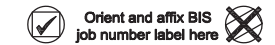


Must be typewritten.



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

Yes No

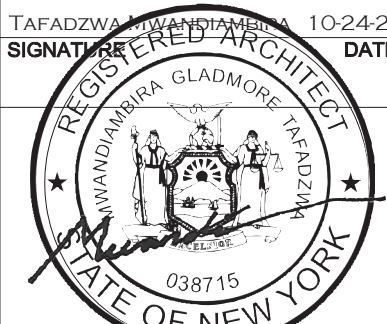
Location Information

House No(s) 304
 Street Name WATER ST
 Borough BROOKLYN
 Block 43
 Lot 20
 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 made a false statement or 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)

TAFADZWA MWANDIAMBIRA 10-24-24
 SIGNATURE DATE

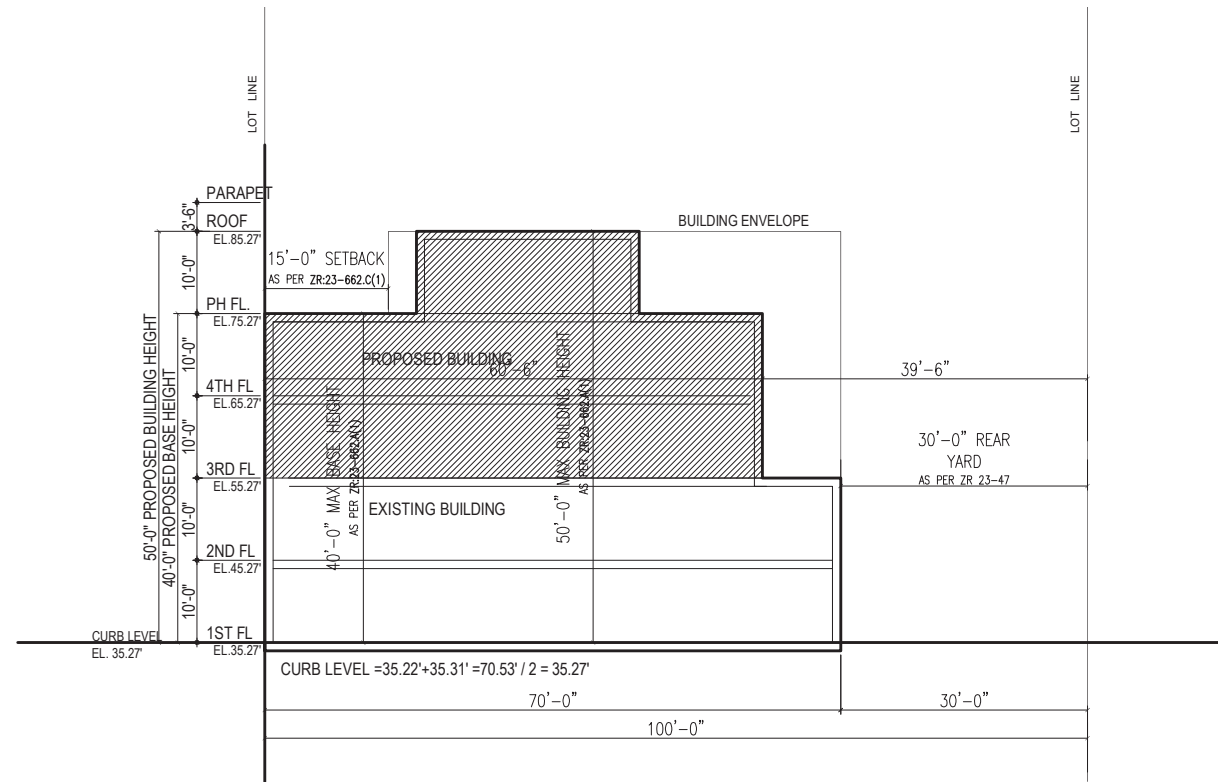


P.E. / R.A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)

Internal Use Only

BIS Doc # _____

PLAN EXAMINERS SIGN AND DATE
 ISSUANCE 7/09



BUILDING DATA	
PROJECT / BUILDING DATA:	BLOCK: _____
304 WATER STREET,	LOT: _____
BROOKLYN 112201	ZONE: _____
	MAP: _____
	CONSTRUCTION TYPE: _____
	MOL CLASS: _____

SCOPE OF WORK
 ALTERNATION TYPE 1 APPLICATION FOR VERTICAL ENLARGEMENT TO EXISTING 2 STORY, PROPOSED 4 STORY + PENTHOUSE

FIRST FLOOR =	RESIDENTIAL R2 (QUALITY HOUSING); RETAIL (COMMERCIAL - B)
SECOND FLOOR =	RESIDENTIAL R2 (QUALITY HOUSING)
THIRD FLOOR =	RESIDENTIAL R2 (QUALITY HOUSING)
FOURTH FLOOR =	RESIDENTIAL R2 (QUALITY HOUSING)
PENTHOUSE FLOOR =	RESIDENTIAL R2 (QUALITY HOUSING)

PERMITTED USE GROUPS: (ZR 22-10):	1,2,3,4
EXISTING USE GROUP:	6 - EXISTING NON COMPLIANCE
PROPOSED USE GROUP:	2, 6
LOT AREA:	=1901.8 S.F. - SEE ZONING DIAGRAMS
ZR 23-32	MINIMUM LOT WIDTH: 18'-0"; PROPOSED 18'-9" MINIMUM LOT AREA: 1700 SF; PROPOSED: 1901.8 SF

FLOOR AREA CALCULATIONS				
RESIDENTIAL USE				
MAX F.A.R. ZR 23-153	F.A.R. QUALITY HOUSING = L.A. (1901.8) X 2.0 = 3803.6 S.F.			
EXISTING F.A.				
FIRST FLOOR	(18'-7" + 19'-0") / 2 X 99'-3" = 1865.07 S.F.			
2ND FLOOR	(18'-7" + 19'-0") / 2 X 99'-3" = 1865.07 S.F.			
TOTAL EXIST. F.A.	3730.15 SF < 3803.6 SF			
PROPOSED F.A.	GROSS FA (RESIDENTIAL)	ZONING FA (RESIDENTIAL)	ZONING FA (COMMERCIAL)	ZONING FA TOTAL
FIRST FLOOR	1309.58	496.46	165.00	1971.04
2ND FLOOR	1309.58	861.56	-	2171.14
3RD FLOOR	1134.38	986.04	-	2120.42
4TH FLOOR	1134.38	986.04	-	2120.42
PH FLOOR	376.43	306.21	-	682.64
TOTAL PROP. F.A.	5264.34	3636.31	165.00	5695.65
	3801.31 S.F. < 3803.6 S.F. = OK			

LOT COVERAGE	
RESIDENTIAL MAX L.C. 23-153	L.A. X 60 % = 1901.8 X 60% = 1141.08 S.F.
EXISTING	1865.07 S.F. > 1141.08 S.F. - EXISTING NON COMPLIANCE
PROPOSED	1134.38 S.F. - OK
MAX DENSITY. ZR 23-22	F.A. / 680 = (3803.6 - 165.0) / 680 = 5.35 D.U.
PROPOSED	5 D.U. = OK

HEIGHT REQUIREMENTS	
MAX HEIGHT ZR 23-662(a) tab.1	MIN. BASE HEIGHT PERMITTED = 30'-0" MAX BASE HEIGHT PERMITTED = 40'-0" MAX BUILDING HEIGHT PERMITTED = 50'-0"
PROPOSED	PROPOSED BASE HEIGHT = 40'-0" PROPOSED BUILDING HEIGHT = 50'-0"

STREET WALL LOCATION	
FRONT YARD. ZR: 23-661(b)(2)	THE #STREET WALL# SHALL BE LOCATED NO CLOSER TO THE #STREET LINE# THAN THE #STREET WALL#, OR PORTION THEREOF, OF AN EXISTING ADJACENT #BUILDING# ON AN ADJOINING #ZONING LOT# LOCATED ON THE SAME #STREET# FRONTAGE
ADJACENT BUILDING'S	PROPOSED BUILDING IS NO CLOSER TO STREET LINE OF THE ADJACENT BUILDING

YARD REGULATIONS	
SIDE YARDS. ZR 23-462 (c)	NONE REQD, OR 8'-0" SIDE YARD IF ANY OPEN AREA
PROPOSED	0 OVER 0 = O.K.
REAR YARD. ZR 23-47	A REAR YARD WITH A MINIMUM DEPTH OF 30 FEET SHALL BE PROVIDED WHERE SUCH REAR LOT LINE
PROPOSED	=30'-0" PROVIDED

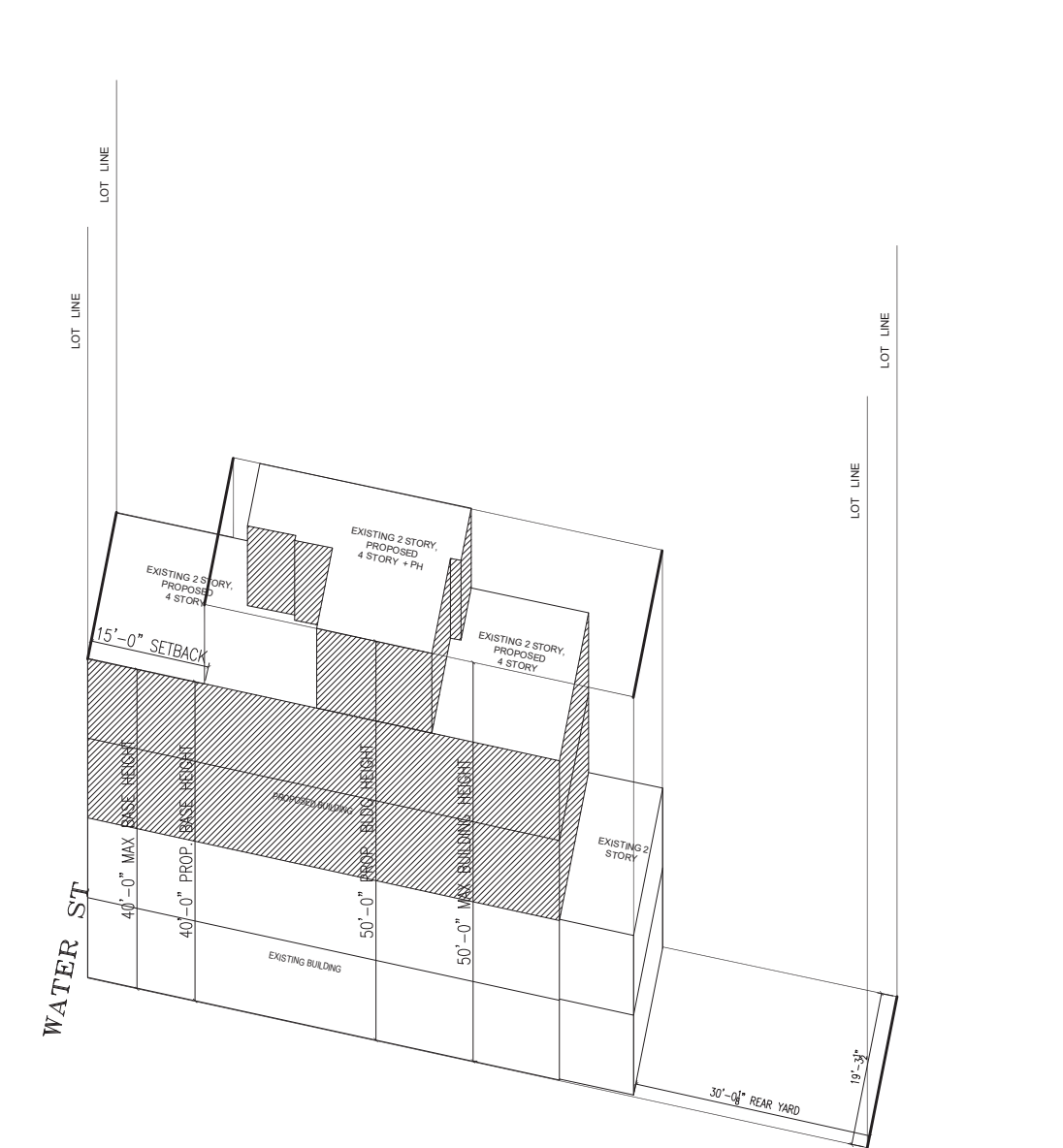
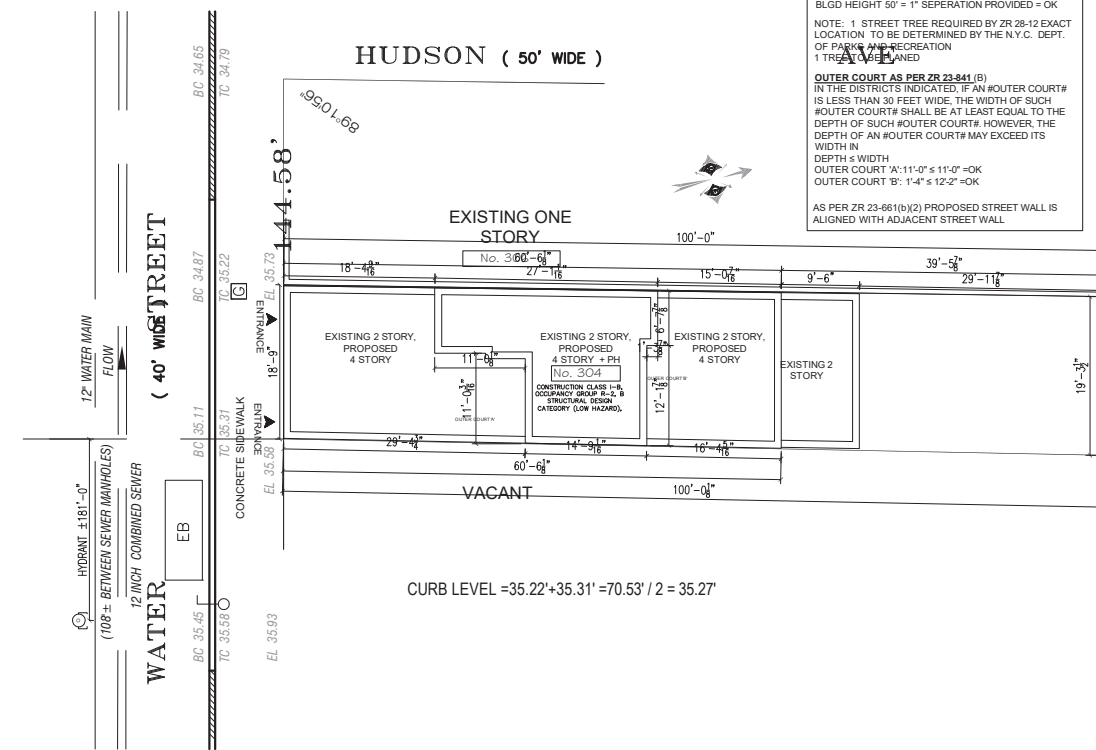
SETBACK REGULATIONS	
FRONT SETBACK ZR: 23-662.C(1)	A SETBACK WITH A DEPTH OF AT LEAST 15 FEET SHALL BE PROVIDED FROM ANY #STREET WALL# FRONTING ON A #NARROW STREET#.
PROPOSED.	OK

PARKING REQUIREMENTS	
ZR 25-241 50% X D.U.	=5 D.U. X 50% = 2.5 SPACES
PROPOSED	0 PROVIDED (PARKING WAIVED AS PER ZR 25-261) UP TO 5 SPACES
BICYCLE PARKING ZR 25-811	=5 D.U. X 50% = 2.5 SPACES
PROPOSED	BICYCLE PARKING IS WAIVED LESS THEN 10 DWELLING UNITS

PLANTING REQUIREMENTS	
ZR 23-03 TREE PLANTING	REQ'D ; ONE TREE FOR EVERY 25' OF FRONTAGE
EXISTING FRONTAGE	18'-9" / 25 = 1.0
PROPOSED TREE	1 TREE TO BE PLANTED

BALCONY REGULATIONS	
BALCONIES ZR: 23-132	AS PER ZR 23-132 PROVIDED THAT SUCH BALCONY SHALL: HAVE AN AGGREGATE WIDTH, AT THE LEVEL OF ANY #STORY#, NOT EXCEEDING 50 PERCENT OF THE WIDTH AT THAT LEVEL OF THE PLANE SURFACE OF THE #BUILDING# WALL FROM WHICH IT PROJECTS.
PROPOSED	1 BALCONY X 8'-16" = 8'-6" PROPOSED STREET WALL WIDTH = 18'-7" X 50% = 9'-3.5" = OK

LEGAL WINDOW DISTANCE REQUIREMENTS	
BULKHEAD ZR: 23-861	THE MINIMUM DISTANCE BETWEEN A #LEGALLY REQUIRED WINDOW# AND: (A) ANY WALL; (B) A #REAR LOT LINE#, OR VERTICAL PROJECTION THEREOF; OR (C) A #SIDE LOT LINE#, OR VERTICAL PROJECTION THEREOF; SHALL BE 30 FEET, MEASURED IN A HORIZONTAL PLANE AT THE SILL LEVEL OF, AND PERPENDICULAR TO, SUCH WINDOW FOR THE FULL WIDTH OF THE ROUGH WINDOW OPENING.
PROPOSED	=OK



AS PER BC 1613.7 EARTHQUAKE REQUIREMENTS:
 1" BLDG. SEPARATION REQUIRED FOR EACH 50' OF BUILDING HEIGHT
 BLDG HEIGHT 50' = 1" SEPERATION PROVIDED = OK
 NOTE: 1 STREET TREE REQUIRED BY ZR 28-12 EXACT LOCATION TO BE DETERMINED BY THE N.Y.C. DEPT. OF PARKS AND RECREATION
 1 TREE TO BE PLANTED
 OUTER COURT AS PER ZR 23-641 (B) IN THE DISTRICTS INDICATED, IF AN #OUTER COURT# IS LESS THAN 30 FEET WIDE, THE WIDTH OF SUCH #OUTER COURTS# SHALL BE AT LEAST EQUAL TO THE DEPTH OF SUCH #OUTER COURT#. HOWEVER, THE DEPTH OF AN #OUTER COURT# MAY EXCEED ITS WIDTH IN DEPTH < WIDTH
 OUTER COURT 'A': 11'-0" x 11'-0" = OK
 OUTER COURT 'B': 1'-4" x 12'-2" = OK
 AS PER ZR 23-661(b)(2) PROPOSED STREET WALL IS ALIGNED WITH ADJACENT STREET WALL

