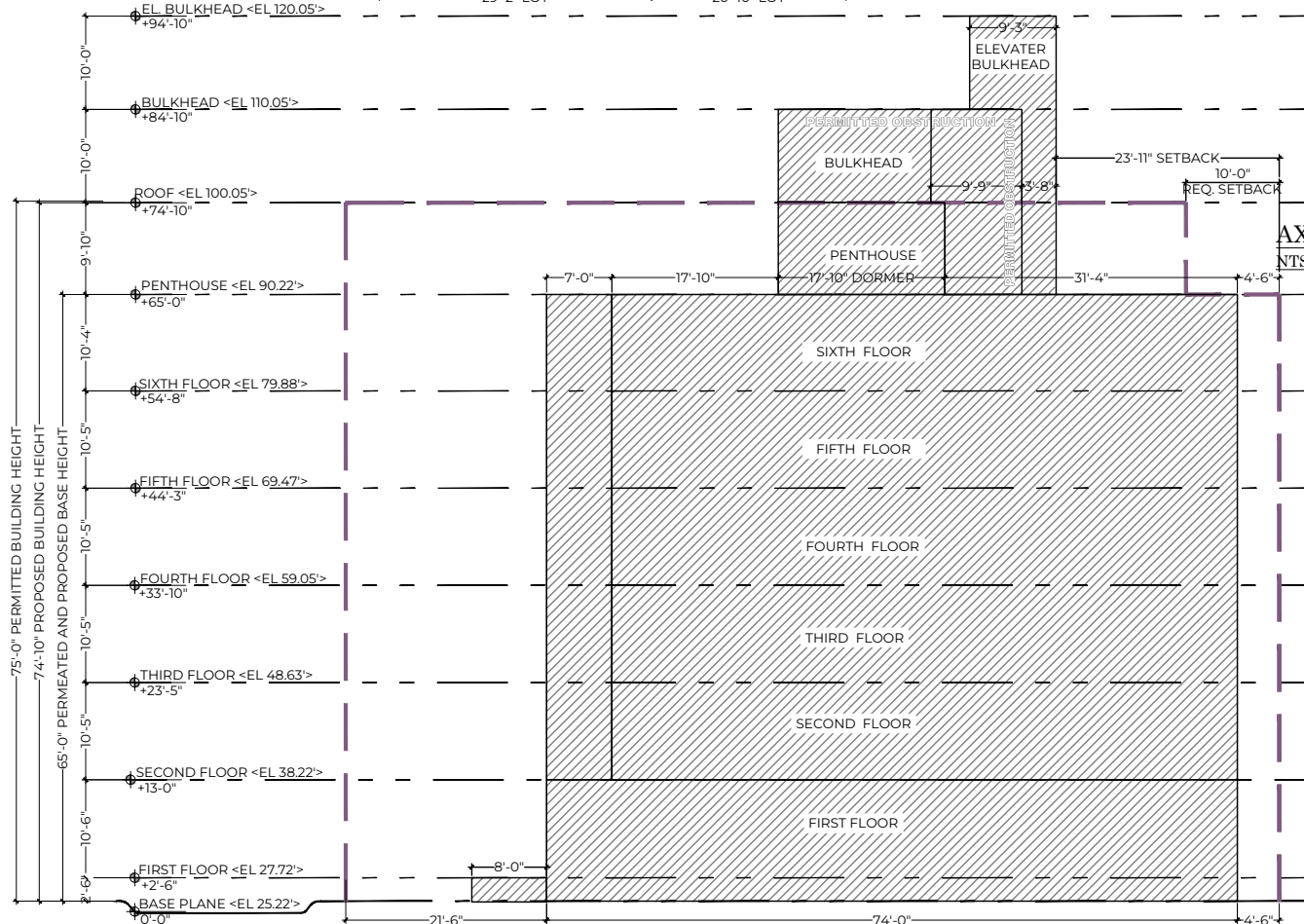
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AXONOMETRIC DIAGRAM:
 NTS

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SECTION DIAGRAM:
 NTS

