

3 STORY FRAME
PARALLEL WITH MANHATTAN AVENUE
LOT: 25'-0"

CLAY STREET
(60' WIDE)

PARALLEL WITH CLAY STREET
LOT: 100'-0"

PARALLEL WITH CLAY STREET
LOT: 100'-0"



SITE DATA
ADDRESS: 1110 MANHATTAN AVE.
BROOKLYN, NY 11222
BLOCK: 2488
LOT: 7
ZONE: R7A/C2-4
MAP: 13a
AREA: 2,504.5 sf

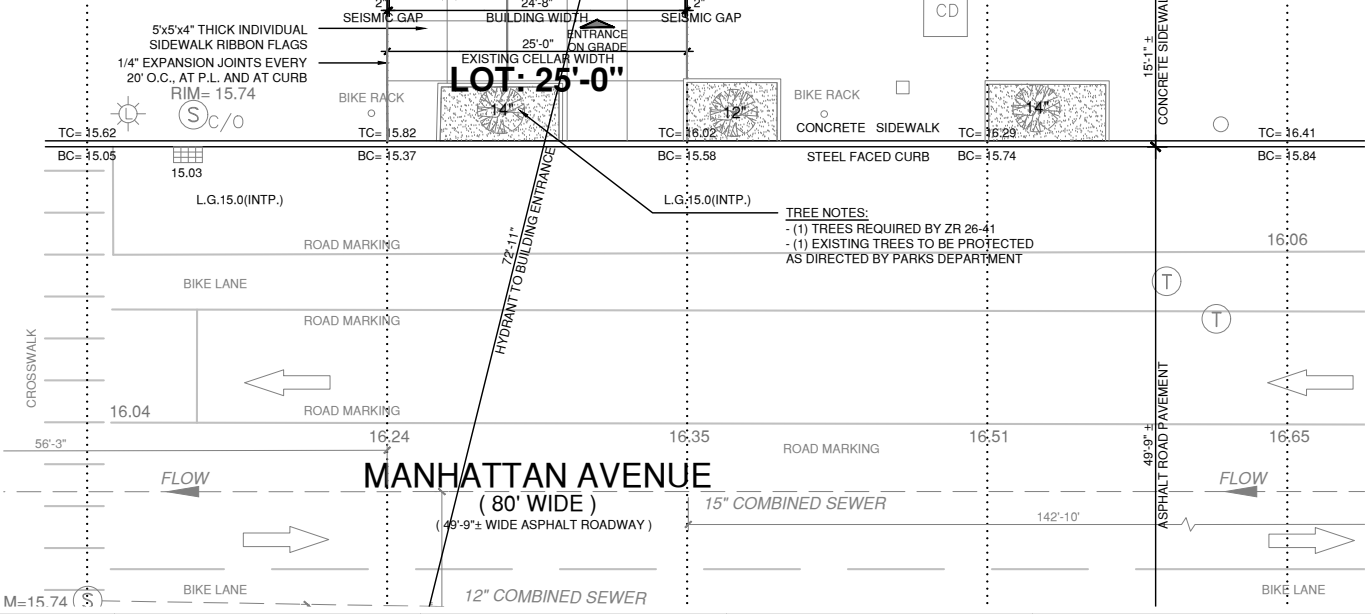
ALL INFORMATION OBTAINED BY SURVEY PROVIDED BY CITY BOROUGH LAND SURVEYING PLLC, SURVEY INDICATES THAT ALL ELEVATIONS SHOWN REFER TO THE 1988 NAVD

ABBREVIATIONS
BC/TC BOTTOM/TOP OF CURB
PPL PROPOSED PROPERTY LINE ELEVATION
PL EXISTING PROPERTY LINE
PTC PROPOSED TOP CURB
TC EXISTING TOP CURB
PBC PROPOSED BOTTOM CURB
BC EXISTING BOTTOM CURB
CL CENTER LINE
LG LEGAL GRADE

LEGEND
○ UTILITY POLE
W WATER VALVE
G GAS VALVE
S FIRE HYDRANT
S SEWER MANHOLE
T TRAFFIC FLOW AND DIRECTION
S COMBINED SEWER
W WATER MAIN
T TREE & TREE PIT

1110 Manhattan Avenue Brooklyn, New York

ZR Section	Subject	Permitted/Required	Proposed/Provided	Notes/Reference
ZR 22-10	Permitted Residential Use Groups	1,2	2	See Schedule A
ZR 32-10	Permitted Commercial and Community Facility Use Groups	3,4,5,6,8,9,10		See Schedule A
Use Regulations				
Bulk Regulations				
ZR 34-11	General Provisions			The bulk regulations of Article II, Chapter 3, shall apply to all residential buildings in accordance with the provisions of this Section, except as modified by the provisions of Sections 34-21 through 34-24, relating to Exceptions to Applicability of Residence District Controls.
ZR 34-221	Maximum Zoning Floor Area			Complies
	Maximum Zoning Floor Area			The maximum floor area ratio on a zoning lot shall be the applicable maximum floor area ratio permitted pursuant to the provisions of Article II, Chapter 3
	Max Residential FAR	3.45	3.44	as per ZR 23-154b)
	Maximum Floor Area	8,640.93 sf	8,621.00 sf	Inclusionary Housing Designated Area See Zoning Area Diagrams Z-004-Z-005
	Lot Coverage and Open Space Requirements			
	Max Residential Lot Coverage (Corner Lot)	100%	67.91%	Within 100 ft of a corner as per ZR 23-105(b)(1)
	Maximum coverage in floor area	2,504.50 sf	1,685.93 sf	See Lot Coverage Diagram Z-004 (balconies & terraces are included in lot coverage)
ZR 23-22	Density			Complies
	Max Number of Dwelling Units	13 DU's	6 DU's	See Schedule A
ZR 23-32	Lot Area and Lot Width Regulations			See Survey
	Minimum Lot Width	18 ft	25 ft	See Survey
	Minimum Lot Area	1,700 sf	2,504.50 sf	See Survey
ZR 34-231	Modification of Front Yard Requirements	None Required	None Proposed	Complies
ZR 34-232	Modification of Side Yard Requirements	None Required	None Proposed	8'-0" minimum if provided
ZR 23-47	Rear Yard	30 ft	None Proposed	Rear Yard not required. See ZR 23-541 below
ZR 23-541	Within One Hundred Feet of Corners	See Notes	See Notes	no rear yard shall be required within 100 feet of the point of intersection of two street lines. Portions of the rear yard within 100 feet of corner. See Site Plan Z-001
Height and Setback and Street Wall Location Regulations				
ZR 34-24(f)	Modification of Height and Setback Regulations			Complies
	The height and setback provisions of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) shall be modified by the provisions of Section 35-65			
ZR 35-65	Height and Setback Requirements for Quality Housing Buildings	See notes	See notes	The height and setback provisions of Sections 35-651 and the height and setback provisions of Section 35-652, shall apply to Quality Housing buildings. A dormer may be allowed as a permitted obstruction pursuant to paragraph (c)(1) of Section 23-621
ZR 35-651(a)(1)	Street Wall Location	See Notes	Complies as Noted	at least 70 percent of the aggregate width of street walls shall be located within eight feet of the street line
ZR 35-651(a)	Street Wall Articulation	See Notes	Complies as Noted	100% of street wall is within 8'-0" of street line. See Z-001 up to 50 percent of the aggregate width of street wall at any level, may recess or project beyond a such street wall to a depth of three feet
ZR 35-652	Maximum height of buildings and setback regulations			
ZR 35-652(a)	Building heights and permitted number of stories			For Quality Housing buildings#, the minimum and maximum base height, and maximum height of a building or other structure shall be as specified in paragraph (a) of Section 23-652
ZR 23-662	Residential Height and Setback Regulations			
Table 1	Minimum Base Height	40 ft	61'-5"	See Height diagram Drawing Z-002
	Maximum Base Height	65 ft	61'-5"	See Height diagram Drawing Z-002
	Maximum Building Height	80 ft	61'-5"	
ZR 23-662(c)(1)	Setback above Max Base Height	15 ft	NA	Building does not exceed maximum base height. See Drawing Z-002
Special Urban Design Guidelines				
ZR 33-03	Street Tree Planting & Planting Strip Requirements	See Notes	See notes	Street Trees as per ZR 25-41 shall be required. See below
ZR 25-41	Street Tree Planting & Planting Strip Requirements	1 tree per 25 ft, 25 ft x 25 ft = 1 tree	1 trees	1 Existing tree to remain.
Accessory Off-Street Parking, Bicycle Storage and Loading Regulations				
ZR 35-341	Required Accessory Off Street Parking			Complies
	Reduced Residential parking requirements: 30%	2 cars, 0.30 x 6 DU's = 1.8	See Notes	See parking waiver below
ZR 35-361	Waiver of Requirements	See notes	See Notes	Less than 15 cars required therefore parking may be waived
ZR 36-711	Required Bicycle Parking	1 per 2 Dwelling Units	Waived	10 DU's or less; therefore bicycle parking may be waived as per ZR 25-811(a)
Quality Housing Program				
ZR 28-12	Building Interior			Complies
	Relax & Storage Deposits	2.9 of per D.U.	Complies as Noted	Relax & room provided all floor. See floor plans / Drawings A-100 thru A-110
	Storage of refuse	2.9 x 6 = 17.4 cf	64 cf	Storage provided at Cellar. See drawing A-100
ZR 28-13	Laundry Facilities	See notes	See notes	Washer and Dryer located in Dwelling Units / Floor area deductions not taken
ZR 28-14	Daylight in Corridors	See notes	See notes	50% of the corridor may be excluded from the definition of floor area, if a window with a clear, non-tinted, glazed area of at least 20 square feet is provided in such corridor. Zoning Deduction utilized See Drawing Z-004
ZR 28-21	Recreation Space & Planting Areas			Complies
	Minimum required recreation space (R7)	3.3%	13.9%	Outdoor recreation space provided at roof. See Drawing A-110
ZR 28-23	Planting Areas	285.14 sf	See Notes	The area of the zoning lot between the street line and the street wall of the building shall be planted at ground level. Planters provided. See 1st Floor Plan A-100
ZR 28-31	Safety & Security			Complies
	Density per corridor (R7)	11 Dwelling Units	1 Dwelling Unit	50% of the corridor may be excluded from the definition of floor area, if the # of D.U.'s is equal to or less than the given density. 50% of the corridor is deducted. See Drawings A-100 thru A-120 & Z-003



1 SITE PLAN
1/16"=1'-0"



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) 1110
Street Name MANHATTAN AVENUE

Borough BROOKLYN
Block 2488
Lot 7
BIN 3063764

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Name (please print) ROBERT BIANCHINI 11/02/2023

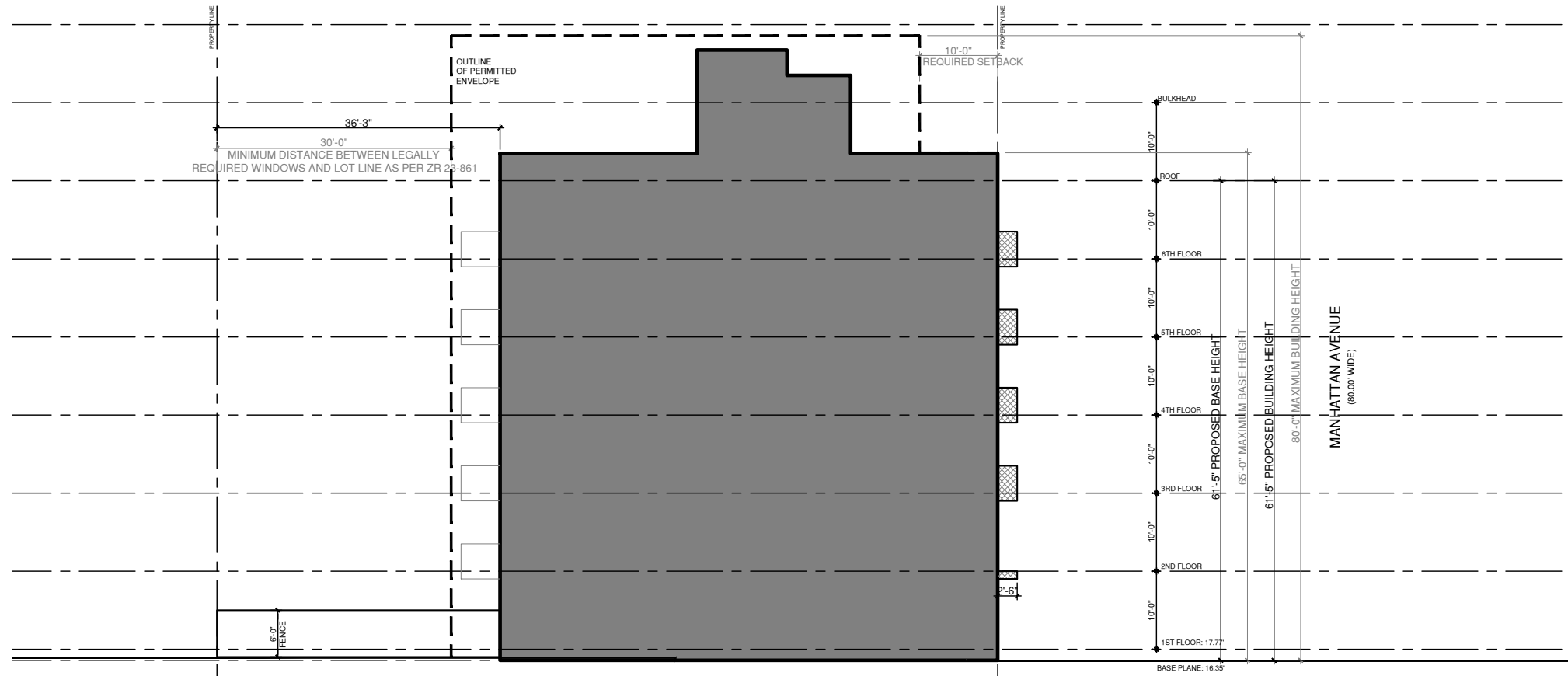
Signature Date

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

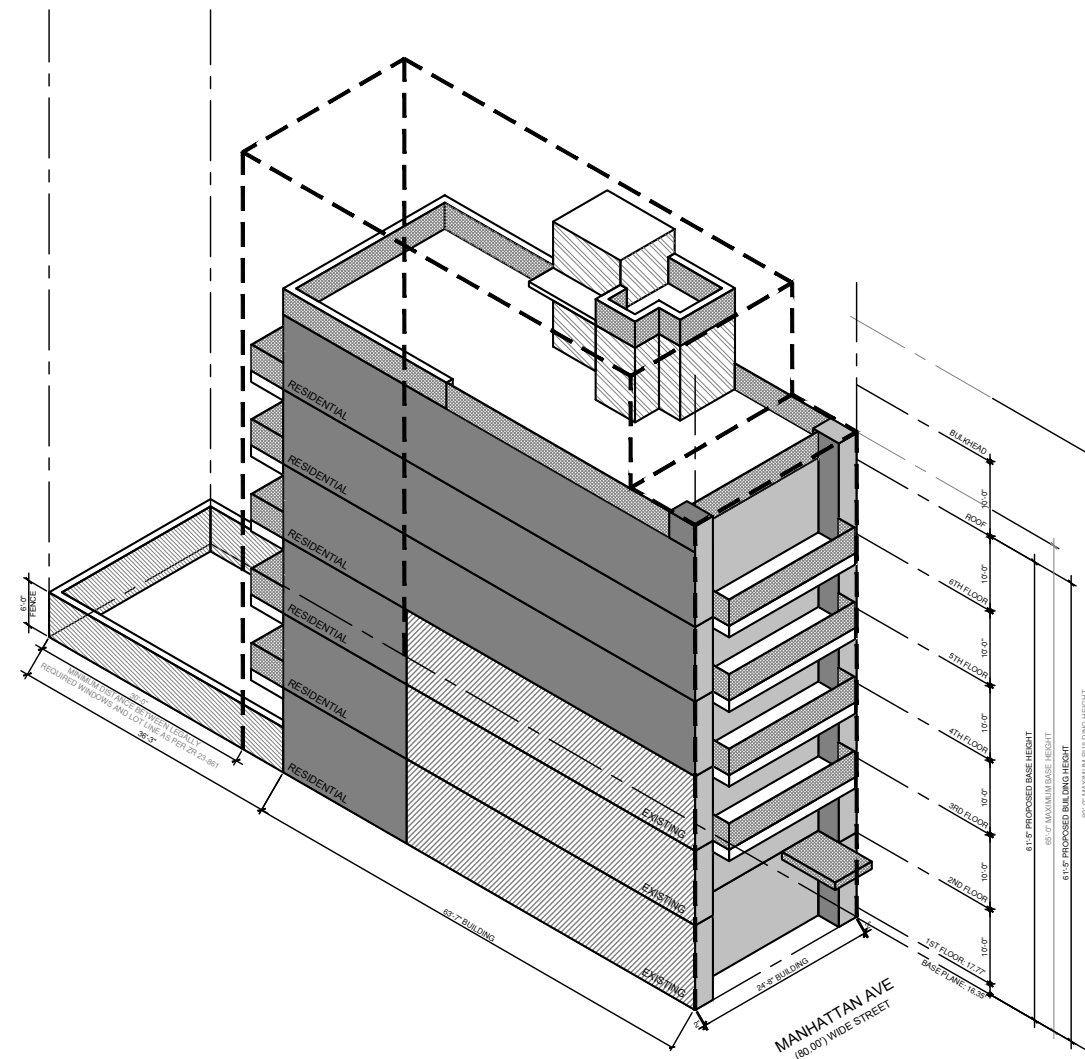
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PLAN EXAMINER SIGN AND DATE



1 BUILDING HEIGHT DIAGRAM
1/16"=1'-0"



1 AXONOMETRIC DIAGRAM
N.T.S.



ZD1 Zoning Diagram
Must be typewritten.

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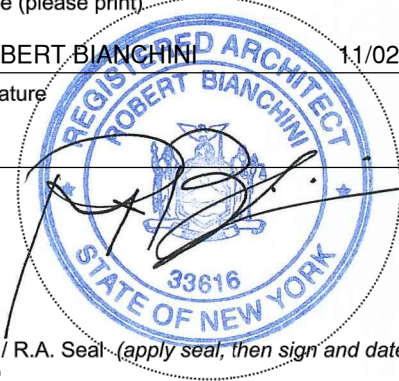
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