



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

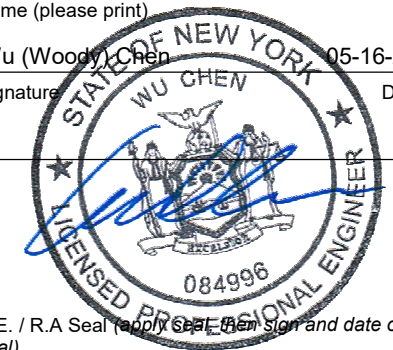
Submitted to resolve objections stated in notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) 893
Street Name KNICKERBOCKER AVE
Borough BROOKLYN
Block 3437
Lot 4
BIN 3079805

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 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) Wu (Woody) Chen
Signature WU CHEN
Date 05-16-21

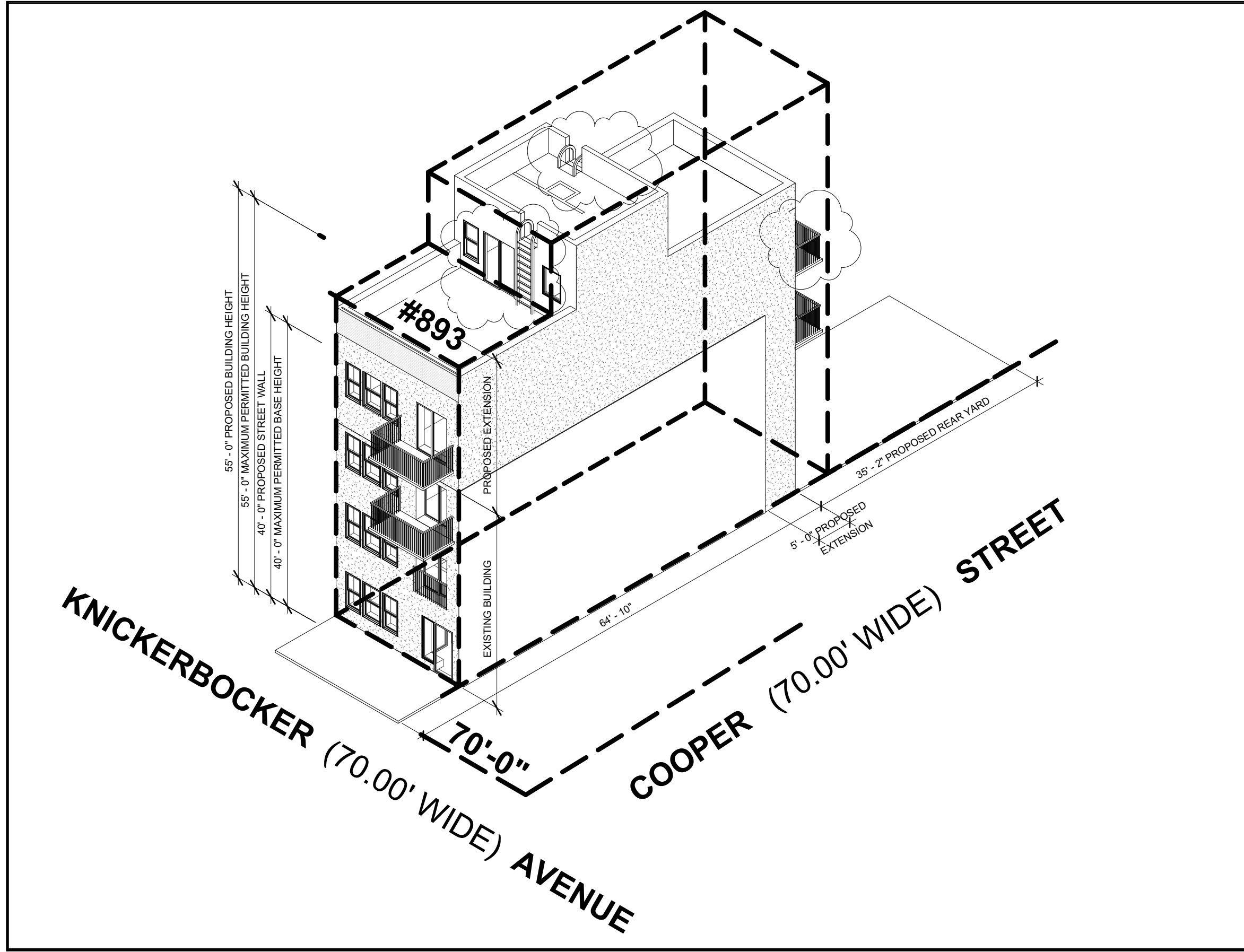


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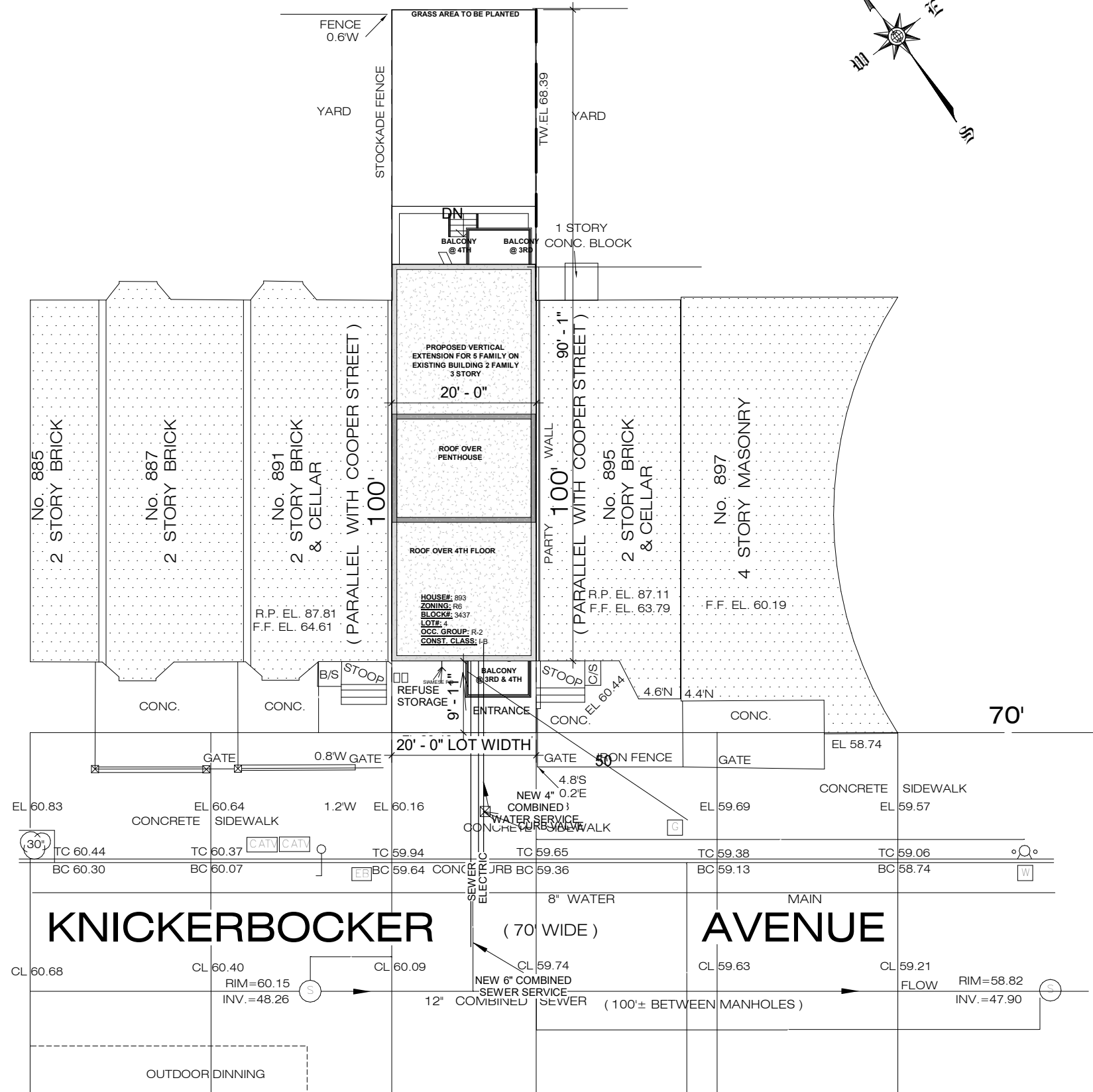
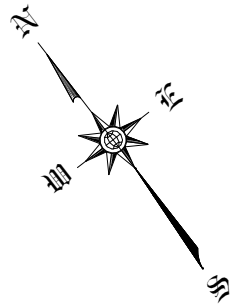
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(PARALLEL WITH KNICKERBOCKER AVENUE)

20' YARD



COOPER STREET (60' WIDE)



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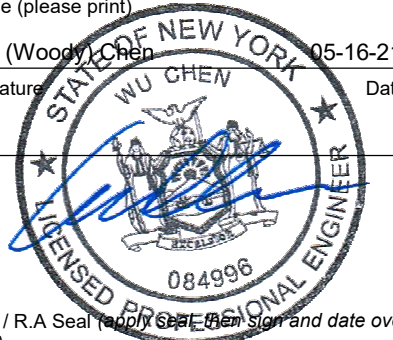
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Location Information	
House No(s)	893
Street Name	KNICKERBOCKER AVE
Borough	BROOKLYN
Block	3437
Lot	4
BIN	3079805

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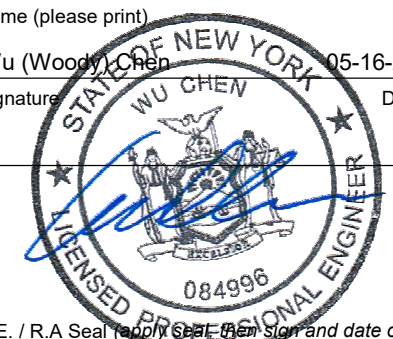
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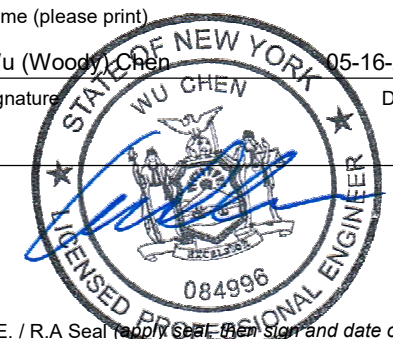
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 Street Name KNICKERBOCKER AVE

Borough BROOKLYN
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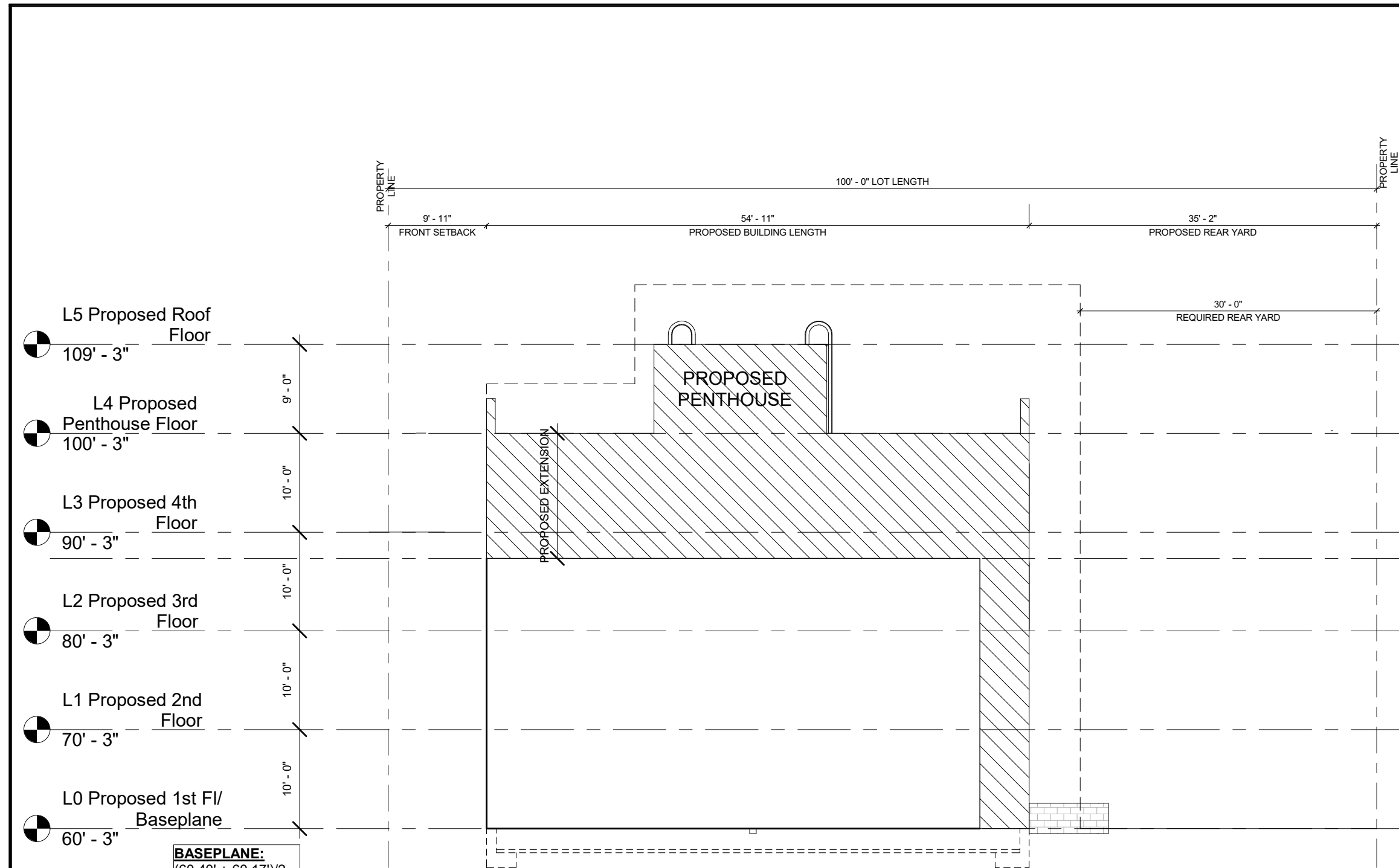


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BASEPLANE:
 $(60.40' + 60.17')/2$
 $= 60.28'$

NOTE: ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD)

ZONING ANALYSIS

PROJECT LOCATION: 893 KNICKERBOCKER AVE (BROOKLYN)					
PROJECT DESCRIPTION: PROPOSED 5 FAMILY RESIDENCE ON EXISTING 2 STORY W/CELLAR 2 FAMILY RESIDENCE.					
BOROUGH: BROOKLYN		BLOCK: 3437		LOT: 4	
ZONING DIST.:	MAP #:	USE GROUP:	OCC. GROUP:	CONST. CLASS:	
R-6	17c	2A	R-2	I-B	
ITEM:	PERMITTED/ REQUIRED:	EXISTING:	PROPOSED:	SECTION:	REMARKS:
LOT AREA (SF):	1,700.00	2,000.00	---	ZR 23-32	AS PER SURVEY
LOT WIDTH (FT):	18.00	20.00'	---	ZR 23-32	
LOT COVERAGE:	60.00 %	50.96 %	59.57%	ZR 23-153	SEE DIAGRAM ON PG Z-201.00
F.A.R. : (RESIDENTIAL)	2.20	1.52	2.20	ZR 23-153	
DENSITY:	6	2	5	ZR 23-22	No. OF DWELLING UNITS
STREET WALL:	ALIGN w/NEXT ADJ. BLDG.		ALIGN w/NEXT ADJ. BLDG.	ZR 23-661(B)(2) ZR 23-661 (D)	EXISTING BLDG.
SIDE YARD (FT):	0.0 OR 8.0'	0.00	0.00	ZR 23-462 (C)	EXISTING BUILDING
REAR YARD (FT): (RESIDENTIAL)	30.00	36.33	35.16	ZR 23-47	PROPOSED REAR YARD
MIN. BASE HEIGHT (FT):	30.00	28.58	40.00	ZR 23-662	
MAX. BASE HEIGHT (FT):	45.00	28.58	40.00	ZR 23-662	
MAX. BLDG. HEIGHT (FT):	55.00	28.58	40.00	ZR 23-662	
PARKING RESIDENTIAL:	3	0	0	ZR 25-241 ZR 25-261	WAIVED UNDER 5
BALCONY:	PROJECTION 7'-0", MAX WIDTH 19'- 10" x 50% = 9'-11"		5'-0" 9'-11"	ZR 23-13	

QUALITY HOUSING NOTES:

28-10 BUILDING INTERIOR
 28-12: REFUSAL STORAGE
 -NA LESS THAN 10 DWELLING UNIT
 28-13: LAUNDRY FACILITIES
 -NOT APPLICABLE- LESS THAN 20 UNITS
 28-14: DAYLIGHT IN CORRIDORS
 -PROVIDED 3' x 7'-0" GLASS DOOR FOR 50% CORRIDOR DEDUCTION ON 1ST FLOOR 21.00 sf > 20sf
 28-20: RECREATIONAL SPACE
 -NA LESS THAN 9 DWELLING UNIT

28-22: STANDARDS FOR RECREATIONAL SPACE
 -NA LESS THAN 9 DWELLING UNIT

28-23: PLANTING AREAS
 PROVIDED ON FRONT YARD

28-30 SAFETY AND SECURITY
 28-31 DENSITY PER CORRIDOR
 -LESS THAN 11 DWELLING, THEREFORE CORRIDOR F.A.R. CAN BE REDUCED 50%
 28-40 PARKING FOR QUALITY HOUSING
 -NA
 28-41 SCREENING
 -NA
 28-42 SPECIAL REGULATIONS FOR OFF-SITE ACCESSORY PARKING
 -NA.

CALCULATION OF REQUIRED TREE(S):

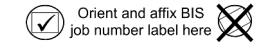
LOT WIDTH: 20.00 FEET
 NEW TREE REQUIRED AT EVERY 25.00 FT.
 AS PER "ZR 23-03"
 = 20.00 FEET/ 25.00 FEET
 = 0.80 OR 1 TREE REQUIRED

1 TREE TO BE PAID INTO STREET TREE FUND
 AS PER DEPT. OF PARKS AND RECREATION REGULATION. SEE PARK DEPARTMENT REGULATIONS BY VISITING THE WEBSITE OR LOCAL OFFICE. OWNER TO OBTAIN PERMIT AND APPROVAL WITH THE SAID CITY AGENCY



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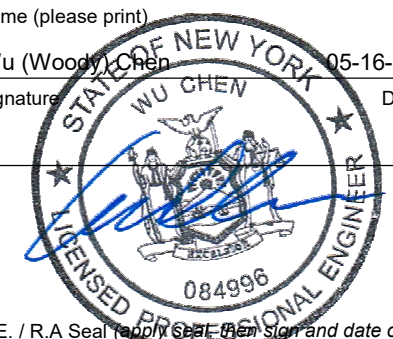


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