

**PROJECT INFORMATION**

1086 DUMONT AVE. BROOKLYN, NY 11208

BLOCK : 4086  
 LOT : 1  
 ZONING : R5  
 COMMERCIAL OVERLAY: NONE  
 ZONING MAP: 17d

COMMUNITY BOARD : 212  
 USE GROUP : II  
 OCCUPANCY GROUP: R2  
 CONSTRUCTION CLASS: IIA  
 MULTIPLE DWELLING CLASS: HAEA

SCOPE OF WORK:  
 PROPOSED 4 STORY NEW BUILDING WITH A TOTAL OF 24 RESIDENTIAL UNITS

FLOOR AREAS...	GFA PROPOSED	DEDUCTION AREA - CORRIDOR	DEDUCTION AREA - BICYCLE	DEDUCTION AREA - LAUNDRY	DEDUCTION AREA - MECHANICAL	DEDUCTION AREA - REFUSE	DEDUCTION ARE...	ZFA TOTAL
FIRST FLOOR 20.23'	4753.55 SF	269.51 SF	180.00 SF		357.44 SF	96.79 SF	2034.60 SF	2718.95 SF
SECOND FLOOR 30.23'	4752.51 SF	207.94 SF					207.94 SF	4544.57 SF
THIRD FLOOR 40.23'	4752.51 SF	207.73 SF					207.73 SF	4544.78 SF
FOURTH FLOOR 50.23'	4752.51 SF	207.20 SF					207.20 SF	4545.31 SF
ROOF 60.23'	177.15 SF						154.27 SF	12.86 SF
<b>TOTAL</b>	<b>19188.22 SF</b>	<b>892.38 SF</b>	<b>180.00 SF</b>	<b>159.53 SF</b>	<b>357.44 SF</b>	<b>96.79 SF</b>	<b>2811.74 SF</b>	<b>16366.47 SF</b>

**ZONING ANALYSIS:**

ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 12-10 QUALIFYING RESIDENTIAL SITE	IN AN R1 THROUGH R5 DISTRICT, THAT: MINIMUM LOT AREA OF AT LEAST 5,000 SQUARE FEET; IS LOCATED WITHIN THE GREATER TRANSIT ZONE. HAS FRONTAGE ALONG THE SHORT DIMENSION OF A BLOCK; AND IN NOT LOCATED WITHIN AN R1 OR R2 DISTRICT	8,246 > 5,000 LOCATED WITHIN THE GREATER TRANSIT ZONE. LOCATED ALONG THE SHORT DIMENSION OF A BLOCK
ZR 22-121 USE PERMITTED	I, II, III, IV	II
ZR 23-21 MAX FLOOR AREA RATIO R5 Qualifying residential sites	R5 = 2 - 8,246 X 2 = 16,492 SF = 16,492 SF MAX. PERMITTED	16,366.47 SF (PROPOSED) = 16,366.47 - 1.98 FAR
ZR 23-36(b) LOT COVERAGE	MAX LOT COVERAGE 100% (CORNER LOT) 8,246 SF. X 1 = 8,246 MAX. PERMITTED	2,688.25 SF (PROPOSED) 2,688.25 < 8,246.00 32.6% < 100%
ZR 23-52 (b) DENSITY	16,492 (FAR) / 680 (FACTOR) = 24.25 - 24	PROPOSED 24 UNITS TOTAL = 24 UNITS 8,246.00 SF.
ZR 23-11 MINIMUM LOT AREA	1,700 SF.	8,246.00 SF.
ZR 23-12 MINIMUM LOT WIDTH	18.00	211.17 FT

**YARDS**

ZR 23-321 (a) FRONT YARD	MINIMUM REQUIRED FRONT YARD IS 10 FT  TO ACCOMMODATE STREET WALL ARTICULATION, SUCH AS BAY WINDOWS, AND FACADE RECESSES, UP TO 50 PERCENT OF THE AGGREGATE WIDTH OF STREET WALL, AT ANY LEVEL, MAY ENCR OACH INTO A REQUIRED FRONT YARD, PROVIDED THAT NO ENCR OACHMENT EXCEEDS A DEPTH OF THREE FEET, AS MEASURED PERPENDICULAR TO THE STREET WALL, OR PORTION THEREOF.	BERRIMAN STREET AND NEW LOTS AVE - 10'-0" ATKINS AVE. - 45'-9"
ZR 23-321 (b)	FOR A CORNER LOT, ONE FRONT YARD MAY HAVE A DEPTH THAT IS FIVE FEET SHALLOWER THAN THE APPLICABLE DEPTH SET FORTH IN THE TABLE, EXCEPT THAT A FRONT YARD SHALL BE NO SHALLOWER THAN FIVE FEET.	DUMONT AVE. - 5'-0"

**HEIGHT AND SETBACK**

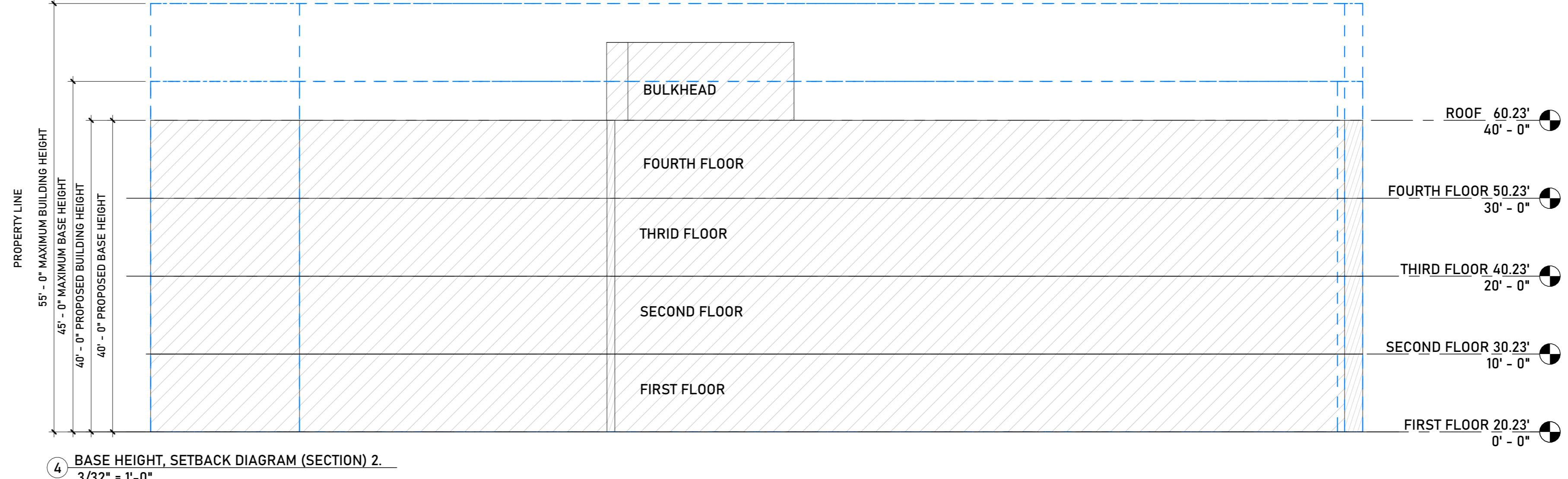
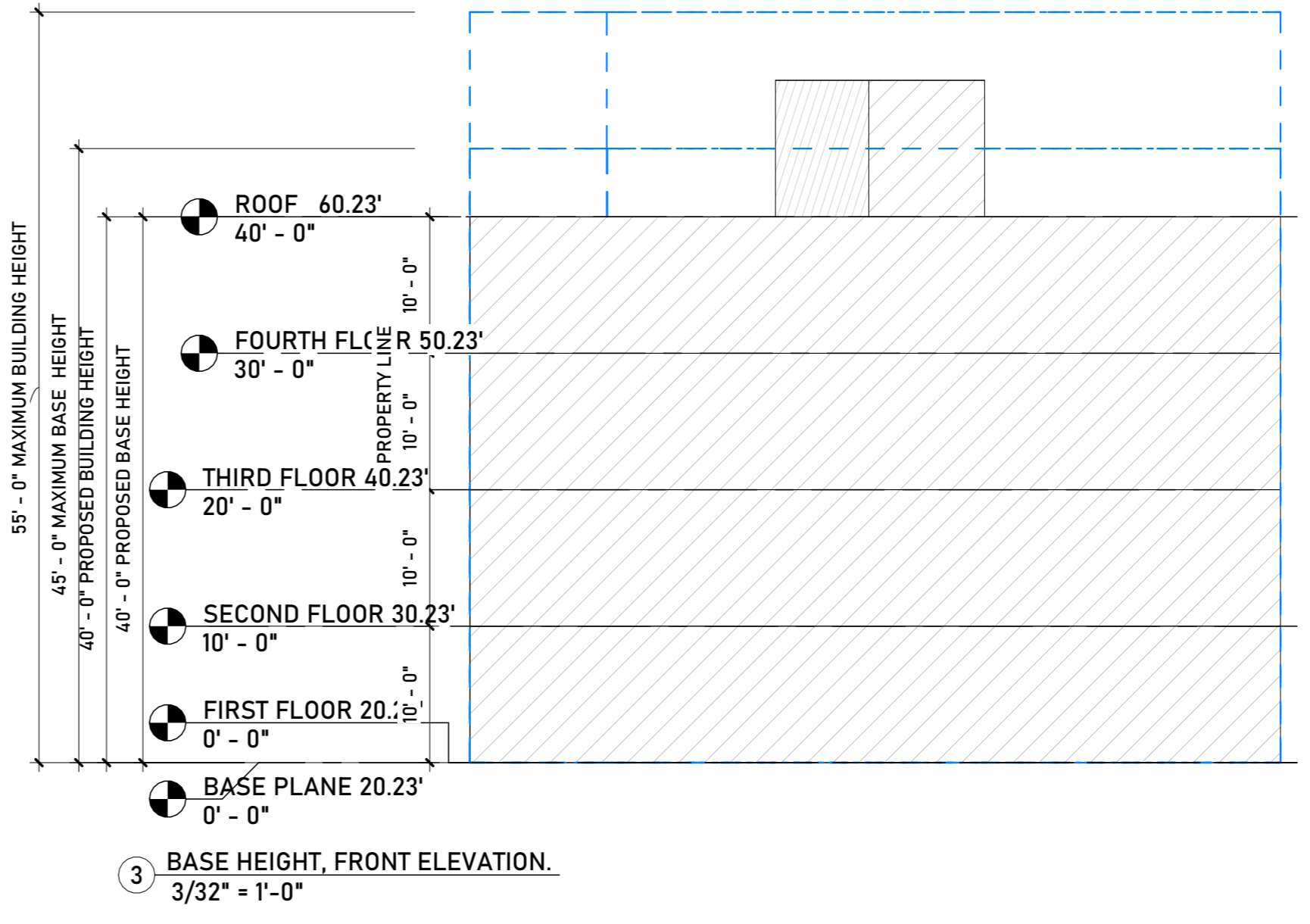
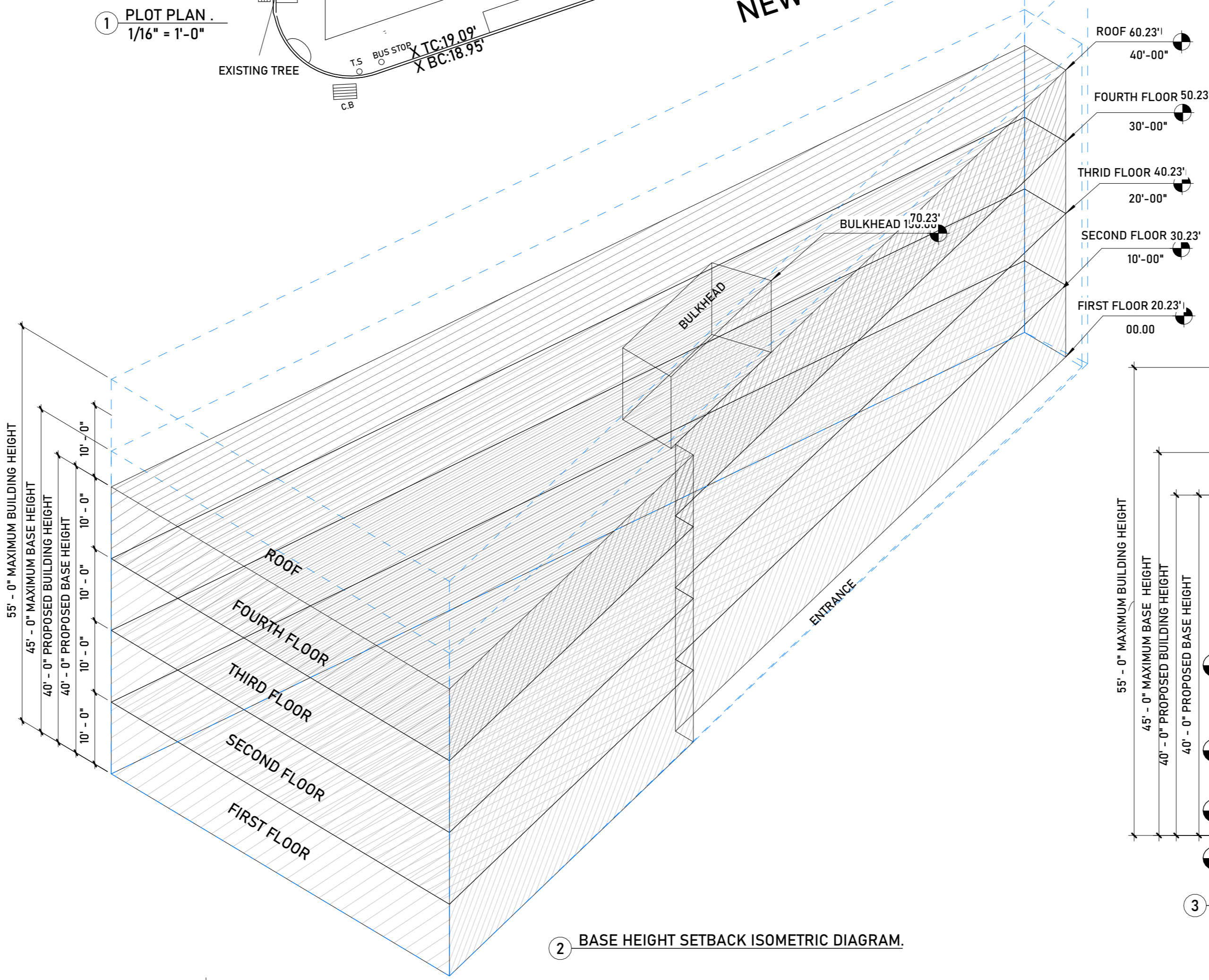
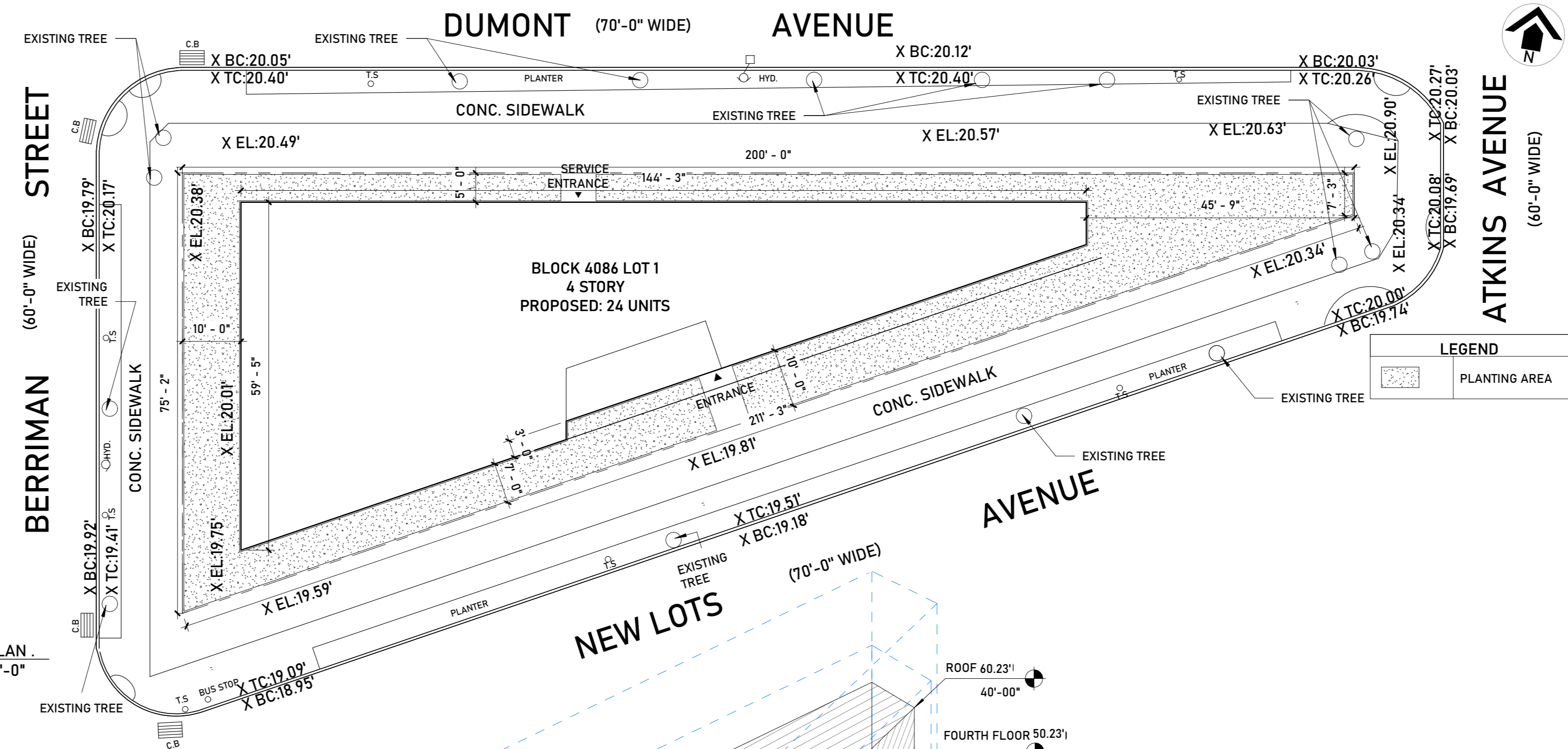
ZR 23-424 MAXIMUM BASE HEIGHT	45'-0"	40'-00"
MAXIMUM BUILDING HEIGHT	55'-0"	40'-00"
ZR 23-426(b) ADDITIONAL HEIGHT AND SETBACK PROVISIONS	For buildings containing multiple dwelling residences with street wall widths exceeding 150 feet, as measured parallel to the street line, a minimum of 20 percent of the entire surface area of each street wall shall either recess or project a minimum of three feet from the street wall. The depth of required recesses or projections of a building shall be measured from the street wall.	38.45% OR STREET WALL IS RECESSED 3'-0" PROVIDED ON NEW LOTS AVE STREET

**PARKING REQUIREMENTS**

REQUIREMENTS FOR DEVELOPMENTS OR ENLARGEMENTS IN THE GREATER TRANSIT ZONE	NONE PROPOSED
ZR 25-222	FOR QUALIFYING RESIDENTIAL SITES IN R1 THROUGH R5 DISTRICTS, ACCESSORY OFF-STREET PARKING SPACES SHALL BE WAIVED WHERE THE NUMBER OF DWELLING UNITS IS 75 OR LESS.
ZR 25-811 BICYCLE PARKING	1 PER 2 NEW DWELLING UNITS 24 / 2 = 12 - 12 BICYCLE SPACES REQUIRED  12 BICYCLE SPACES PROVIDED AT THE FIRST FLOOR. BIKE PARKING AREA= 15 x 12 = 180 SF
ZR 23-611 (a) STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE - 493'-8" + 493'-8"/25 = 19.72 - 20 TREES REQUIRED  EXISTING 15 TREES 5 TREES TO BE PAID INTO TREE FUND

**RECREATION**

ZR 23-613 PLANTING STRIPS IN RESIDENCE DISTRICT	REQUIRED EXCEPT AT THE ENTRANCE TO AND EXITS FROM THE BUILDING	PROVIDED (SEE PLOT PLAN ON Z-001)
ZR 23-63 (a)(b) RECREATION	THE AMOUNT OF RECREATION SPACE REQUIRED SHALL BE EQUIVALENT TO A MINIMUM OF THREE PERCENT OF THE RESIDENTIAL FLOOR AREA OF THE BUILDING.  TOTAL RESIDENTIAL F.A = 16,449.74 SF X 3% = 493.47 REQUIRED	RECREATION PROPOSED ON THE FIRST FLOOR 737.74 SQ. FT. PROVIDED



**ZD1 Zoning Diagram**  
 Must be typewritten.

JOB# B01218835-11

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) 1086  
 Street Name DUMONT AVENUE  
 Borough BROOKLYN  
 Block 4086  
 Lot (s) 1  
 BIN 3811271

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NIKOLAI KATZ  
 Name (please print)  
 Signature \_\_\_\_\_ Date 05/21/2025



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

Internal Use Only

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

PLAN EXAMINER SIGN AND DATE

