

PROPERTY DATA

ADDRESSES: BROOKLYN, NY 11201
 283 FLATBUSH AVE EXT. BROOKLYN - BUILDING A
 163 WILLOUGHBY STREET BROOKLYN - BUILDING B
 165 WILLOUGHBY STREET BROOKLYN - BUILDING C
 106 FLEET PLACE - BUILDING D
 104 FLEET PLACE - BUILDING E

DOB JOB #:
 B01097093-11
 B01063521-11
 B01097088-11
 B01097081-11
 B01098704-11

TAX BLOCK: 2062
 TAX LOT: 19 (DEVELOPMENT LOT)
 1, 13, 21, 24
 5 (TRANSFER OF DEVELOPMENT RIGHTS)
 ZONING MAP NO.: 16C
 ZONING DISTRICT: C6-4, R-10 EQ
 COMMUNITY BOARD: 2
 PROJECT IS NOT IN SFHA

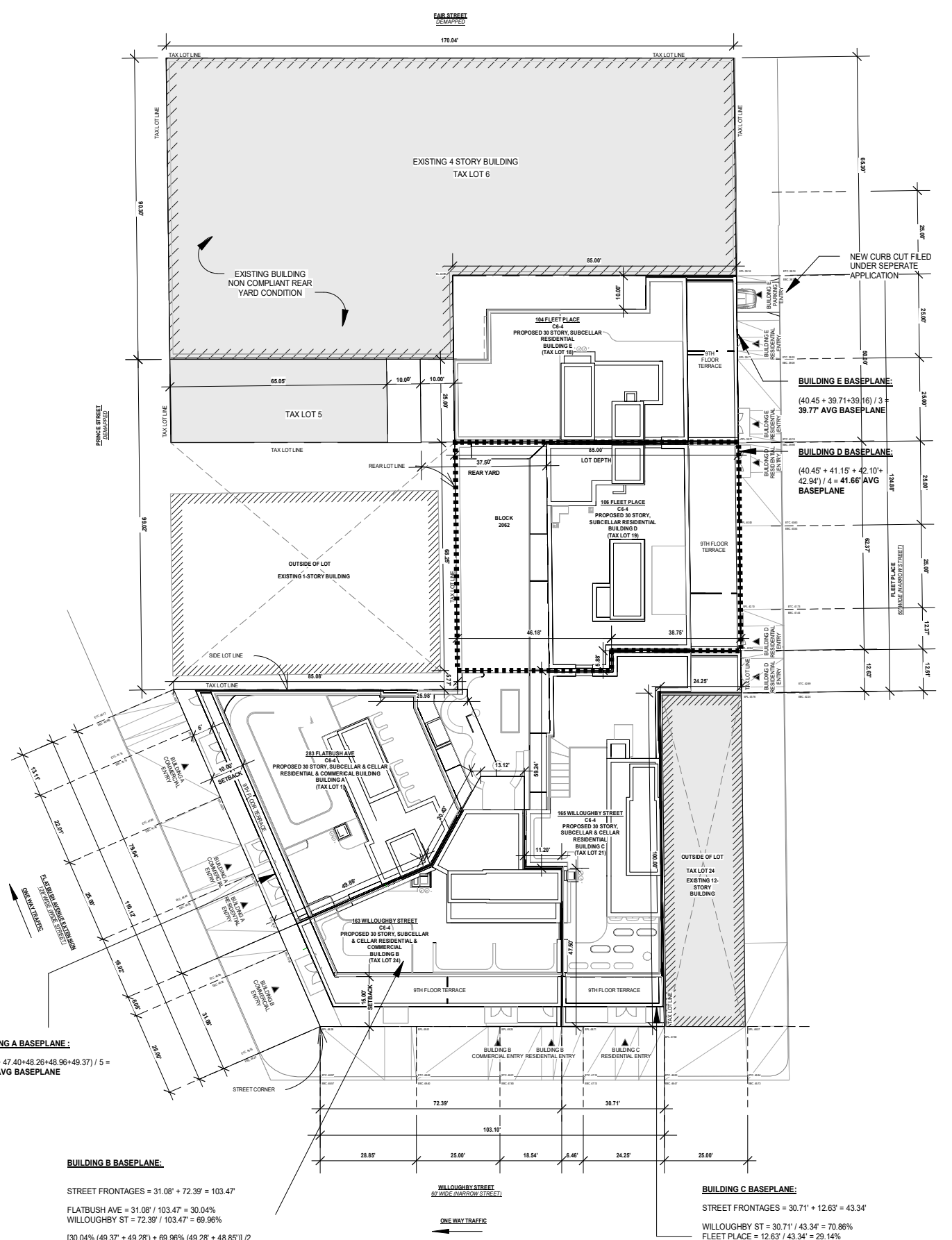
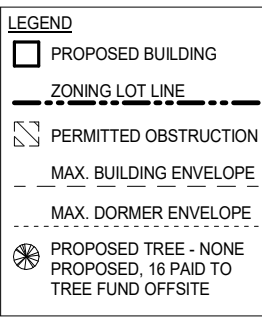
THIS PROJECT WILL NOT BE A MODULAR CONSTRUCTION

SCOPE OF WORK
 PROPOSED 30 STORY, SUBCELLAR RESIDENTIAL BUILDING
 TOTAL OF 99 DWELLING UNITS
 STRUCTURAL OCCUPANCY CATEGORY: II
 SEISMIC DESIGN CATEGORY: B

OCCUPANCY CLASSIFICATION: R-2, M
 CONSTRUCTION CLASSIFICATION: IB
 MULTIPLE DWELLING CLASSIFICATION: HAEA

ZONING ANALYSIS

SECTION	DESCRIPTION	MAX ALLOWABLE REQUIREMENT	PROPOSED
24.00.01	PERMITTED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.02	MAX. BUILDING ENVELOPE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.03	MAX. DORMER ENVELOPE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.04	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.05	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.06	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.07	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.08	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.09	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.10	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.11	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.12	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.13	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.14	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.15	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.16	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.17	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.18	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.19	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.20	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.21	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.22	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.23	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.24	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.25	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.26	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.27	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.28	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.29	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.30	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.31	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.32	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.33	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.34	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.35	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.36	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.37	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.38	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.39	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.40	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.41	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.42	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.43	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.44	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.45	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.46	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.47	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.48	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.49	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.50	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.51	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.52	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.53	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.54	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.55	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.56	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.57	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.58	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.59	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.60	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.61	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.62	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.63	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.64	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.65	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.66	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.67	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.68	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.69	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.70	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.71	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.72	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.73	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.74	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.75	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.76	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.77	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.78	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.79	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.80	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.81	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.82	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.83	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.84	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.85	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.86	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.87	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.88	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.89	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.90	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.91	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.92	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.93	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.94	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.95	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.96	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.97	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.98	PROPOSED BUILDING	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.00.99	PROPOSED OBSTRUCTION	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'
24.01.00	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE	SEE GROUP 'C' 15'	SEE GROUP 'C' 15'



BUILDING A BASEPLANE:
 (46.67' + 47.40' + 48.26' + 48.96' + 49.37') / 5 =
 48.13' AVG BASEPLANE

BUILDING B BASEPLANE:
 STREET FRONTAGES = 31.08' + 72.39' = 103.47'
 FLATBUSH AVE = 31.08' / 103.47' = 30.04%
 WILLOUGHBY ST = 72.39' / 103.47' = 69.96%
 [30.04% (49.37' + 49.28') + 69.96% (49.28' + 48.85')] / 2
 = [29.63' + 68.65'] / 2
 = 49.14' AVG BASEPLANE

BUILDING C BASEPLANE:
 STREET FRONTAGES = 30.71' + 12.63' = 43.34'
 WILLOUGHBY ST = 30.71' / 43.34' = 70.86%
 FLEET PLACE = 12.63' / 43.34' = 29.14%
 [70.86% (48.85' + 47.50') + 29.14% (43.76' + 42.94')] / 2
 = [68.27' + 25.26'] / 2
 = 46.77' AVG BASEPLANE



ZD1 Zoning Diagram

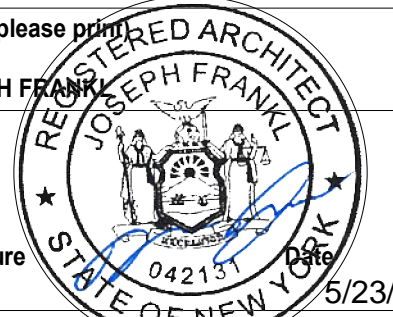
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Location Information

House No(s)	.106
Street Name	.FLEET PLACE
Borough	BROOKLYN
Block	2062
Lot (s)	19
BIN	.3430061

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)
 JOSEPH FRANKL
 Signature
 Date: 5/23/2025



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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

ZD1 Zoning Diagram



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes No

Location Information

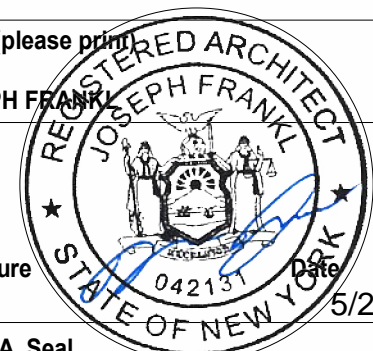
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Date 5/23/2025

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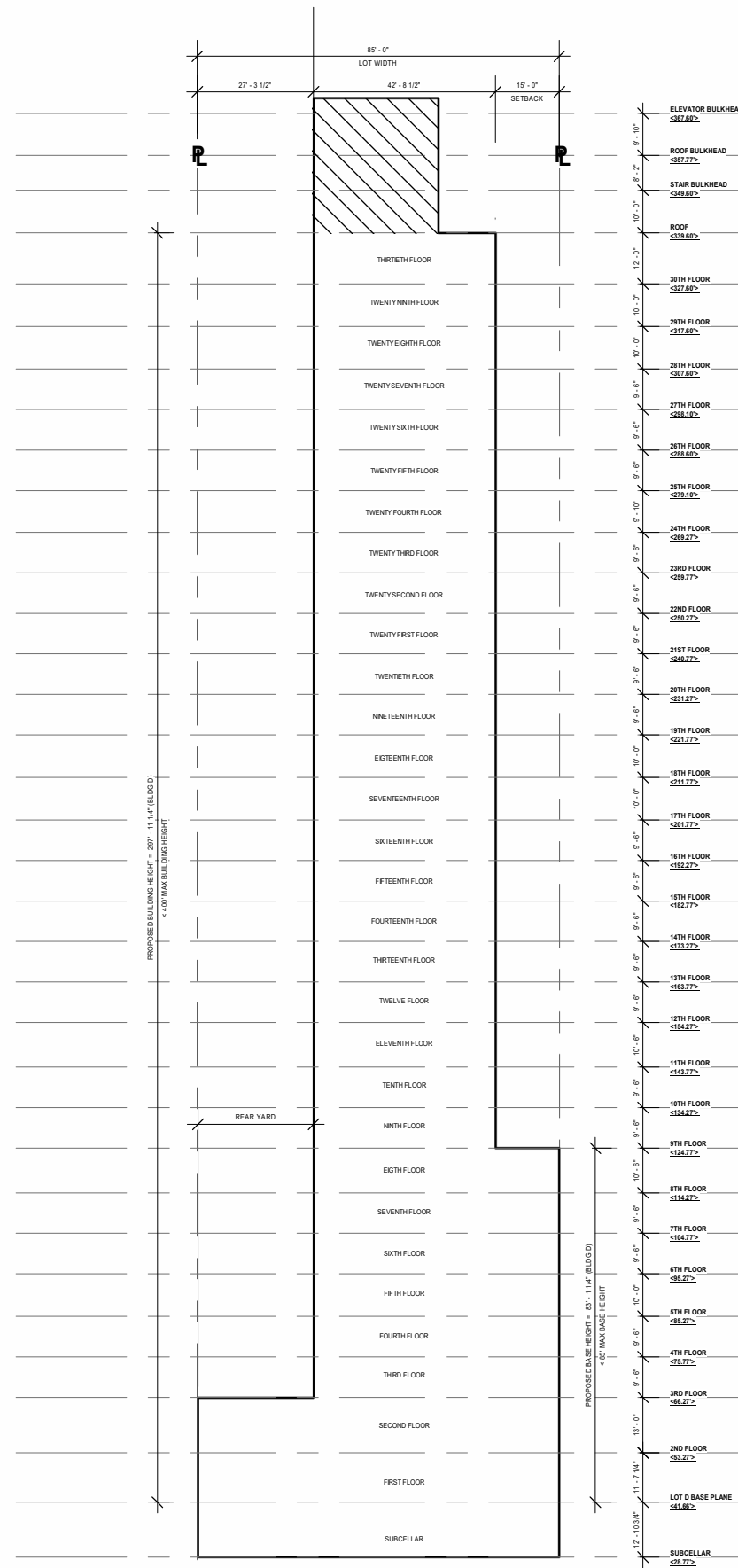
Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

LEGEND

- PROPOSED BUILDING
- ZONING LOT LINE
- PERMITTED OBSTRUCTION
- MAX. BUILDING ENVELOPE
- MAX. DORMER ENVELOPE
- PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE



ZD1 Zoning Diagram



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Yes No

Location Information

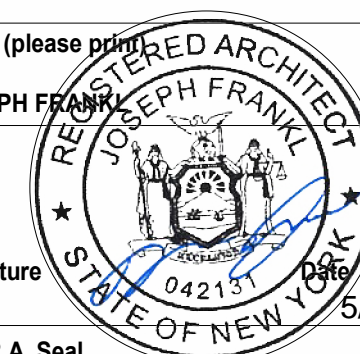
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Street Name	.FLEET PLACE
Borough	BROOKLYN
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Name (please print)

JOSEPH FRANK

Signature



Date 5/23/2025

P.E. / R.A. Seal

(apply seal, then sign and date over seal)

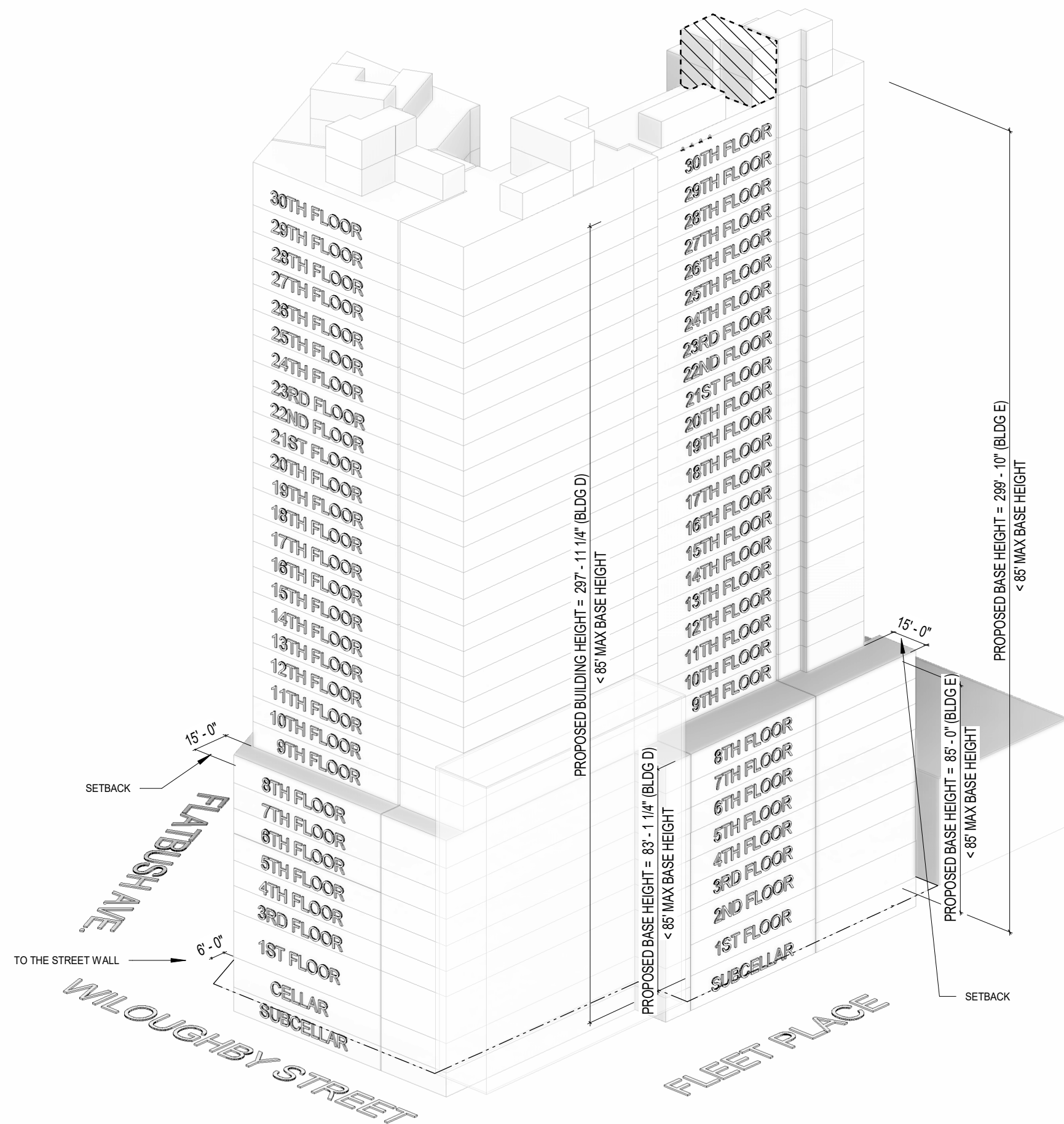
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PLAN EXAMINER SIGN AND DATE

LEGEND

- PROPOSED BUILDING
- ZONING LOT LINE
- PERMITTED OBSTRUCTION
- MAX. BUILDING ENVELOPE
- MAX. DORMER ENVELOPE
- PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE



1 AXONOMETRIC VIEW FLEET PLACE SIDE

1' = 40'-0"

ZD1 Zoning Diagram

LEGEND	
	PROPOSED BUILDING
	ZONING LOT LINE
	PERMITTED OBSTRUCTION
	MAX. BUILDING ENVELOPE
	MAX. DORMER ENVELOPE
	PROPOSED TREE - NONE PROPOSED, 16 PAID TO TREE FUND OFFSITE



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Yes No

Location Information

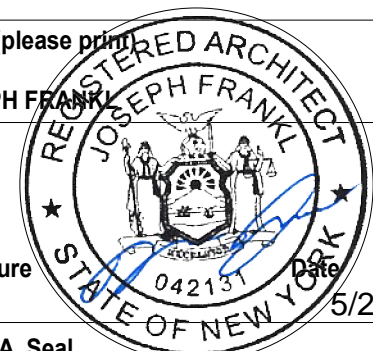
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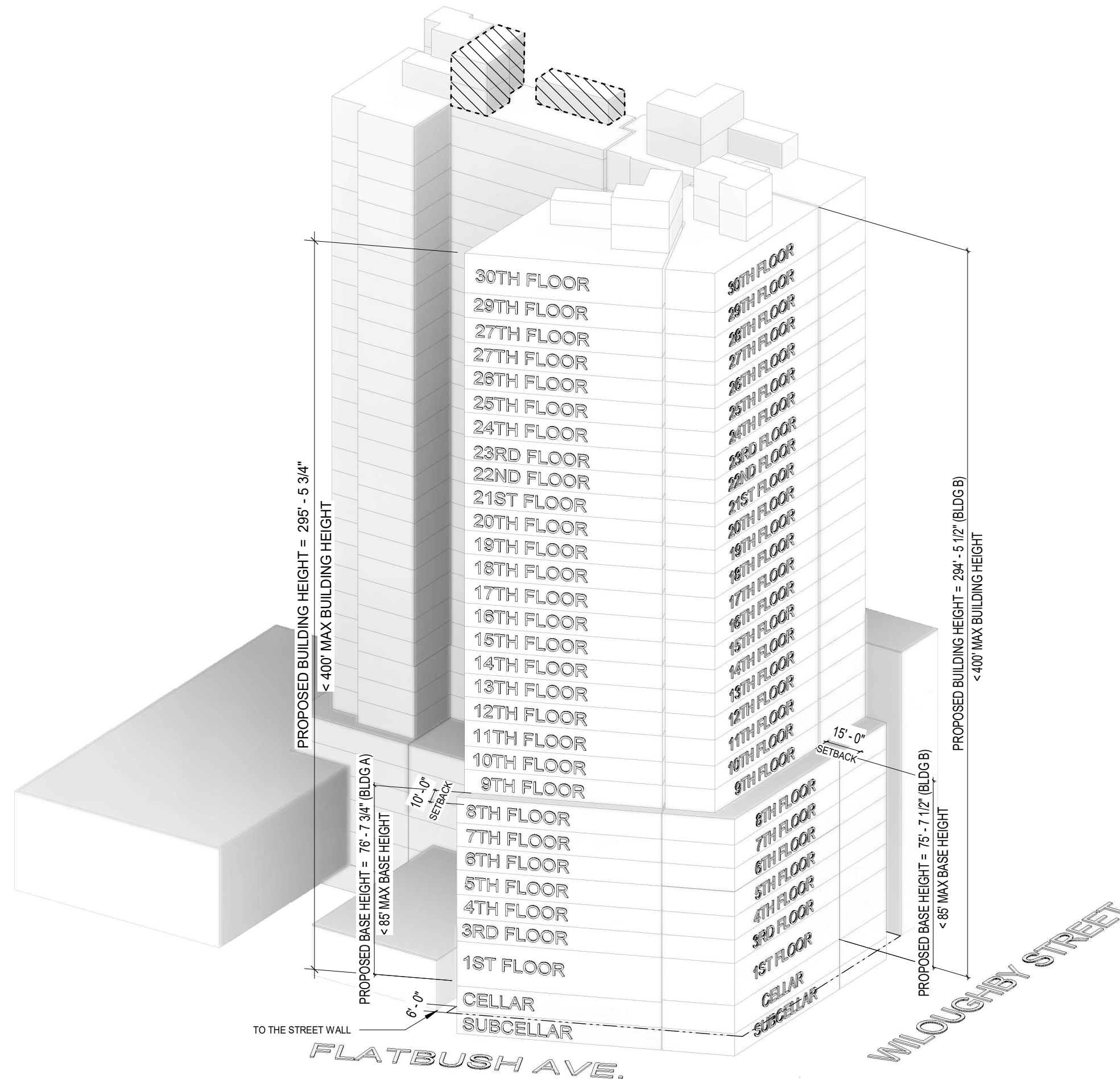
P.E. / R.A. Seal

(apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



1 AXONOMETRIC VIEW FLATBUSH AVENUE EXTENSION SIDE



ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 1

1 Applicant Information Required for all applications.

Last Name FRANKL	First Name JOSEPH	Middle Initial
Business Name JFA ARCHITECTS @ENGINEERS DPC	Business Telephone (718) 569-2200	
Business Address 16 COURT ST., FL. 36	Business Fax	
City BROOKLYN State NY Zip 11241	Mobile Telephone (718) 569-2200	
E-Mail JOSEPH@JFRANKL.COM	License Number 042131	

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 99	Parking area 13551.5 sq. ft.	Parking Spaces: Total 85	Enclosed 85
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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	
SUBCELLAR	5,572.63	II	0				0
1st FLOOR	5,516.58	VI,II	2,264.94				0.14
2nd FLOOR	5,532.01	II	2,229.36				0.14
3rd FLOOR	3,675.91	II	3,330.70				0.09
4th FLOOR	3,675.91	II	3,330.70				0.09
5th FLOOR	3,675.91	II	3,330.70				0.09
6th FLOOR	3,675.91	II	3,330.70				0.09
7th FLOOR	3,675.91	II	3,330.70				0.09
8th FLOOR	3,675.91	II	3,330.70				0.09
9th FLOOR	2,715.37	II	2,480.70				0.07
10th FLOOR	2,715.37	II	2,480.70				0.07
11th FLOOR	2,715.37	II	2,480.70				0.07

ZD1

Sheet 1 of 1

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	
12th FLOOR	2,715.37	II	2,480.70				0.07
13th FLOOR	2,715.37	II	2,480.70				0.07
14th FLOOR	2,715.37	II	2,480.70				0.07
15th FLOOR	2,715.37	II	2,480.70				0.07
16th FLOOR	2,715.37	II	2,480.70				0.07
17th FLOOR	2,715.37	II	2,480.70				0.07
18th FLOOR	2,715.37	II	2,480.70				0.07
19th FLOOR	2,715.37	II	2,480.70				0.07
20th FLOOR	2,715.37	II	2,480.70				0.07
21st FLOOR	2,715.37	II	2,480.70				0.07
22nd FLOOR	2,715.37	II	2,480.70				0.07
23rd FLOOR	2,715.37	II	2,480.70				0.07
24th FLOOR	2,715.37	II	2,480.70				0.07
25th FLOOR	2,715.37	II	2,480.70				0.07
26th FLOOR	2,715.37	II	2,480.70				0.07
27th FLOOR	2,715.37	II	2,480.70				0.07
28th FLOOR	2,715.37	II	2,480.70				0.07
29th FLOOR	2,715.37	II	2,480.70				0.07
30th FLOOR	2,715.37	II	2,480.70				0.07
ROOF	778.13	II	72.27				0.02
TOTAL	99,210.06						
LOT 1 (A)	107,774.97	VI,II	87,472.71		2,683.88		2.49
LOT 24 (B)	85,727.65	VI,II	68,764.03		1,566.41		1.96
LOT 21 (C)	110,030.44	II	91,414.49				2.57
LOT 18 (E)	93,350.13	II	75,894.79				2.23
LOT 6	53,696.6	II			53,696.6		
Totals	549,789.85		402,688.51		57,946.89		11.9

Total Zoning Floor Area	460,635.40
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