



ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 1

1	Applicant Information <i>Required for all applications.</i>
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Last Name		MAHANGU		First Name		NARESH K		Middle Initial			
Business Name		NY BUILDING ASSOCIATES INC						Business Telephone		718-744-4661	
Business Address		124-15 METROPOLITAN AVE						Business Fax			
City		QUEENS		State		NY		Zip		10415	
Mobile Telephone											
E-Mail		NMAHANGU@YAHOO.COM						License Number		089068	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
☐ Special Permit	Cal. No. _____	Authorizing Zoning Section _____
☐ General City Law Waiver	Cal. No. _____	General City Law Section _____
☐ Other	Cal. No. _____	

City Planning Commission (CPC)

☐ Special Permit	ULURP No. _____	Authorizing Zoning Section _____
☐ Authorization	App. No. _____	Authorizing Zoning Section _____
☐ Certification	App. No. _____	Authorizing Zoning Section _____
☐ Other	App. No. _____	

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CELLAR	1127.81	VI			0.00		.00
1st FL	1285.42	VI			1285.42		.514
1st FL	425.03	III B		403.78			.162
CELLAR	634.13	II	0.00				.00
1st FL	789.55	II	572.38				.229
2nd FL	2500	II	2163.46				.865
3rd FL	2500	II	2163.46				.865
4th FL	721.26	II	596.83				.239

ZD1

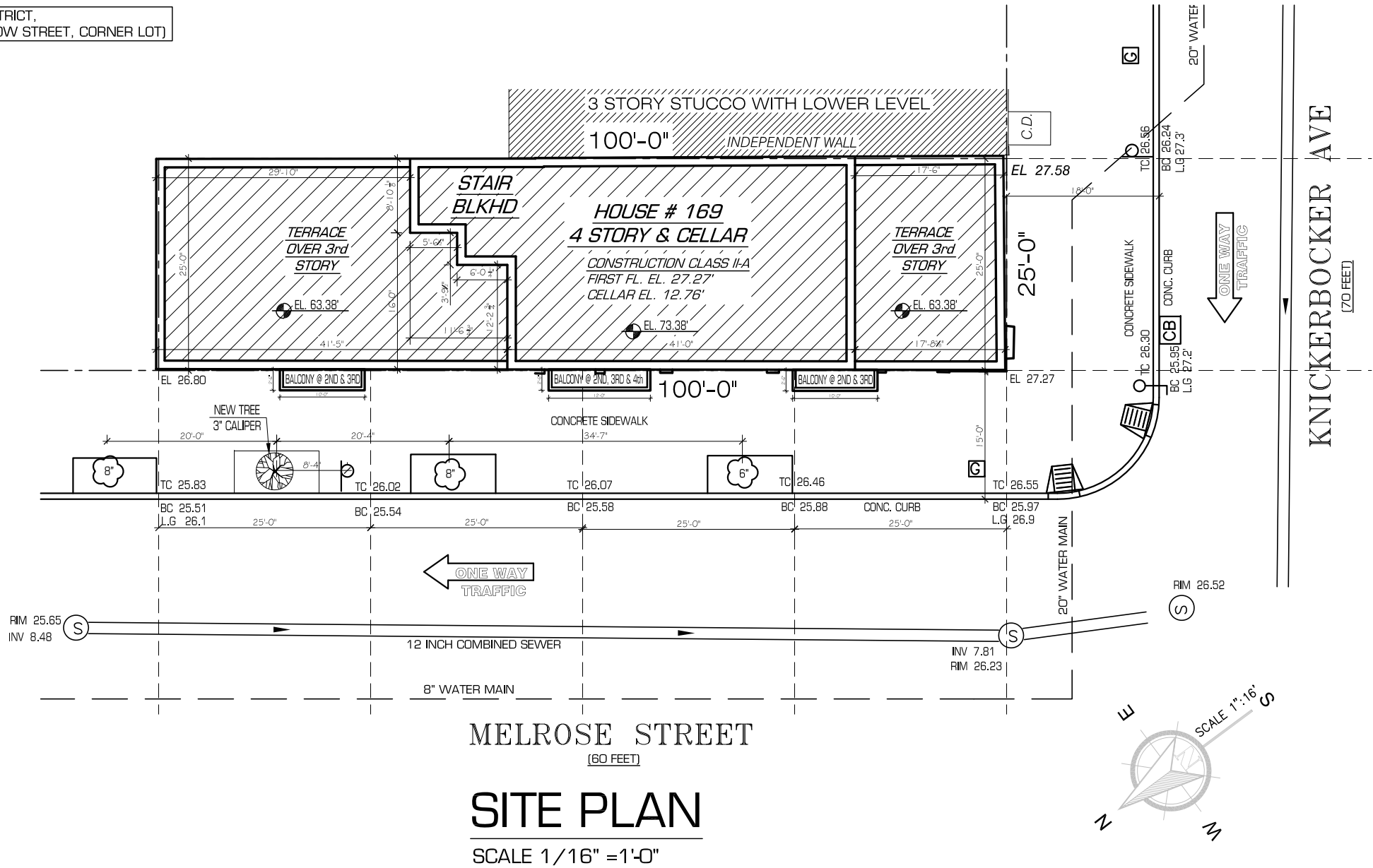
Sheet 1 of 1

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

Total Zoning Floor Area	7185.34
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R6 DISTRICT,
(NARROW STREET, CORNER LOT)



PROPOSED LOT WIDTH 25'-0"
AS PER ZR. 23-12

PROPOSED LOT AREA 2500 SQ.FT.
AS PER ZR. 23-12

PROPOSED LOT COVERAGE 100 %
(AS PER ZR. 23-362 a)

PROPOSED 0 NEW STREET TREES
AS PER ZR. 26-41

PROPOSED SIDE YARD, ZR 23-334
0'-0"

PROPOSED STREET WALL LOCATION, ZR 23-431 b)2)
0'-0"

PROPOSED REAR YARD for CORNER LOT ZR 23-343 b)
0'-0"



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Orient and affix BIS
job number label here

B01178927-i1

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

☐ Yes ☒ No

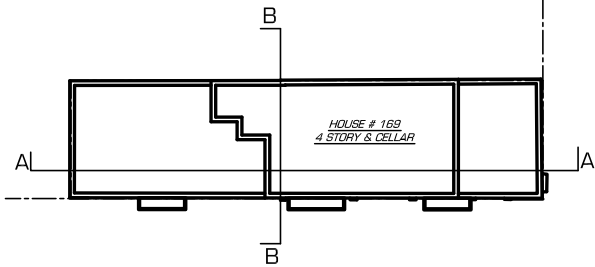
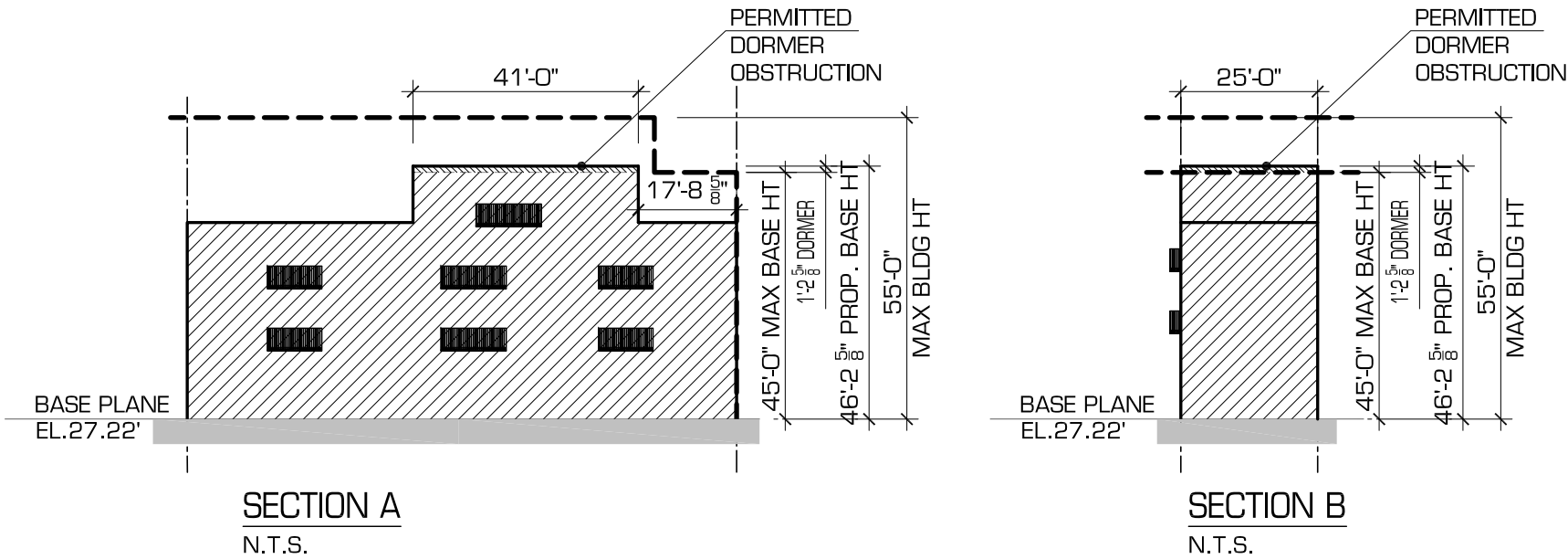
Location Information	
House No(s)	169
Street Name	KNICKERBOCKER AVE
Borough	BROOKLYN
Block	3166
Lot	8
BIN	#

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 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)	4-7-2025
Signature	Date
P.E. / R.A. Seal (apply seal over signature and date over seal)	
Internal Use Only	
BIS Doc #	
PLAN EXAMINER SIGN AND DATE	

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PERMITTED OBSTRUCTION
- EARTH
- ZONING LOT LINE
- SKY EXPOSURE PLANE
- PROPOSED 3" CALIPER TREE
- EXISTING X" CALIPER TREE



SECTION DIAGRAMS

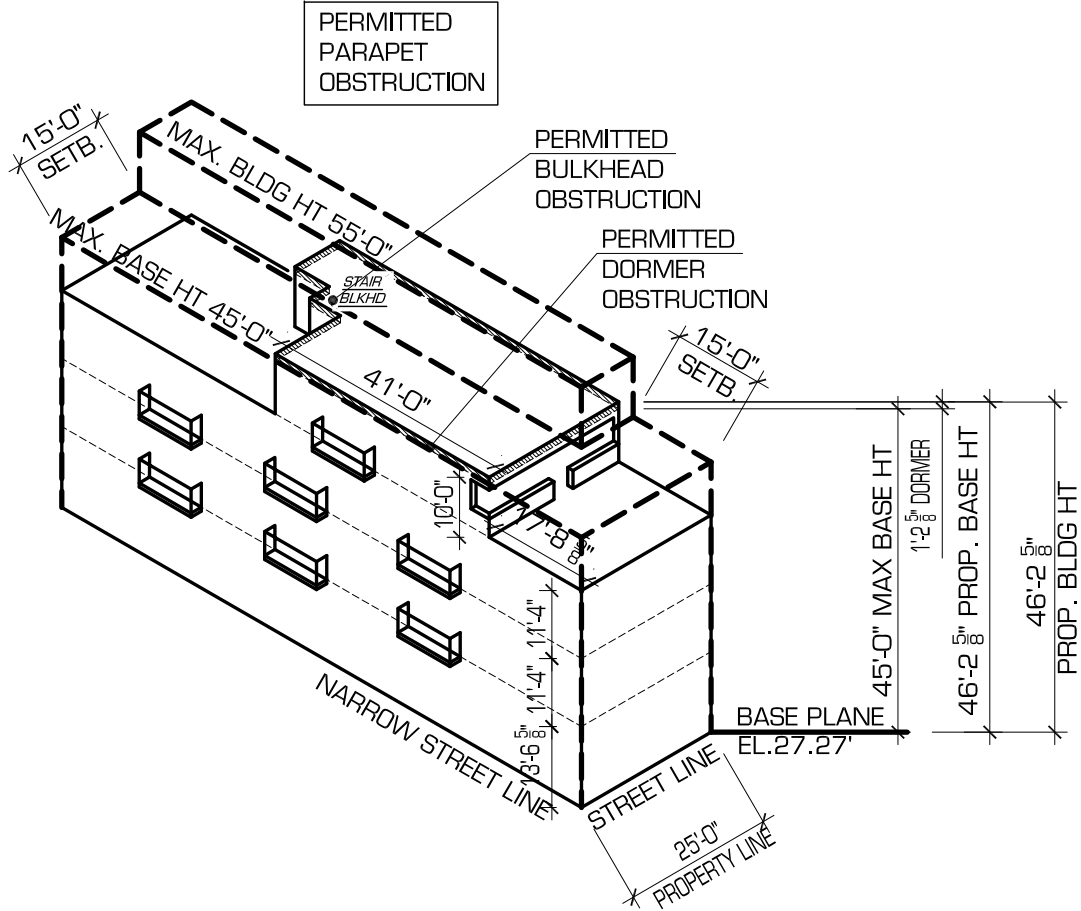
N.T.S.
MAXIMUM BASE HEIGHT 45'-0"
PROPOSED BASE HEIGHT 45'-0" with dormer
AS PER ZR 23-432

MAXIMUM BUILDING HEIGHT 55'-0"
PROPOSED BUILDING HEIGHT 46'-2 5/8"
AS PER ZR 23-432

PROPOSED FRONT SETBACK ABOVE
BASE HEIGHT : 17'-8 5/8"
AS PER ZR 23-433

PROPOSED OBSTRUCTION ABOVE MAX HEIGHT, 23-411 f)i)
3'-6" high Parapet

PROPOSED OBSTRUCTION ABOVE BASE HEIGHT, 23-413 b)1)i)
Dormer; width 41'-2", HEIGHT = 1'-2 5/8"



AXONOMETRIC DIAGRAM

N.T.S.



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Name (please print) NARESH K. MAHANGU, PE
Signature NARESH K. MAHANGU, PE
Date 4-7-2025



P.E. / R.A. Seal (apply seal over signature and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE