



ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

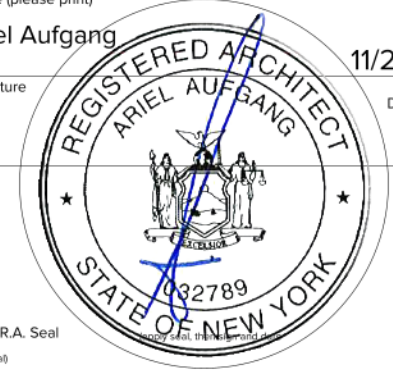
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes  No

Location Information	
House No(s)	35
Street Name	Ostego Street
Borough	Brooklyn
Block	579
Lot	1
BIN	3429963

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)  
Ariel Aufgang  
Signature  
11/26/24  
DATE:



P.E. / R.A. Seal  
over seal

Internal Use Only

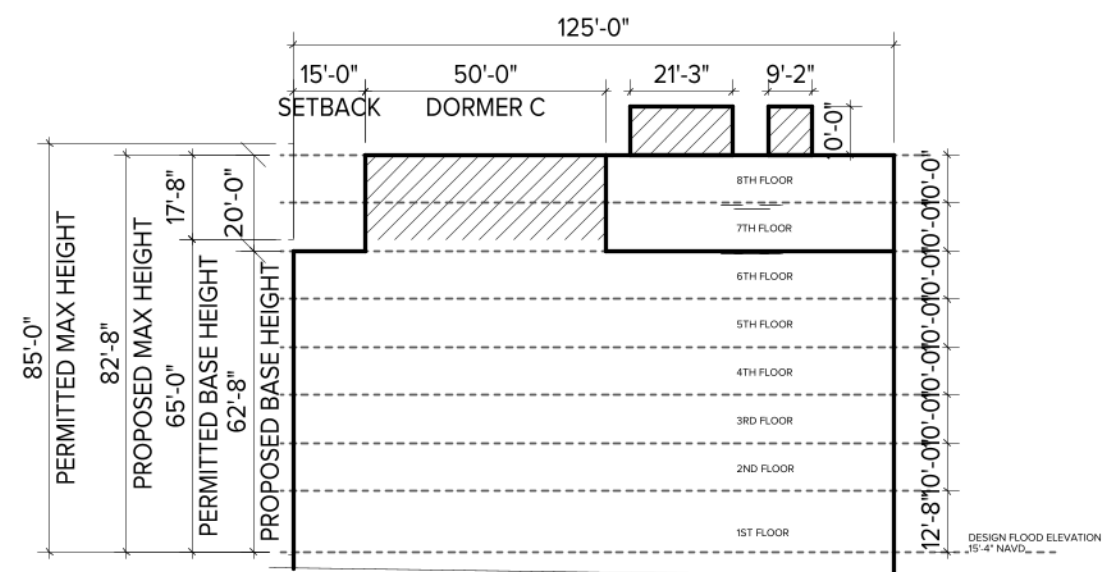
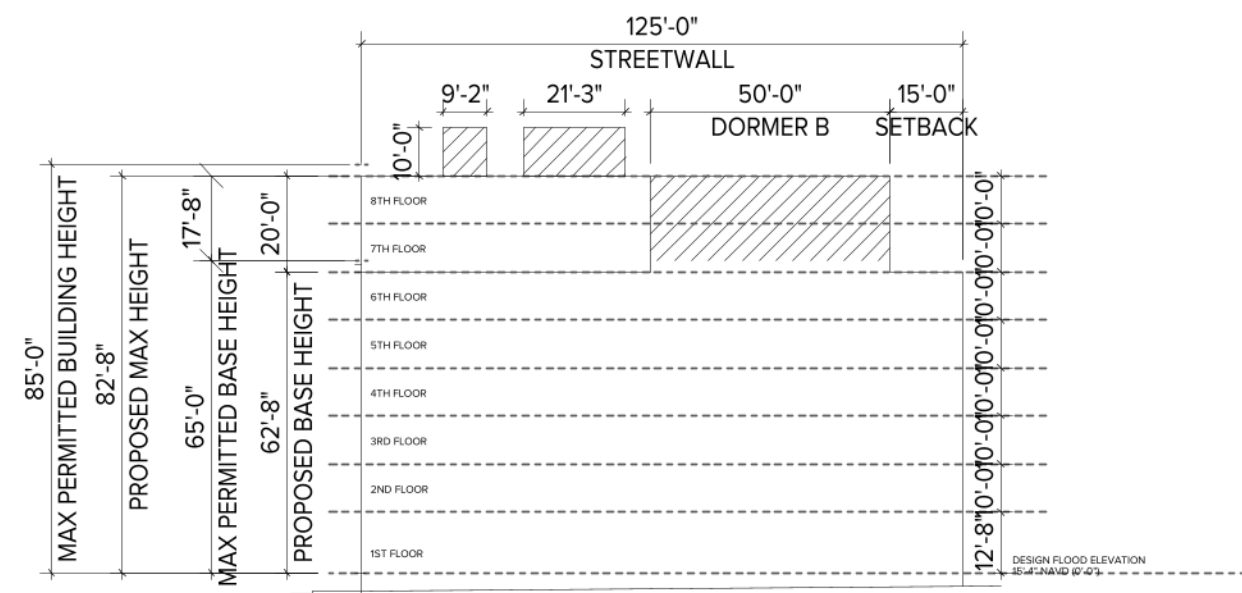
BIS Doc #  
PLAN EXAMINERS SIGN AND DATE

**DORMER CALCULATIONS:**  
(ZR 23-623(c))  
(DORMER B)  
60% 17'-8" = 42.33%  
125'-0" X 42.33% = 52'-10 3/4" MAX DORMER WIDTH  
50'-0" < 52'-10 3/4" OK

**PERMITTED OBSTRUCTION CALCULATIONS:**  
(ZR 23-62(a)(3)(i))  
(9'-2" + 21'-3") \* 10'-0" = 304 SF  
125'-0" STREET WALL \* 8'-0" = 1,000 SF  
304 SF < 1,000 SF OK.

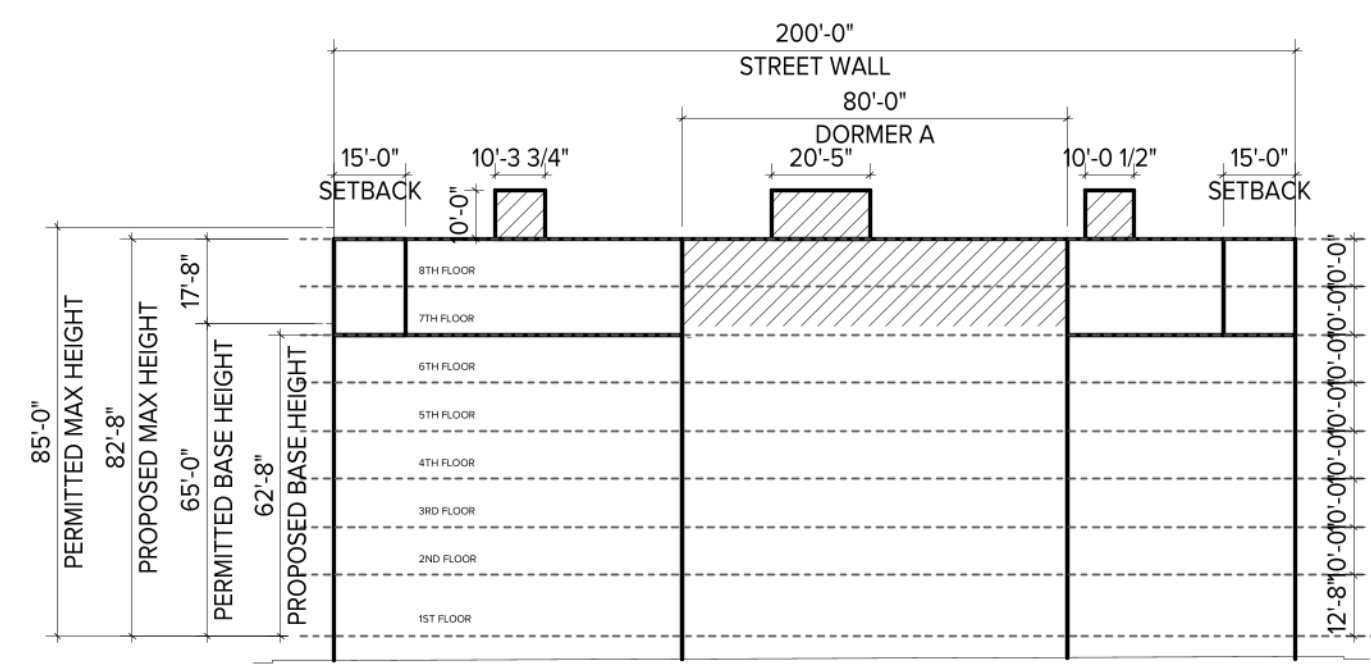
**DORMER CALCULATIONS:**  
(ZR 23-623(c))  
(DORMER C)  
60% 17'-8" = 42.33%  
125'-0" X 42.33% = 52'-10 3/4" MAX DORMER WIDTH  
50'-0" < 52'-10 3/4" OK

**PERMITTED OBSTRUCTION CALCULATIONS:**  
(ZR 23-62(a)(3)(i))  
(9'-2" + 21'-3") \* 10'-0" = 304 SF  
125'-0" STREET WALL \* 8'-0" = 1,000 SF  
304 SF < 1,000 SF OK.



**DORMER CALCULATIONS:**  
(ZR 23-623(c))  
(DORMER A)  
60% 17'-8" = 42.33%  
200'-0" X 42.33% = 84'-7 3/4" MAX DORMER WIDTH  
80'-0" < 84'-7 3/4" OK

**PERMITTED OBSTRUCTION CALCULATIONS:**  
(ZR 23-62(a)(3)(i))  
(10'-4" + 20'-5" + 10'-1") \* 10'-0" = 409 SF  
200'-0" STREET WALL \* 8'-0" = 1,600 SF  
409 SF < 1,600 SF OK.





SITE DATA		LIST OF REQUIRED ACTIONS				QUALITY HOUSING PROGRAM			
Block:	579			CONST. CLASS 1-B 2HR RATED					
Lots:	1 / 2 / 3			BUILDING CODE OCCUPANCY GROUP R-2					
Street Address:	498 COLUMBIA ST			BUILDING TO BE FULLY SPRINKLERED					
Existing Zoning:	R6 / C1-3			BUILDING TO BE DESIGNED					
Community District:	6, Brooklyn			PER 2022 NYC BUILDING CODE					
Zoning Section Map:	16a			PER NYC ENERGY CODE					
Total Zoning Lot Area:	100,000.00			SITE LOCATED IN A TRANSIT ZONE					
ZR - Section	Title	Description	Permitted	Ex. to Remain	Proposed BLD A	Proposed BLD B	Proposed BLD C R00830930-II	TOTAL	Compliance / Notes
22-10, 32-00	USES	USE GROUP I, II, III, V, VI			II III B	III B	II, IIIA, III B	II, IIIA, III B	OK
23-011	QUALITY HOUSING PROGRAM	R6							OK
23-32	MIN LOT AREA	1,700 R6 / C1-3 CORNER LOT	100,000.00 SQ. FT. 100,000.00 SQ. FT.		YES YES	YES YES	YES YES		OK OK
23-153 23-155 33-121 35-012(b), 33-012(b)(2), 33-121(d), 24-111(b) 33-121 35-31	FAR	R6 / C1-3 RESIDENTIAL RESIDENTIAL AIRS COMMERCIAL COMM. FACILITY COMM. FACILITY TOTAL DEVELOPMENT		2.20 3.90 2.00 2.43 4.80 4.80		1.32   0.59	2.07  0.00 0.68 0.01	2.07 <b>1.37</b> <b>0.68</b> <b>0.59</b> <b>0.01</b> <b>4.72</b>	OK - BLD C (RESI) OK - BLD A (AIRS) OK OK - BLD B & C (NON-PROFIT W/ SLEEPING) OK - BLD A & C OK
23-153 23-155 33-121 35-012(b), 33-012(b)(2), 33-121(d), 24-111(b) 33-121 35-31	FLOOR AREA	R6 / C1-3 RESIDENTIAL RESIDENTIAL AIRS COMMERCIAL COMM. FACILITY COMM. FACILITY TOTAL DEVELOPMENT	100,000.00 X 2.20 = 100,000.00 X 3.90 = 100,000.00 X 2.00 = 100,000.00 X 2.43 = 100,000.00 X 4.80 =	220,000.00 390,000.00 200,000.00 243,000.00 480,000.00		139,726.00 II   58,730.50 III B	206,582.31  0.00 58,730.50 1,003.00	206,582.31 <b>136,815.00</b> <b>0.00</b> <b>127,137.19</b> <b>6,061.00</b>	OK - BLD C (RESI) OK - BLD A (AIRS) OK OK - BLD B & C (NON-PROFIT W/ SLEEPING) OK - BLD A & C OK
23-153 23-153	LOT COVERAGE	CORNER LOT 100% INTERIOR LOT 60%	= =	40,000.00 60,000.00		17,112.00 3,100.00	17,112.00 23,053.67	34,224.00 <b>34,472.00</b>	OK OK
23-45 23-46 23-53, 35-53, 33-28	YARD REGULATION	FRONT YARD SIDE YARD REAR YARD		NONE NONE NONE	NA NA NA	NONE NONE NONE	NONE NONE NONE		OK OK OK
23-664(b), 35-654 23-664(b), 35-654 23-664(b), 35-654	HEIGHT & SETBACKS	MIN BASE MAX BASE MAX BUILDING		40'-0" 65'-0" 85'-0" / 8		62'-8" 65'-0" 85'-0" / 8	65'-0" 65'-0" 85'-0" / 8		OK OK OK
35-651(a)(1) 35-651(a)(3)	STREET WALL LOCATION	AT LEAST 70% OF THE AGGREGATE WIDTH OF THE STREET WALLS SHALL BE LOCATED WITHIN 8FT OF THE STREET LINE FOR ZONING LOTS BOUNDED BY MORE THAN ONE STREET LINE. THE PROVISIONS ARE MANDATORY ALONG ONLY ONE STREET LINE				YES YES	YES YES		OK OK
23-662	SETBACKS	SETBACK @ NARROW STREETS		15'-0"		15'-0"	15'-0"		OK
23-621 35-40	PERMITTED OBS DENSITY	PERMITTED OBSTRUCTIONS R6 217,281.81 / 680 AIRS R6 SUPPORTIVE		DORMERS 320 N/A N/A		YES 210 81	YES 260 111		OK OK - TOTAL UG 2 OK - AIRS OK - NON-PROFIT W/ SLEEPING UG 3A
23-842	OUTER COURT REG.	WIDE OUTER COURT		YES		YES			OK
23-851	INNER COURT REG.	WIDE INNER COURT		YES		YES	YES		OK
23-711	STANDARD DISTANCE BETWEEN BUILDINGS	WINDOW TO WINDOW		60'-0" MIN.		-	60'-0"	60'-0"	OK
23-87	PERMITTED OBS IN COURTS	NO FENCE, OPEN TERRACES, SOLAR ENERGY SYSTEMS, ETC.		YES			YES		OK
25-251 25-252 36-21 36-21, 36-231 36-21, 36-231	ACCESSORY OFF-STREET PARKING	RESIDENTIAL TRANSIT ZONE 260 * 25% = 65 RESIDENTIAL TRANSIT ZONE COMMERCIAL 1 PER 400 COMM. FACILITY 1 PER 20 BEDS (PRC B3) 192 / 20 = 10 COMM. FACILITY 1 PER 400 (PRC A3) 5960 / 400 = 15		0 0 0 WAIVED WAIVED		0  0	0  0 10	10	OK - ALL AFFORDABLE OK - AIRS OK - GENERAL RETAIL OK - NON-PROFIT W/ SLEEPING OK - AMBULATORY DIAGNOSTIC
25-811 25-811 36-711 36-711 36-711	BICYCLE PARKING	RESIDENTIAL 50% 260 * 50% = 130 RESIDENTIAL 1 PER 10,000 131,858.50 / 10,000 = 14 COMMERCIAL 1 PER 10,000 COMM. FACILITY 1 PER 10,000 124,914.23 / 10,000 = 13 COMM. FACILITY 1 PER 10,000 5,960 / 10,000 = 1		130 0 0 13 1		14  6	130  0 7 1	158	OK - ALL AFFORDABLE OK - AIRS OK - COMMERCIAL OK - NON-PROFIT W/ SLEEPING OK
PARKING CALCULATION	10	SPACES PROVIDED	7,274.00	SQ. FT. OF GROUND FLOOR PARKING				727	SQ. FT. PER CAR (ATTENDED)

TOTAL GROSS FLOOR AREAS						TOTAL QUALITY HOUSING DEDUCTIONS						TOTAL ZONING FLOOR AREAS								
FLOOR	GROSS	PARKING	COMMUNITY FACILITY (UG IIIA)	COMMUNITY FACILITY (UG IIIB)	RESIDENTIAL FLOOR AREA (UG II)	QUALITY HOUSING DEDUCTIONS						TOTAL DEDUCTIONS	RESIDENTIAL (UG II)	COMM. FAC. (UG IIIA)	COMM. FAC. (UG IIIB)	TOTAL				
						CORRIDOR		REF	MECH	REC ROOM	LAUNDRY						TOTAL DEDUCTIONS	ZONING FLOOR AREA	ZONING FLOOR AREA	ZONING FLOOR AREA
						GROSS	LIGHT DED.													
1	25,000.00			5,058.00	20,043.00	1,633.00	0.00	0.00	12.00	2,042.00	3,420.00				4,957.00					
2	20,212.00				20,212.00	2,038.00	0.00	0.00	12.00	769.00	677.00	637.00	3,166.00		17,046.00					
3	20,212.00				20,212.00	1,764.00	0.00	0.00	12.00	769.00			1,653.00		18,559.00					
4	20,212.00				20,212.00	1,764.00	0.00	0.00	12.00	769.00			1,653.00		18,559.00					
5	20,212.00				20,212.00	1,764.00	0.00	0.00	12.00	769.00			1,653.00		18,559.00					
6	20,212.00				20,212.00	1,764.00	0.00	0.00	12.00	769.00			1,653.00		18,559.00					
7	14,843.00				14,843.00	1,524.00	0.00	0.00	12.00	579.00			1,353.00		13,490.00					
8	14,843.00				14,843.00	1,524.00	0.00	0.00	12.00	579.00			1,353.00		13,490.00					
R	885.50												0.00							
<b>TOTAL</b>	<b>156,631.50</b>	<b>0.00</b>	<b>0.00</b>	<b>4,957.00</b>	<b>150,789.00</b>	<b>13,775.00</b>	<b>0.00</b>	<b>0.00</b>	<b>96.00</b>	<b>7,005.00</b>	<b>4,305.00</b>	<b>637.00</b>	<b>18,930.50</b>	<b>131,858.50</b>	<b>00.00</b>	<b>4,957.00</b>	<b>136,815.50</b>			



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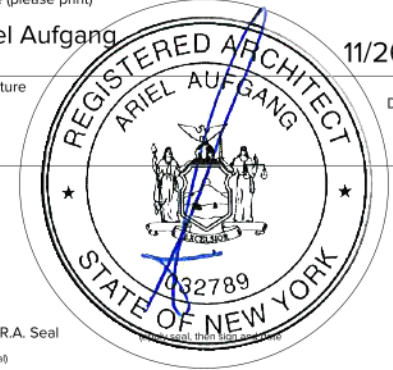
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Name (please print) **Ariel Aufgang** DATE: **11/26/24**  
 Signature \_\_\_\_\_



P.E. / R.A. Seal over seal

Internal Use Only

BIS Doc # \_\_\_\_\_  
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