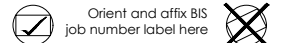




# ZD1 Zoning Diagram

Must be typewritten.



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) 486  
 Street Name FLUSHING AVE  
 Borough BROOKLYN  
 Block 1717  
 Lot (s) 29  
 BIN 3429276

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. (seal) \_\_\_\_\_ Date over \_\_\_\_\_

Internal Use Only

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

PLAN EXAMINER SIGN AND DATE

## PROJECT INFORMATION

**486 FLUSHING AVENUE,**  
**BROOKLYN, NY 11205**  
**BLOCK: 1717 LOT: 29**  
**ZONING: M1-2**  
**COMMERCIAL OVERLAY: NONE**  
**ZONING MAP: 13b**  
**SCOPE OF WORK:**  
 PROPOSED 4 STORY MIXED USE BUILDING.

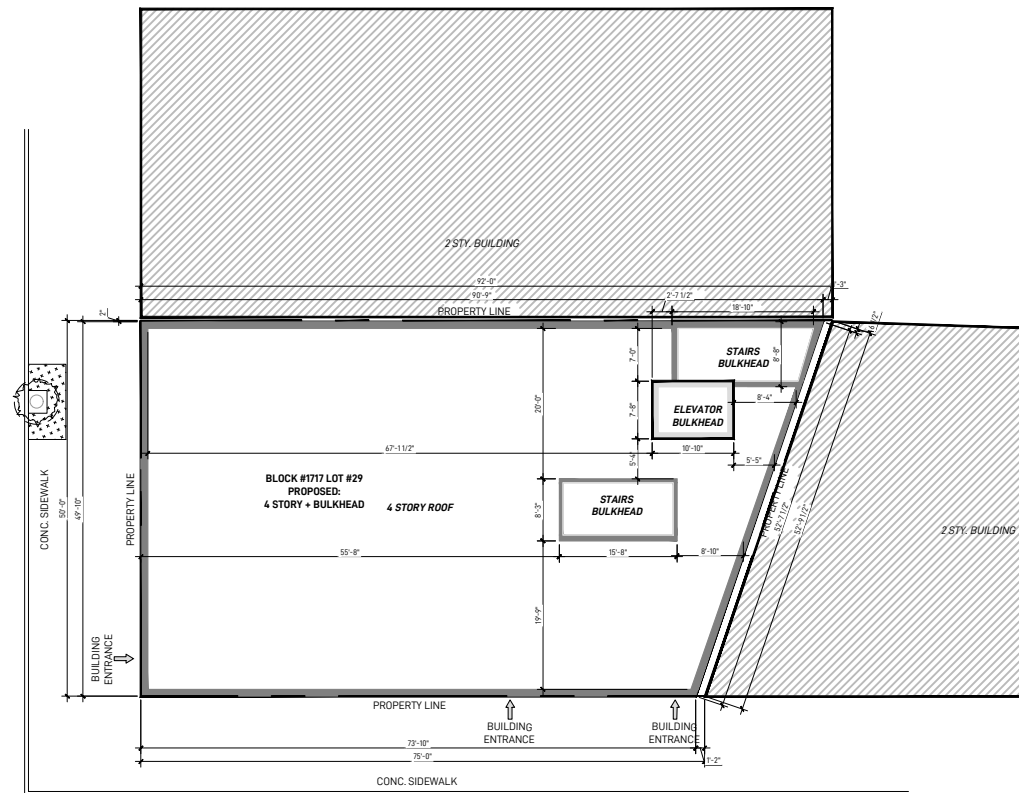
**COMMUNITY BOARD : 303**  
**USE GROUP: III(B),VII**  
**OCCUPANCY GROUP: A3,**  
**CONSTRUCTION CLASS: IIA**  
**MULTIPLE DWELLING CLASS: N/A**

- TOTAL ZONING LOT AREA = **4,175.00 SF** SEE SHEET Z-002 FOR LOT AREA CALCULATION
- TOTAL GROSS FLOOR AREA = **22,108.29 SF** SEE SHEET Z-003 FOR GROSS F.A
- TOTAL ZONING FLOOR AREA = **17,637.55 SF**

ZONING ANALYSIS:			
ITEM	PERMITTED / REQUIRED	PROPOSED	
ZR 42-11	USE PERMITTED	III(B),VII	III(B),VII
ZR 42-17	MAX FLOOR AREA RATIO M1-2 (COMMUNITY FACILITY)	4.175 X 4.8 = 20.040	PROPOSED 16,031.67SF (SEE TABLE ABOVE) = 4.224 FAR
ZR 43-12	MAX F.A.R. COMMERCIAL	4.175 X 2.00 = 8.350	PROPOSED 1,605.89SF (SEE TABLE ABOVE) = 0.38 FAR
ZR 43-122	MAX FLOOR AREA RATIO M1-2 (COMMUNITY FACILITY)	4.175 X 4.8 = 20.040	PROPOSED COMBINED TOTAL 17,637.56 SF
YARDS			
	FRONT YARD	0'-0"	0'-0"
ZR 43-25	SIDE YARD	0'-0" - 8'-0"	0'-0"
ZR 43-311	REAR YARD (within 100' of corners)	0'-0"	0'-0"
HEIGHT AND SETBACK			
ZR 43-43	MAXIMUM HEIGHT OF FRONT WALL	60'-0"	60'-0"
	SKY EXPOSURE PLANE RATIO	1 TO 2.7	1 TO 2.7
	INITIAL SETBACK DISTANCE	20'-0"	N/A
ZR 43-42 (e)	PERMITTED OBSTRUCTIONS	Elevator or stair bulkheads (1) such obstructions shall be located not less than 10 feet from the street wall of a building. (2) all mechanical equipment shall be screened on all sides; (3) such obstructions and screening are contained within a volume that complies with one of the following: (i) the lot coverage of all such obstructions does not exceed 20 percent of the lot coverage of the building, limited to a maximum height of 25 feet,	21'-8" FROM STREET WALL. ELEVATOR / STAIRS: 236 SF PROPOSED BUILDING 4,150.70 X 236 = 830.14 + 236 = OK 20'-0" HEIGHT
PARKING REQUIREMENTS			
ZR 44-21	HOUSE OF WORSHIP FACILITY'S LARGEST ROOM	1 PER 15 PERSON - 132 PERSONS / 15 = 8.8 - 9 PARKING SPACES REQUIRED	NONE PROPOSED WAIVED PER 44-23
ZR 44-21	OFFICE	PRC-A3-1 PER 300 SF - 1,468 SF / 300 = 4.8 - 5 PARKING SPACES REQUIRED	NONE PROPOSED WAIVED PER 44-23
ZR 44-23	PARKING WAIVER	UP TO 15 SPACES	14 SPACE WAIVED
ZR 43-02	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE - 125'-0' / 25 = 5	1 EXISTING 4 TREES TO BE PAID INTO TREE FUND = 5
ZR 44-60	BICYCLE PARKING	PHILANTHROPIC OR NON-PROFIT INSTITUTIONS WITH SLEEPING ACCOMMODATIONS 1 PER 2,000 SQUARE FEET OF FLOOR AREA.	18536 / 2000 9.26 REQUIRED 10 PROVIDED

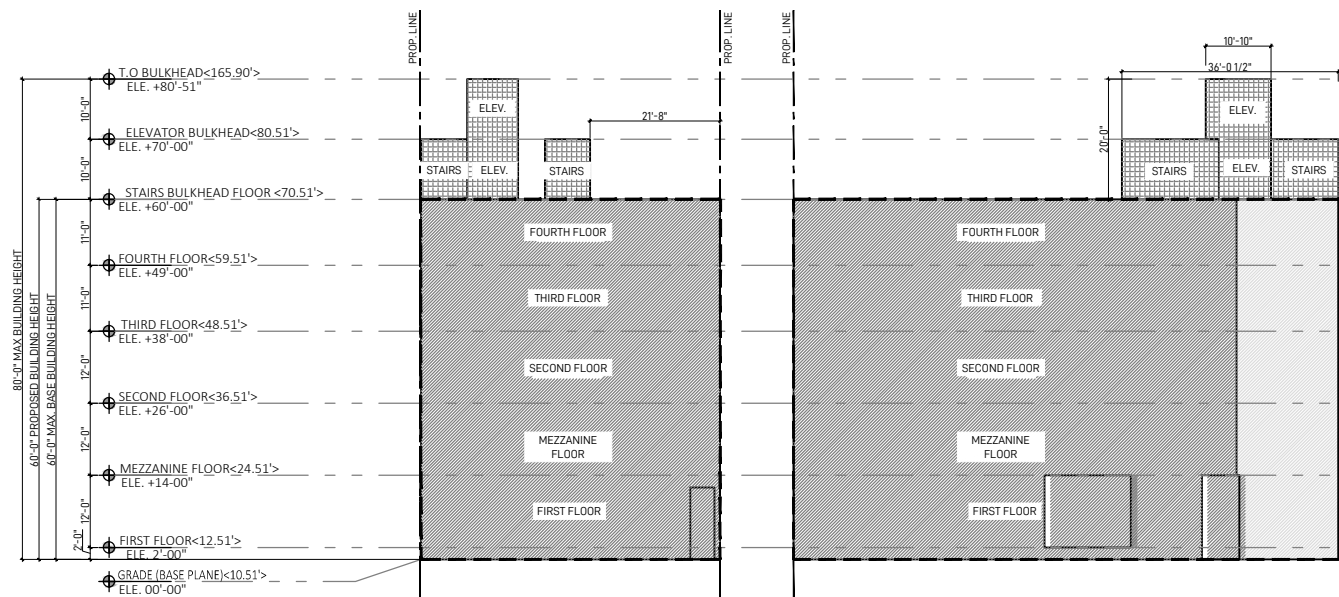
FLOOR AREA				
FLOOR	TOTAL PROPOSED	TOTAL COM. F. ZFA	TOTAL COMMERCIAL	TOTAL ZFA
CELLAR	4100.87 SQ. FT.			
FIRST FLOOR	4022.45 SQ. FT.	4022.45 SQ. FT.		4022.45139 SQ. FT.
MEZZANINE FLOOR	1312.50 SQ. FT.	1312.50 SQ. FT.		1312.50000 SQ. FT.
SECOND FLOOR	4100.87 SQ. FT.	4100.87 SQ. FT.		4100.86806 SQ. FT.
THIRD FLOOR	4100.86806 SQ. FT.	3297.92361 SQ. FT.	802.94444 SQ. FT.	4100.86806 SQ. FT.
FOURTH FLOOR	4100.86806 SQ. FT.	3297.92361 SQ. FT.	802.94444 SQ. FT.	4100.86806 SQ. FT.
STAIRS BULKHEAD	251.67 SQ. FT.			
ELEVATOR BULKHEAD	118.19 SQ. FT.			
TOTAL	22,108.29 SQ. FT.	16,031.67 SQ. FT.	1,605.89 SQ. FT.	17,637.55556 SQ. FT.

FLUSHING AVENUE (70'-0" WIDE) STREET



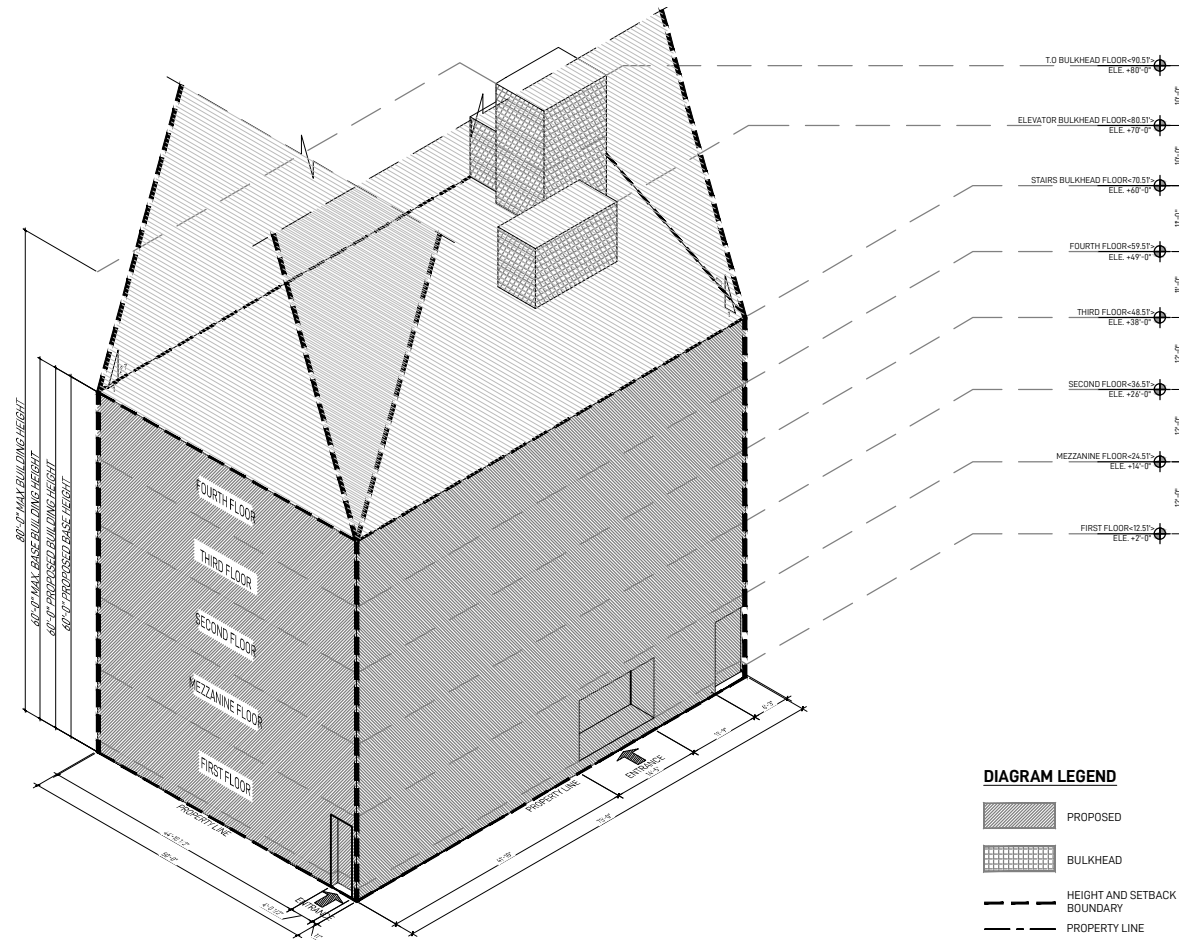
SITE PLAN:  
NTS

WALWORTH (50'-0" WIDE) STREET



SECTION DIAGRAM:  
NTS

FRONT VIEW  
NTS



### DIAGRAM LEGEND

- PROPOSED
- BULKHEAD
- HEIGHT AND SETBACK BOUNDARY
- PROPERTY LINE

