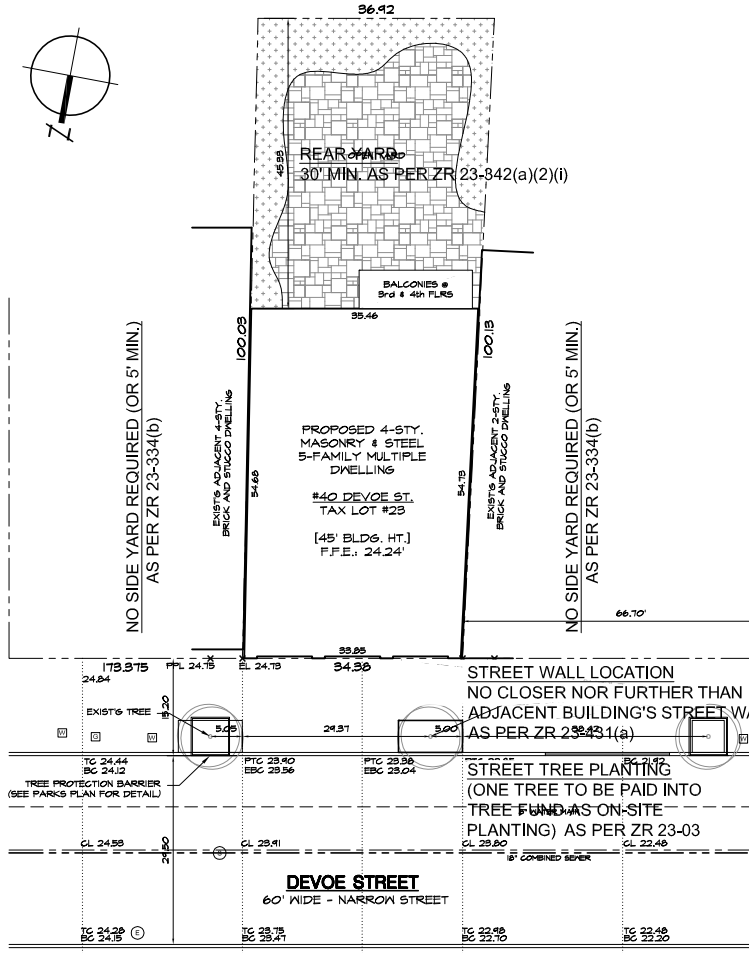


SITE PLAN DIAGRAM
SCALE: 1" = 30'-0"

LOT COVERAGE = 66.13% < 80% MAX.
AS PER ZR 23-362

LOT AREA = 3,565.00 SQ. FT.



ZONING CALCULATIONS

PREMISES:
40 Devoe Street
Block: 2767 Lot: 23
Zoning District: R6B Map No: 9a

Occupancy Classification: R-2 Multiple Dwelling
Construction Classification: 1-B

Lot Area [See Survey Dated 1/24/2025] = 3,560.00 SF

MAX ALLOWABLE FLOOR AREA

Residential Max FAR [ZR 23-22]	2.00	x	3,560.00	=	7,120.00 SF
Ultra-Low energy building (5% FA Bonus)	7,120.00	x	0.05	=	356.00 SF
					7,476.00 SF

PROPOSED RESIDENTIAL FLOOR AREA
SEE BREAKDOWN DIAGRAMS - SHEET Z-002

	TOTAL GROSS FA	ALLOW DEDUCTIONS	TOTAL ZONING FA
Cellar	1,316.85		= 0.00
First Floor	1,885.99	-255.61	= 1,630.38
Second Floor	1,885.99	-30.96	= 1,855.03
Third Floor	1,885.99	-121.88	= 1,764.11
Fourth Floor	1,885.99	-19.26	= 1,866.72
Roof	523.39	-234.82	= 288.57
GROSS FA TOTALS	9,384.19	-662.52	= 7,404.82
TOTAL ZONING FA			= 7,404.82

TOTAL RESIDENTIAL FA = 7,404.82 < 7,476.00 OK

ALLOWABLE FA DEDUCTION BREAKDOWN SUMMARY

Daylight Deductions	=	109.45	
Length of Corridor Deductions	=	140.50	
Mechanical Deductions	=	69.20	
Amenities Deductions (5% Max.)	=	31.16	= 0.42% OK
Refuse Storage Deductions	=	15.00	
Open To Below	=	297.21	
		662.52	

MAXIMUM LOT COVERAGE [23-362]

Max. Lot Coverage	=	80%	
		3,560.00 x 0.80	= 2,848.00

ACTUAL LOT COVERAGE

	=	1,885.99	< 2,848.00 OK
	=	66.22%	< 80% OK

MAXIMUM No. OF DWELLING UNITS (DENSITY) [ZR 23-52]

Factor	=	680	
	=	7,476.00 / 680	= 10.99
Proposed # of Dwelling Units	=	11 Dwelling Units Max.	
	=	5 < 11	OK

REQUIRED YARDS

Front [ZR 23-322]	REQ'D	PROVIDED
	NONE	NONE
Side [ZR 23-334(b)]	NONE or 5' Min.	NONE
Rear Yard [ZR 23-342(a)(2)]	30'	45.67'

HEIGHT & SETBACK [ZR 23-431]

Street Wall Location [ZR 23-431(a)] - Line-up Rules
No closer nor further than adjacent street wall
Height & Setback Requirements [ZR 23-432]

Min. Base Height	30'
Max. Base Height	45'
Max. Building Height	55'

PARKING REQUIREMENTS

INNER TRANSIT ZONE

Residential [ZR 25-212(b)]	=	50% of standard # of dwelling units proposed
	=	5 x 50% = 2.50
	=	3 SPACES

Waiver of Parking up to 5 spaces ****No parking Required****

Bicycle Parking [ZR 25-811]

	=	1 per 2 Dwelling Units
	=	5 x 50% = 2.50

Waiver of Bicycle parking for buildings with 10 dwelling units or less
Proposed # of Dwelling Units = 5 < 10 ****No parking Required****

BASE PLANE CALCULATION

The level of the base plane is any level between curb level and street wall line level.
Base Plane calculated using grade elevations at Property line

	=	24.73+23.75	= 48.48
	=	48.48 / 2	= 24.24

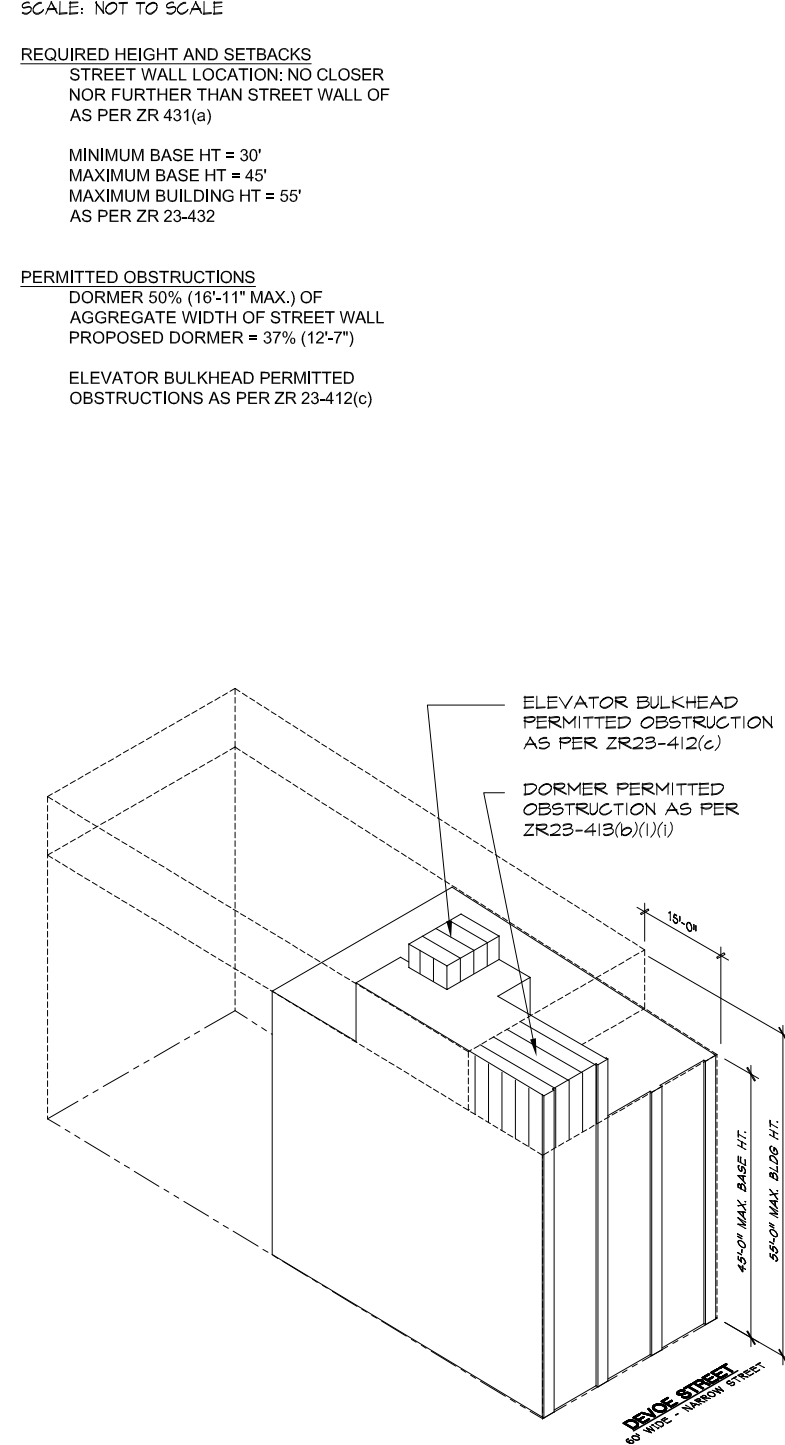
STREET TREE REQUIREMENTS [ZR 23-611]

	=	1 Street Tree required for every 25' of frontage
	=	34.38 / 25 = 1.38
	=	1 STREET TREE(S) REQUIRED

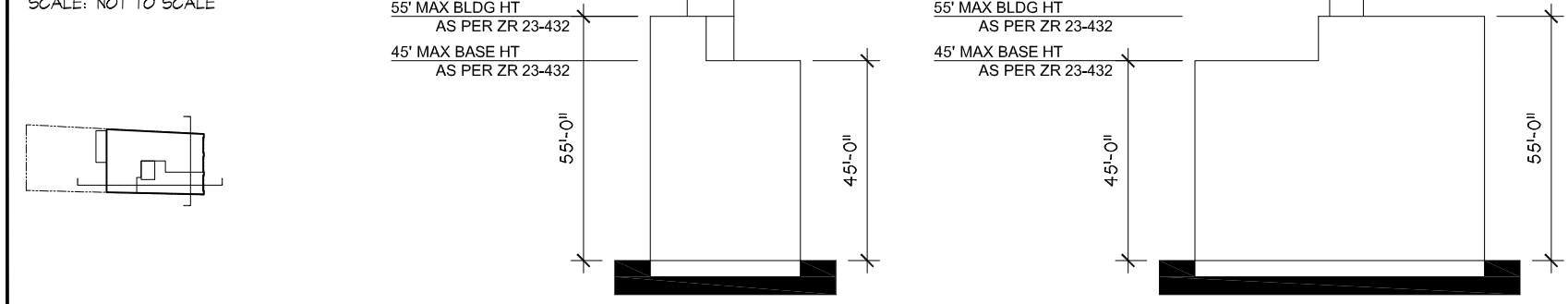
LEGEND

- R6B**
RESIDENTIAL DISTRICT
R6B QUALITY HOUSING PROGRAM
- PROPOSED BUILDING
 - EXISTING BUILDING / STRUCTURE TO BE DEMOLISHED
 - EXISTING BUILDING
 - PERMITTED OBSTRUCTION
 - OPEN SPACE / URBAN PLAZA
 - MAX. BUILDING ENVELOPE
 - MAX. DORMER ENVELOPE
 - SKY EXPOSURE PLANE
 - ZONING LOT LINE
 - TAX LOT LINE
 - DISTRICT BOUNDARY
 - EXISTING TREE
 - PROPOSED TREE

AXONOMETRIC DIAGRAM
SCALE: NOT TO SCALE



SECTION DIAGRAMS
SCALE: NOT TO SCALE



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) 40
Street Name DEVOE STREET

Borough BROOKLYN
Block 2767
Lot 23
BIN 3331571

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)

CHRISTOPHER V. PAPA
Signature Date 05-07-25



P.E. / R.A. Seal (applicable) sign and date over seal

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

