

ZONING ANALYSIS

PROJECT: BROOKLYN AVENUE RESIDENCES
 ADDRESS: 1383 BROOKLYN AVENUE, BROOKLYN, NY 11230
 BOROUGH BROOKLYN
 BIN# 3430210
 LOT# 36 (SUBJECT PROPERTY), 35 (EXT'G BUILDING ON SAME ZONING LOT, N.I.C.)
 BLOCK 4970
 COMMUNITY DISTRICT BROOKLYN 17
 LOT AREA 43,500 SF
 MAP 23A
 ZONING DISTRICT: R6 & R4 (SEE SITE DIAGRAM)
 COMMERCIAL OVERLAY :NO
 SPECIAL DISTRICT :NO
 FLOOD ZONE NOT IN A FLOOD ZONE. (NO PRELIM. MAP)
 TRANSIT ZONE: YES
 FRESH ZONE :YES
 IH/MIH :NO
 ENVIRONMENTAL DESIGNATION :NO
 PROJECT IS QUALIFYING AFFORDABLE HOUSING DEVELOPMENT

USES (ZR 22-10)
 ZONING SECTION 22-10 PERMITTED USES R4 & R6 USE GROUPS 1,2,3,4

FLOOR AREA & LOT COVERAGE (ZR 77-22 THOUGHT ZR 77-28)
 MAXIMUM ALLOWABLE FLOOR AREAS SHALL BE CALCULATED FOR EACH ZONING AREA (ZA1 & ZA2), SEE DIAGRAM, AND EACH USE TO DETERMINE MAXIMUM AREA FOR EACH USE ON THE ZONING LOT.

NOTE: CALCULATIONS BELOW ADHERE TO PROVISIONS IN 77-22 THROUGH 77-28 FOR THE CALCULATION OF THE ADJUSTED MAXIMUM FLOOR AREA, MAXIMUM LOT COVERAGE AND HEIGHT AND SETBACK REQUIREMENTS.

UG 3 - CF SCHOOL - ALLOW. FLR AREA (ZR 24-11)
 ZA1 FAR = 2.0 X 21,750 SF = 43,500 SF
 ZA2 FAR = 4.8 X 21,750 SF = 104,400 SF
 UG 3 - TOTAL ALLOW. ON ENTIRE ZONING LOT = 147,900 SF

UG 2 - RESIDENTIAL - ALLOW. FLR AREA NOTE: (ZR 23-211 / ZR 23-222)
 ZA1 FAR = 1.00 X 21,750 SF = 21,750 SF
 ZA2 FAR = 3.90 X 21,750 SF = 84,825 SF
 UG 2 - TOTAL ALLOW. ON ENTIRE ZONING LOT = 106,575 SF

MAX. ALLOW. FLOOR AREA TOTAL = 147,900 SF
 UG 3 - SCHOOL: MAX. ALLOW. FLOOR AREA = 147,900 SF
 UG 2 - RES: MAX. ALLOW. FLOOR AREA = 106,575 SF

PROPOSED FLOOR AREA
 UG 3 - SCHOOL: EXISTING FLOOR AREA = 36,850 SF OKAY
 PROPOSED FAR: 0.85
 UG 2 - RES: PROPOSED FLOOR AREA (NB) = 92,273 SF OKAY
 PROPOSED FAR: 2.12
 TOTAL FLOOR AREA COMBINED = 129,123 SF OKAY
 TOTAL PROPOSED FAR: 2.97

NOTE: ABOVE DOES NOT TAKE INTO ACCOUNT EXEMPTED FLOOR AREA. SINCE ZONING ENVELOPE WILL BE THE GOVERNING FACTOR, THIS ADDITIONAL AREA HAS NOT BEEN CALCULATED.

LOT COVERAGE (ZR 24-11)
 COMM. FAC. - ALLOW. LOT COVER, MAX. ALLOWABLE LOT COVERAGE
 ZA1 INTERIOR LOT COVER. = 55% X 11,750 SF = 6,463 SF
 ZA1 CORNER LOT COVER. = 60% X 10,000 SF = 6,000 SF
 ZA2 CORNER LOT COVER = 70% X 10,000 SF = 7,000 SF
 ZA2 INTERIOR LOT COVER = 65% X 11,750 SF = 7,638 SF
 TOTAL ALLOW. LOT COVERAGE = 27,101 SF (62.3%)
 NOTE: MAX. LOT COVERAGE FOR RESIDENTIAL USE, (80% FOR INTERIOR, 100% AT CORNER) IS LESS RESTRICTIVE. PROJECT COMPLIES WITH THE MORE RESTRICTIVE LOT COVERAGE REQUIREMENTS. OKAY
 PROPOSED LOT COVERAGE = 15,829 SF (SCHOOL) + 11,046 SF (NB) = 26,845 SF OKAY

YARDS
 FRONT YARD (ZR 24-34): NONE REQUIRED
 SIDE YARD RESIDENTIAL (ZR 24-334): 0'-0" OR, IF PROVIDED, 5'-0"
 SIDE YARD COMMUNITY FAC. (ZR 24-35(b)): 0'-0" OR, IF PROVIDED, 8'-0"
 REAR YARD EQUIVALENT (24-382(a)): 60'-0" REAR YARD EQUIVALENT TO BE CENTERED WITHIN 5'-0" OF THE LOT CENTERLINE. EXISTING NON-COMPLIANCE. CENTERLINE OF REAR YARD EQUIVALENT IS 5'-4" OFF-CENTER.

DENSITY FACTOR (ZR 23-52)
 MAX. NUMBER OF UNITS = MAX RES. FLR AREA / 680 DENSITY FACTOR.
 106,575 SF / 680 = 156 UNITS ALLOWABLE.
 PROPOSED = 128 COMPLIES.

HEIGHT AND SETBACK REQUIREMENTS (ZR 23-433 THOUGHT ZR 23-435)
 R4 DISTRICT SKY EXPOSURE PLANE HEIGHT ABOVE FRONT YARD LINE 35'-0"
 V TO H RATIO OF SKY EXPOSURE PLANE 1:1
 R6 DISTRICT
 MAX BASE HEIGHT : 65'-0"
 INITIAL FRONT SETBACK ON WIDE STREET: 10'-0"
 MAX BUILDING HEIGHT: 95'-0"
 NOTE: PROPOSED DESIGN COMPLIES WITH PROVISIONS OF 77-28; HEIGHT AND SETBACK MODIFICATIONS ON ZONING LOTS DIVIDED BY DISTRICT BOUNDARIES. EACH PORTION OF SUCH ZONING LOT SHALL BE REGULATED BY THE HEIGHT AND SETBACK PROVISIONS APPLICABLE TO THE DISTRICT IN WHICH SUCH PORTION OF THE ZONING LOT IS LOCATED. (SEE ZONING DIAGRAMS)

PARKING (ZR 77-322)
 NOTE: 77-322 STATES: "FOR NON-RESIDENTIAL USES, THE REQUIREMENTS FOR ACCESSORY OFF-STREET PARKING ... OF THAT DISTRICT IN WHICH MORE THAN 50 PERCENT OF THE TOTAL AREA OF THE ZONING LOT IS LOCATED, SHALL APPLY TO THE ENTIRE ZONING LOT. THE PARKING SPACES ... MAY BE LOCATED ANYWHERE ON THE ZONING LOT WITHOUT REGARD TO DISTRICT BOUNDARIES. THE TWO DISTRICTS ON THE SUBJECT ZONING LOT BOTH OCCUPY 50% OF THE PROPERTY. FOR THE PURPOSES OF THIS ZONING ANALYSIS REQUIREMENTS FOR BOTH DISTRICTS ARE CALCULATED.

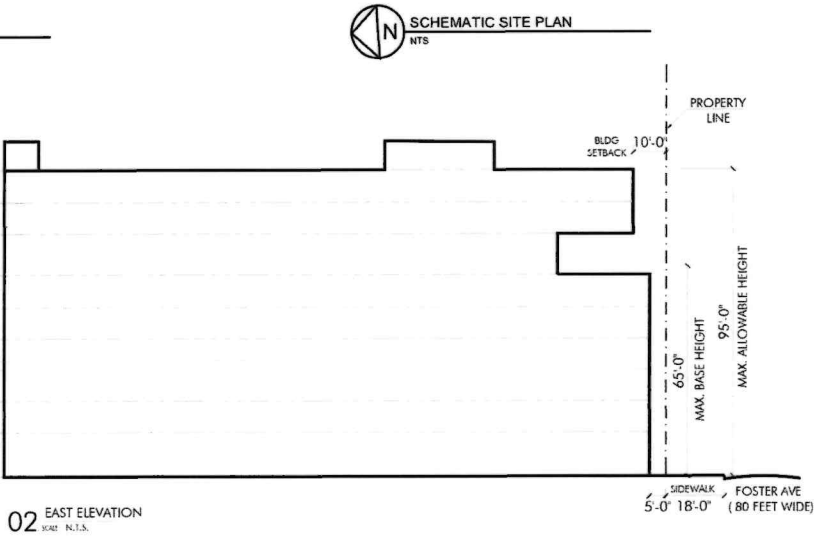
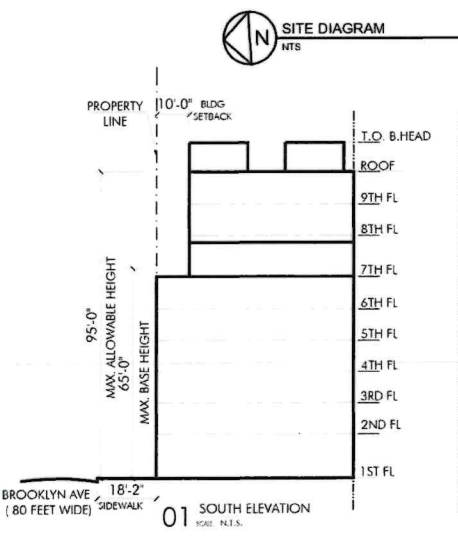
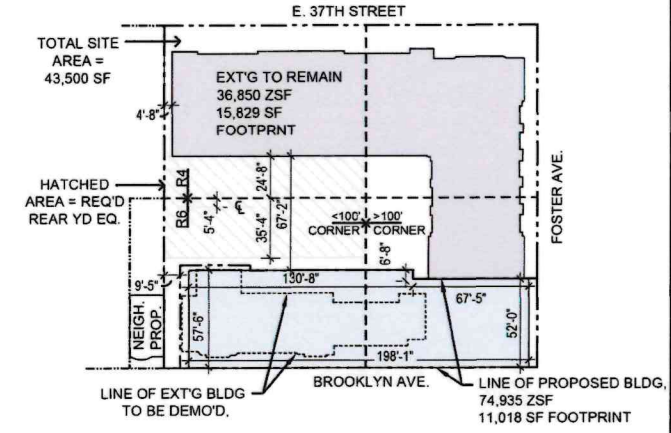
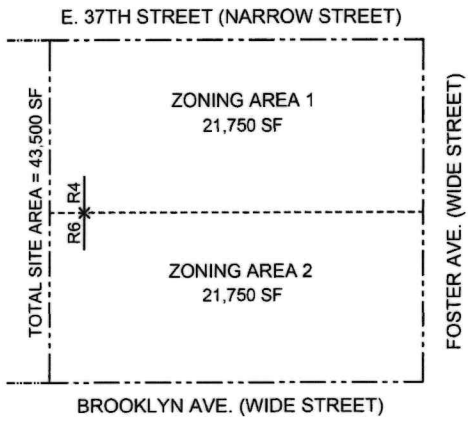
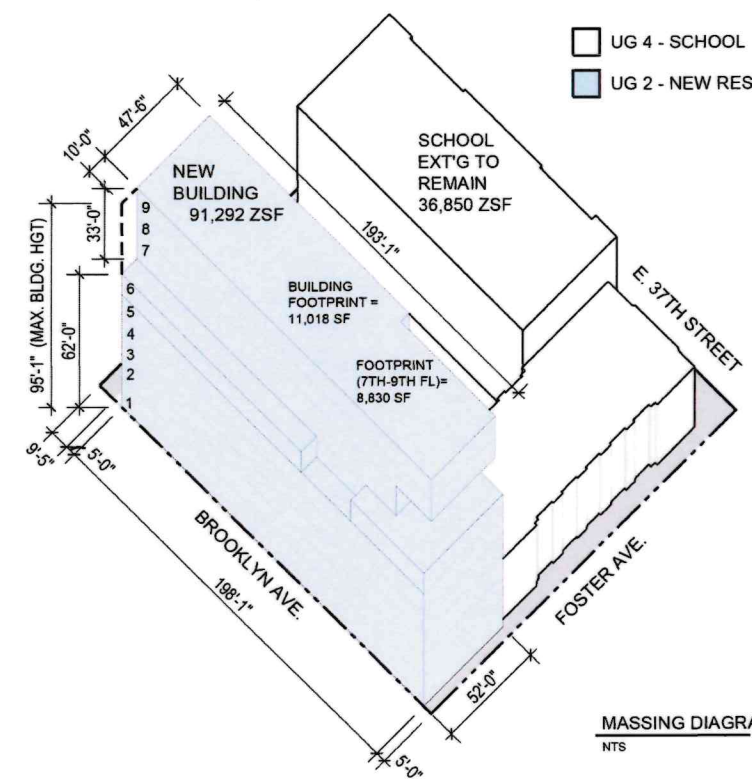
R4 DISTRICT (ZR 25-21)
 UG 3 - CF SCHOOL: NONE REQUIRED = 0 SPACES REQUIRED
 UG 2 - RES: NONE REQUIRED = 0 SPACES REQUIRED.
 TOTAL SPACES REQUIRED FOR R4 = 0 SPACES REQUIRED
 TOTAL NUMBER OF SPACES WAIVED 10 N.A.
 TOTAL NUMBER OF EXISTING SPACES TO REMAIN = 24 COMPLIES
 2 NEW ENCLOSED PARKING SPACES TO BE PROVIDED

R6 DISTRICT (ZR 25-31)
 UG 3 - CF SCHOOL: NONE REQUIRED 0 SPACES REQUIRED
 UG 2 - RES: NONE REQUIRED 0 SPACES REQUIRED.

THE TWO ZONING DISTRICTS, R4 AND R6 EACH OCCUPY 50% OF THE LOT. EITHER RELEVANT PARKING REQUIREMENT MAY BE USED. R6 REQUIREMENTS SELECTED.

BICYCLE PARKING (ZR 25-81)
 UG2
 BICYCLE PARKING SPACE : 1 BPS PER 2 DUS = 128DUS/2 = 64 BPS.
 75 BICYCLE PARKING SPACES PROVIDE. OKAY

STREET TREES (ZR 26-41)
 1 TREE REQUIRED FOR EVERY 25' OF STREET FRONTAGE. 260.33 LF / 25' = 25.4 = 10 REQD.
 PROPOSED STREET TREES: 6 TREES (0 EXISTING, 6 NEW)
 (4) TREES TO BE PROVIDED THROUGH THE TREE FUND



NOTE: PROPOSED DESIGN COMPLIES WITH PROVISIONS OF 77-28; HEIGHT AND SETBACK MODIFICATIONS ON ZONING LOTS DIVIDED BY DISTRICT BOUNDARIES.



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) 1383
 Street Name BROOKLYN AVENUE

Borough BROOKLYN
 Block 4970
 Lot 36
 BIN 3430210

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) CLAUDIA GOUDAS
 Signature: [Signature] Date: 10/05/2025



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

Must be typewritten.
Sheet _____ of _____

ZD1

Sheet _____ of _____

1 Applicant Information Required for all applications.

Last Name: GOUDAS First Name: CLAUDIA Middle Initial: _____
 Business Name: EQ ARCHITECTURE PLLC Business Telephone: (347) 889-7977
 Business Address: 67 35th Street Business Fax: _____
 City: Brooklyn State: NY Zip: 11232 Mobile Telephone: (347) 613-6735
 E-Mail: cgoudas@EQArchitects.com License Number: 041807

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units: 128 Parking area: 0 sq. ft. Parking Spaces: Total 26 Enclosed 2

3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)
 Variance Cal. No. _____ Authorizing Zoning Section: 72-21
 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 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	
Cellar	10,996	I				
		II	10,996			NA
		III				
		V				
		VI				
		VII				
		VIII				
1st	11,018	I				
		II	11,018			.25
		III				
		V				
		VI				
		VII				
Totals	103,269		103,269			2.12

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	
1st		VIII				
2nd to 5th	11,018x4= 44,072	I				
		II	44,072			1.01
		III				
		V				
		VI				
		VII				
		VIII				
6th	10,696	I				
		II	10,696			.25
		III				
		V				
		VI				
		VII				
		VIII				
7th	8,829	I				
		II	8,829			.20
		III				
		V				
		VI				
		VII				
		VIII				
8th to 9th	8,829x2= 17,658	1				
		II	17,658			.41
		III				
		V				
		VI				
		VII				
		VIII				
Totals	103,269		103,269			2.12

Total Zoning Floor Area: 92,273