

ZONING CALCULATIONS AND BUILDING CODE ANALYSIS

ADDRESS: 1022 CORTELYOU ROAD, NY 11218

BLOCK: 5153 USE GROUP: 2, 6
 LOT: 9 OCC. GROUP: Mixed Occupancy (Residence + Commer.) Old Code
 MAP: 12d CONSTR. CL: Class 3 - Non-fireproof Structure (Old Code)
 ZONE: C2-4(R6A), R4A FIRE INDEX: 2

C.B.: 314 OUTSIDE FLOOD A-ZONE
 BIN#: 3118567 OUTSIDE 200 FEET RADIUS OF MTA SUBWAY LINES
 C OF O: NEW OUTSIDE ANY SPECIAL PURPOSE DISTRICTS
 OUTSIDE INCLUSIONARY HOUSING DESIGNATED AREA

Lot Size: 21'-7 $\frac{1}{2}$ " x 120'-6 $\frac{1}{2}$ " x 20'-0" x 112'-4" (IRR)
 Lot Area in R4A ZD: 165.9 sf
 Lot Area in C2-4(R6A) ZD: 2,162.8 sf
 Total Lot Area: 2,328.7 sf

PROPOSED IS EXPANSION AND ENLARGEMENT OF EXISTING MIXED COMMERCIAL AND RESIDENTIAL BUILDING. THE RESIDENTIAL PORTION OF THE BUILDING IS BEING DEVELOPED ACCORDING TO THE QUALITY HOUSING PROGRAM

77-11 Conditions for Application of Use Regulations to Entire Zoning Lot

Whenever a zoning lot existing on December 15, 1961, or on any applicable subsequent amendment thereto, is divided by a boundary between districts in which different uses are permitted, the use regulations applicable to the district in which more than 50 percent of the lot area of the zoning lot is located may apply to the entire zoning lot, provided that the greatest distance from the mapped district boundary to any lot line of such zoning lot in the district in which less than 50 percent of its area is located does not exceed 25 feet. Such distance shall be measured perpendicular to the mapped district boundary.

Whenever the use regulations are so applied, the district boundary may be assumed to be relocated accordingly, and the bulk, off-street parking and loading, and all other regulations applying to such expanded district shall apply to the entire zoning lot.

**- Portion of the Lot located in R4A ZD: 12'-5" x 20.00' x 4'-2" x 21'-7 $\frac{1}{2}$ " = 165.9 sf
 Therefore we propose to apply Use and Bulk regulations of C2-4(R6A) to entire Lot.**

35-31 Maximum FAR

The maximum permitted "commercial use" shall be as set in Article III, Chapter 3

The maximum permitted "residential use" shall be as set in Article II, Chapter 3

Provided that total of all such "floor area ratios" does not exceed the greatest "floor area ratio" permitted for any such use on the Zoning Lot

COMMERCIAL USE:

33-121 Maximum permitted Non-Residential Floor Area

Maximum permitted Commercial Floor Area (FAR 2.00): 2,328.7 x 2.0 = 4,657.4 sf

RESIDENTIAL USE:

23-153 Maximum Floor Area and Lot Coverage

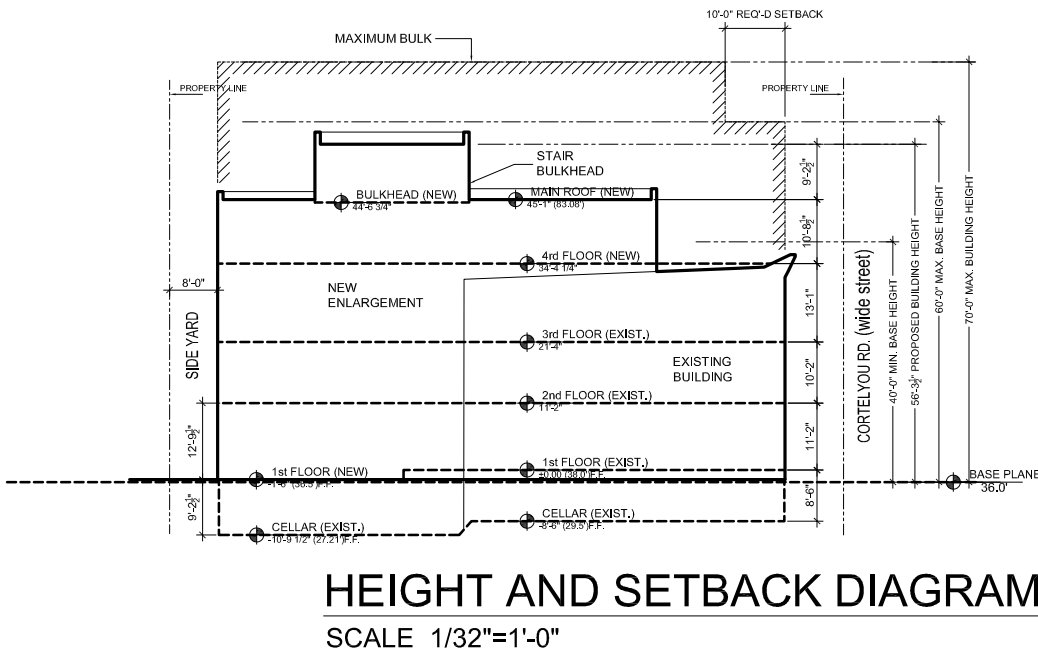
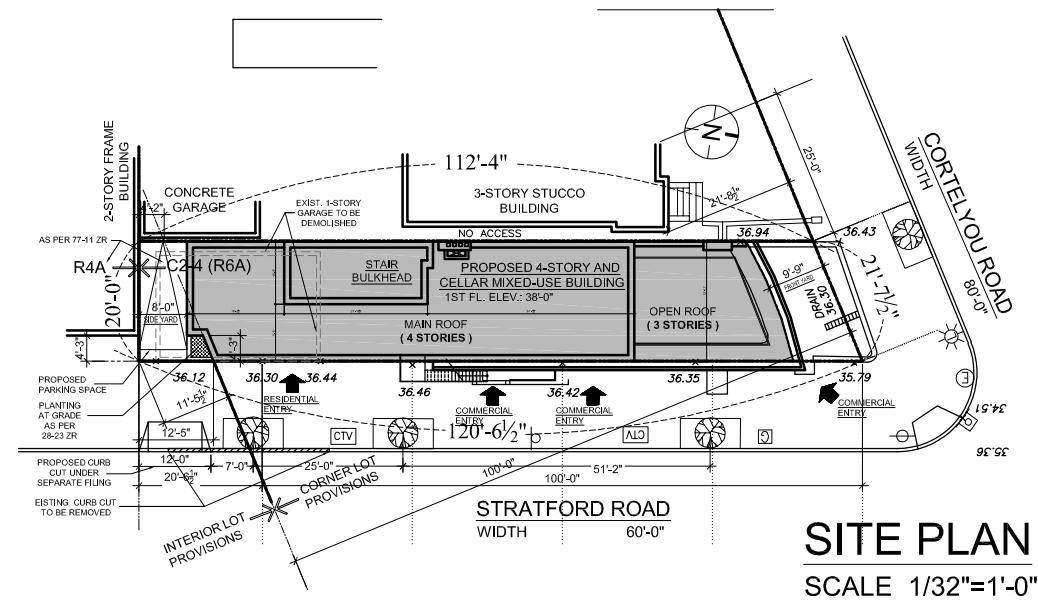
Maximum permitted Residential Floor Area (FAR 3.0): 2,328.7 x 3.0 = 6,986.1 sf

Maximum permitted Corner Lot Coverage (100%): 2,161.6 sq.ft. - see Z-003

Maximum permitted Interior Lot Coverage (65%): 161.7 sq.ft. x 0.65 = 108.6 sf - see Z-003

Total max. FAR: 3

Maximum Total Floor Area (FAR 3.0): 2,328.7 x 3.0 = 6,986.1 sf



Base Plane calculations

Adjoining Grade Level: (36.12'+36.30'+36.46'+36.42'+36.35'+35.79'+36.43) / 7 = 36.27'

Existing Curb Level: (35.88'+35.83'+35.91'+35.61'+35.55'+35.31'+35.41'+35.65') / 8 = 35.64

Proposed Base Plane: = 36.0'

Proposed Floor Areas:

Proposed Commercial Floor Area: 1,310.8 sf < 4,657.4 sf, OK;

Proposed Residential Floor Area: 5,670.9 sf < 6,986.1 sf, OK;

Proposed Total Floor Area: 6,981.7 sf < 6,986.7 sf, therefore OK

Proposed Lot Coverage (See Z-002):

Corner Lot portion: 1,928.03 sf < 2,161.6 sf, OK

Interior Portion portion: 8.9 sf < 108.6 sf, OK

35-54 Special Provisions Applying Adjacent to R1 Through R5 Districts

In the C2 districts, on zoning lots adjacent to zoning lots in R1, R2, R3, R4 or R5 Districts, a side yard at least eight feet wide shall be provided along the entire length of the common side lot line.

- Adjacent zone is R4A; 8'-0" Side Yard is provided along the common side lot line



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

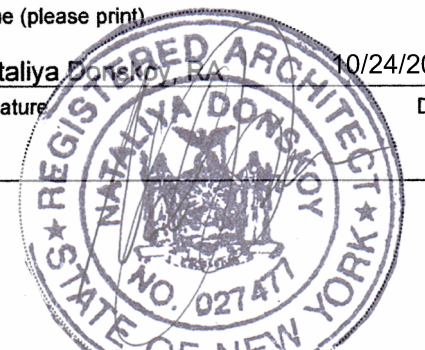
House No(s) 1022
 Street Name CORTELYOU ROAD
 Borough Brooklyn
 Block 5153
 Lot 9
 BIN 3118567

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) _____

Nataliya Dorskoy 10/24/2023

Signature _____ Date _____



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

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- *Adjacent zone is R4A; 8'-0" Side Yard is provided along the common side lot line*

35-60 MODIFICATION OF HEIGHT AND SETBACK REGULATIONS

35-61 Applicability

In C2 Districts mapped within R6A Districts, all buildings shall comply with the bulk regulations for Quality Housing buildings set forth in Sections 23-62 (Permitted Obstructions) and 23-66 (Height and Setback Requirements for Quality Housing Buildings).

23-661 Street wall location

- *At the corner portion of the lot the street wall is given by the existing building's wall along Cortelyou Road. The proposed new additional 4th story is not closer to the street than this existing wall.*
- *At the interior portion of the lot the proposed enlargement aligns with the street wall of the adjacent building along Stratford Road.*

23-662 Maximum height of buildings and setback regulations

In R6A District

Minimum Base Height : 40'-0"

Maximum Base Height: 60'-0"

Maximum Building Height: 70'-0"

(c) Setback requirements:

(1) 10'-0" from Street Walls facing a Wide Street; 15'-0" from Street Wall facing a Narrow Street.

- *Proposed Building Height: 46'-8" (103.125')*
- *No Setbacks proposed*
- *No Setbacks required, as the building's height is below Maximum Base Height*

36-20 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES

36-21 General Provisions Commercial Portion

1 per 1,000 sf of Floor Area (U.G. 6[PRC-B] in C2-4 ZD).

- *Required Accessory off-street Parking: 1,304.4 / 1000 = 1.3, say 1 space*

36-232 In districts with very low parking requirements

- *Parking Waiver: 40 parking spaces.*
- *Therefore No Accessory Off-street parking provided for Commercial Use.*

25-23 Required Accessory Off-Street Parking (Residential portion)

Required number of parking spaces 50% of number of D.U. in R6A districts

- *Proposed Dwelling Units: 7*
- *50% of 7 result : 4 parking spaces*

36-361 Waiver of Requirements for Small Number of Spaces

Maximum number of Parking Spaces to be waived in C2-4 districts surrounded by R6 districts: 5

- *4 < 5, No Parking required.*
- *One parking space proposed at Side Yard (voluntary).*

36-711 Enclosed Bicycle Parking Spaces (Residential portion)

Number of Spaces to be provided: 1 per 2 dwelling units.

Waiver for bicycle parking spaces in buildings containing 10 D.U. of less

- *Proposed number of units: 7 ; 7<10, no bicycle parking spaces required or proposed.*

(Commercial Portion)

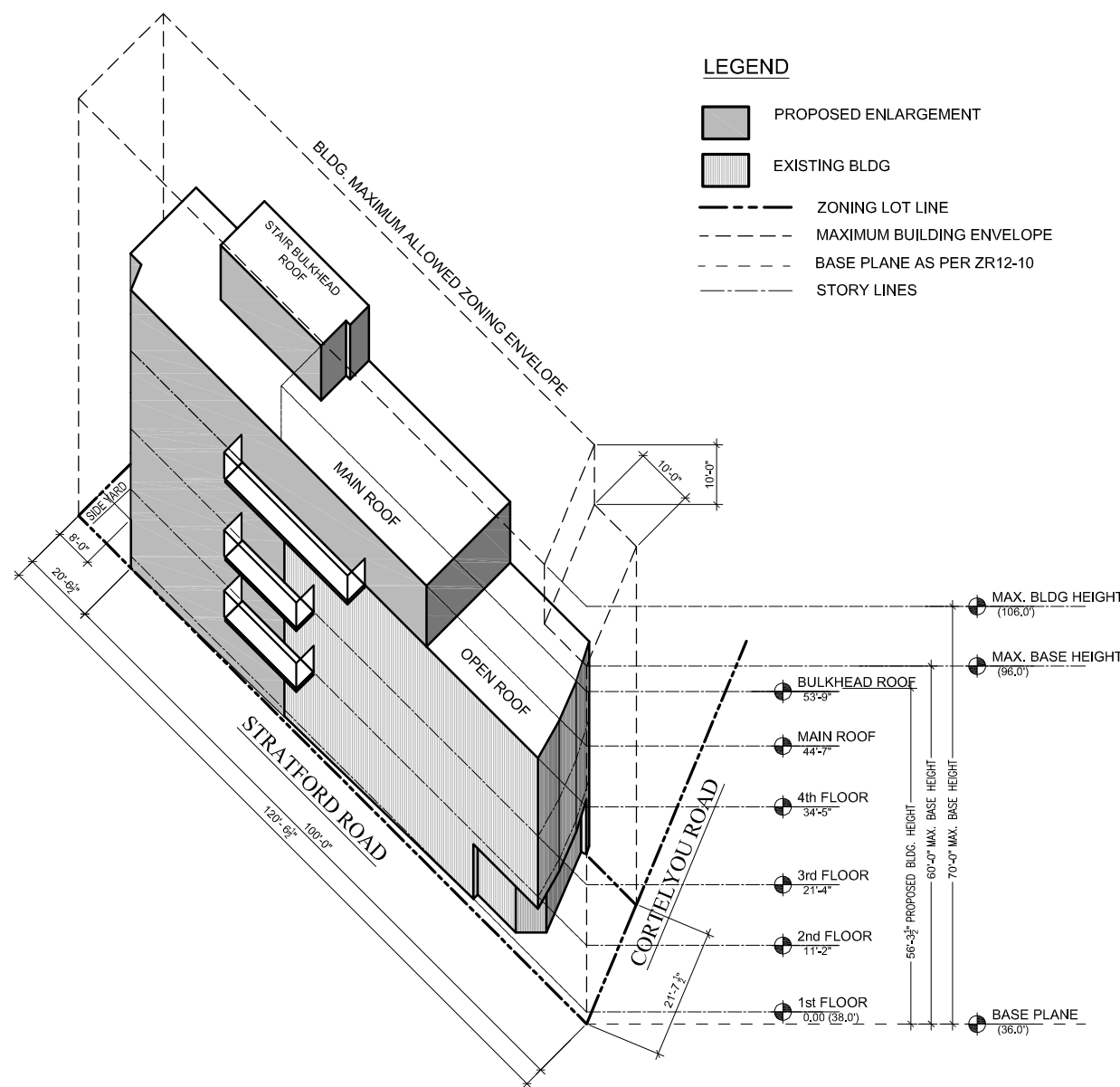
Where an enclosed accessory group parking facility is provided, the required number of bicycle parking spaces for the use to which such facility is accessory shall be the amount set forth for such use in the table, or one for every 10 automobile parking spaces that are enclosed within a building or other structure or located on the roof of a building, whichever will require a greater number of bicycle parking spaces.

- *No enclosed accessory group facility provided, therefore no bicycle parking spaces required. None proposed.*

26-41 Street Tree Planting

one street tree, pre-existing or newly planted, shall be provided for every 25 feet of street frontage of the zoning lot.

- *Street Frontage: 120'-6 1/2" + 21'-7 1/2" = 142'-1"*
- *Required No. of trees: 142'-1" / 25' = 5.68, say, Total 6 trees*
- *Provided 6 trees (see site plan). Note: Final locations and number of on-site new trees to be established by the Parks Department*



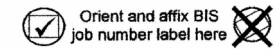
ZONING ENVELOPE AXONOMETRIC DIAGRAM

SCALE N.T.S.



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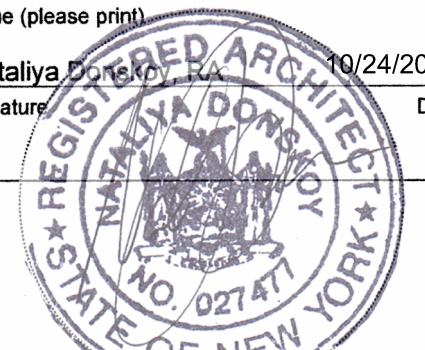
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Borough	Brooklyn
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Lot	9
BIN	3118567

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Name (please print)

Nataliya Dorskoy 10/24/2023

Signature Date



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