



ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

JOB #B08012111-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) 585
 Street Name KNICKERBOCKER AVENUE

Borough BROOKLYN
 Block 3344
 Lot (s) 2
 BIN 3326407

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 of documents with the Department.

NIKOLAI KATZ RA

Name (please print)

Signature _____ Date _____

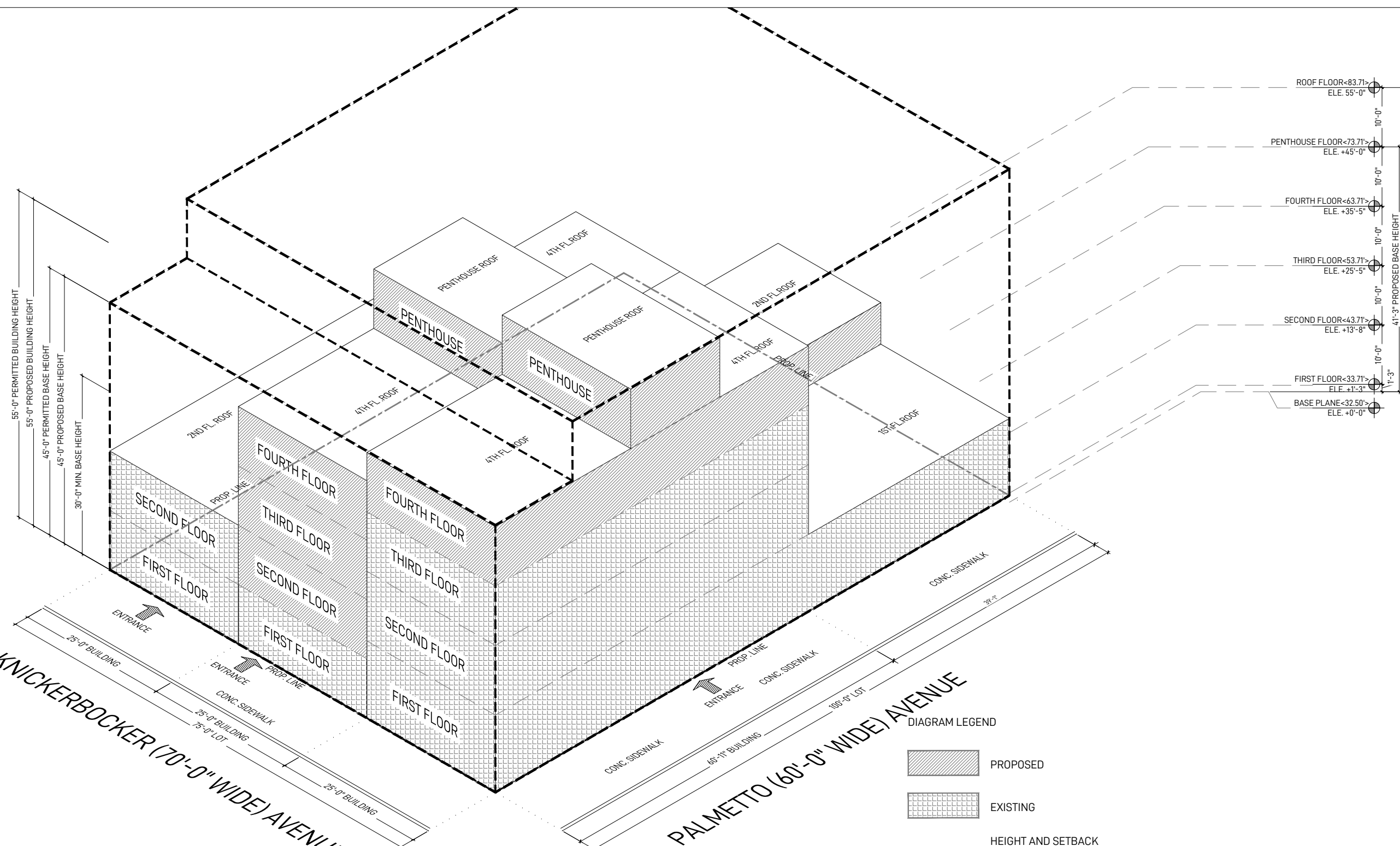


P.E. / R.A. Seal (Use seal and sign and date over seal)

Internal Use Only

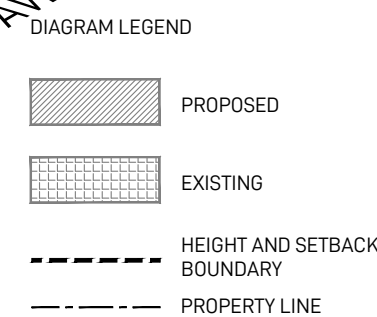
BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



55'-0" PERMITTED BUILDING HEIGHT
 55'-0" PROPOSED BUILDING HEIGHT
 45'-0" PERMITTED BASE HEIGHT
 45'-0" PROPOSED BASE HEIGHT
 30'-0" MIN. BASE HEIGHT

ROOF FLOOR $\leq 83.71'>$
 ELE. 55'-0"
 10'-0"
 PENTHOUSE FLOOR $\leq 73.71'>$
 ELE. +45'-0"
 10'-0"
 FOURTH FLOOR $\leq 63.71'>$
 ELE. +35'-5"
 10'-0"
 THIRD FLOOR $\leq 53.71'>$
 ELE. +25'-5"
 10'-0"
 SECOND FLOOR $\leq 43.71'>$
 ELE. +13'-8"
 10'-0"
 FIRST FLOOR $\leq 33.71'>$
 ELE. +1'-3"
 11'-3"
 BASE PLANE $\leq 32.50'>$
 ELE. +0'-0"
 51'-3" PROPOSED BUILDING HEIGHT

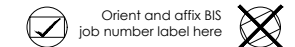


ISOMETRIC DIAGRAM:
NTS



ZD1 Zoning Diagram

Must be typewritten.



JOB #B08012111-11

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15. Yes No

Location Information

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 Street Name KNICKERBOCKER AVENUE
 Borough BROOKLYN
 Block 3344
 Lot (s) 2
 BIN 3326407

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NIKOLAI KATZ RA

Name (please print)

Signature _____ Date _____

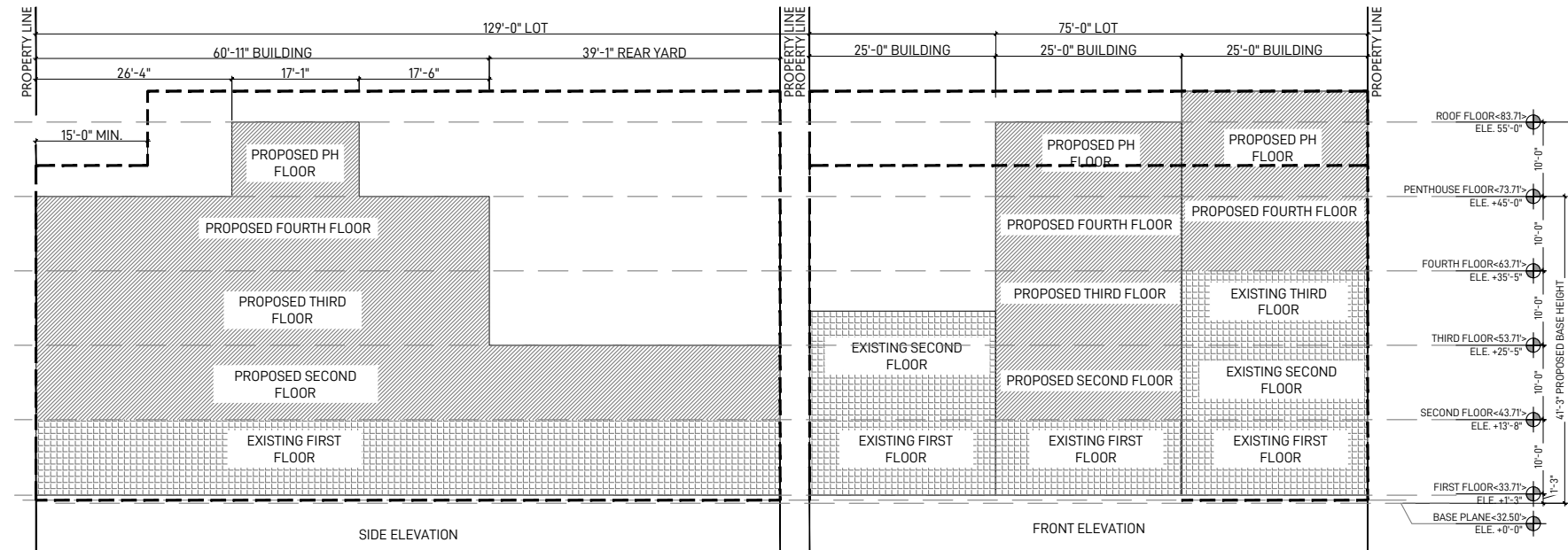


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PLAN EXAMINER SIGN AND DATE



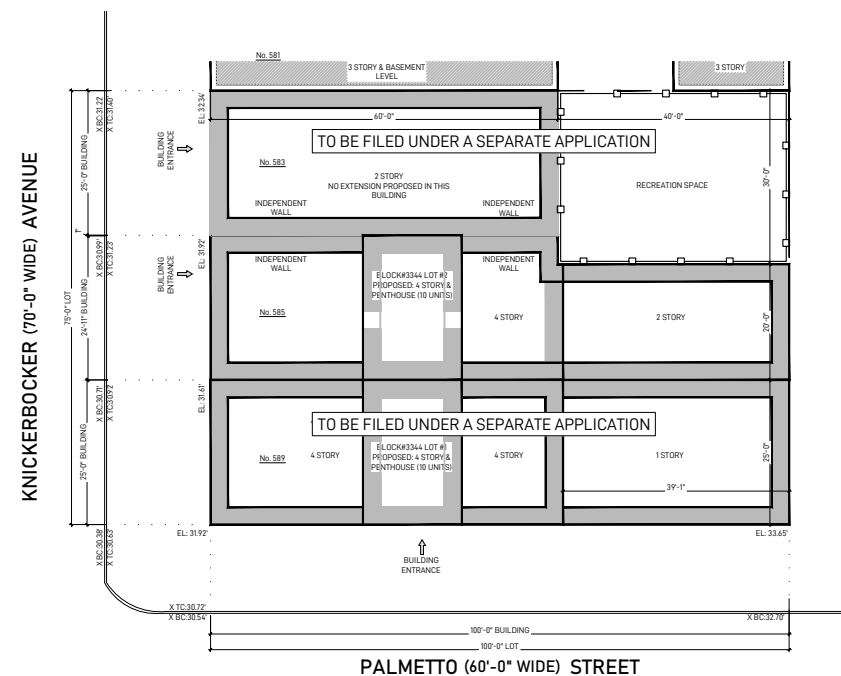
SECTION DIAGRAM: NTS

FRONT VIEW NTS

TOTAL RESIDENTIAL FLOOR AREA						
FLOOR	EXISTING GROSS	EXISTING NET	PROPOSED	RESIDENTIAL GROSS FLOOR AREA	TOTAL DEDUCTIONS	TOTAL ZFA
589	8045.83 SQ. FT.	5545.83 SQ. FT.	1950.00 SQ. FT.	9995.83 SQ. FT.		
585	2300.00 SQ. FT.	2300.00 SQ. FT.	5772.92 SQ. FT.	8072.92 SQ. FT.	4883.75 SQ. FT.	16185.00 SQ. FT.
583	3000.00 SQ. FT.	1500.00 SQ. FT.		3000.00 SQ. FT.		
TOTAL	13345.83 SQ. FT.	9345.83 SQ. FT.	7722.92 SQ. FT.	21068.75 SQ. FT.	4883.75 SQ. FT.	16185.00 SQ. FT.

TOTAL FLOOR AREA			
	RESIDENTIAL	COMMUNITY FACILITY	TOTAL
583	16185.00 SQ. FT.	1500.00 SQ. FT.	
TOTAL	16185.00 SQ. FT.	1500.00 SQ. FT.	17685.00 SQ. FT.

ZONING ANALYSIS :			
ITEM	PERMITTED / REQUIRED	EXISTING	PROPOSED
ZR 22-12	USE PERMITTED	USE GROUP 2	NO CHANGE
ZR 23-153	MAX F.A.R. R6 (Q.H.)	2.2 - 7,500.00 x 2.2 = 16,500 SF	13,345.83 SQ. FT.
ZR 23-156	LOT COVERAGE	100% 7,500 x .100 = 7,500.00 SF	6,300.00
ZR 23-22	DENSITY	16,500(FAR) / 680 (FACTOR) = 24.26 24 UNITS PERMITTED	4 UNITS
ZR 23-32	MINIMUM LOT AREA	1,700 SF	7,500.00 SQ. FT.
ZR 23-32	MINIMUM LOT WIDTH	18 FT	75'-0"
YARDS			
ZR 23-45	FRONT YARD	NOT REQUIRED	0'-0"
ZR 23-462	SIDE YARD	0'-0" OR 8'-0"	0'-0"
ZR 23-541	REAR YARD	0'-0"	0'-0"
HEIGHT AND SETBACK			
ZR 23-661 (B)(2)	STREET WALL LOCATION	On zoning lots with at least 50 feet of frontage along a street line, the street wall shall be located no closer to the street line than the closest street wall, or portion thereof, of an existing adjacent building on the same or an adjoining zoning lot located on the same street frontage, that is both within 15 feet of the street line and within 25 feet of such Quality Housing building.	STREET WALL IS LOCATED 0'-0" FROM THE STREET LINE. ALIGNED WITH ADJACENT BUILDING 585
ZR 23-662 (a)	MINIMUM BASE HEIGHT	30'-0"	15'-0"
	MAXIMUM BASE HEIGHT	45'-0"	41'-3"
	MAXIMUM BUILDING HEIGHT	55'-0"	51'-3"
ZR 23-621 (C) (1)	DORMER	Dormers shall be allowed as a permitted obstruction, provided that on any street frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the width of the street wall of the highest story entirely below the maximum base height. For each foot above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the street wall width of the highest story entirely below the maximum base height.	PROPOSED DORMER HEIGHT 10'-0" PROPOSED BUILDING WIDTH 60'-11" 60'-11" X .50 = 30'-5.5" PERMITTED PROPOSED 17'-1"
PARKING REQUIREMENTS			
ZR 25-241	RESIDENTIAL PARKING WHEN LOT IS LESS THAN 10,000 SF	50% OF NEW DWELLING UNITS - PROPOSED 10 NEW UNITS 3 IN #589 AND 7 IN #585 *50 = 5 REQUIRED	N/A
ZR 25-261	PARKING WAIVER FOR R6	UP TO 5 SPACES	N/A
ZR 25-262	PARKING WAIVER FOR CONVERSIONS	UP TO 20 SPACES	N/A
ZR 25-811	BICYCLE PARKING	1 PER 2 DWELLING UNITS - 22 UNITS / 2 = 11 REQUIRED	N/A
ZR 23-03 ZR 26-41	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE 175'-0' / 25' = 7 REQUIRED	N/A



SITE PLAN: NTS

