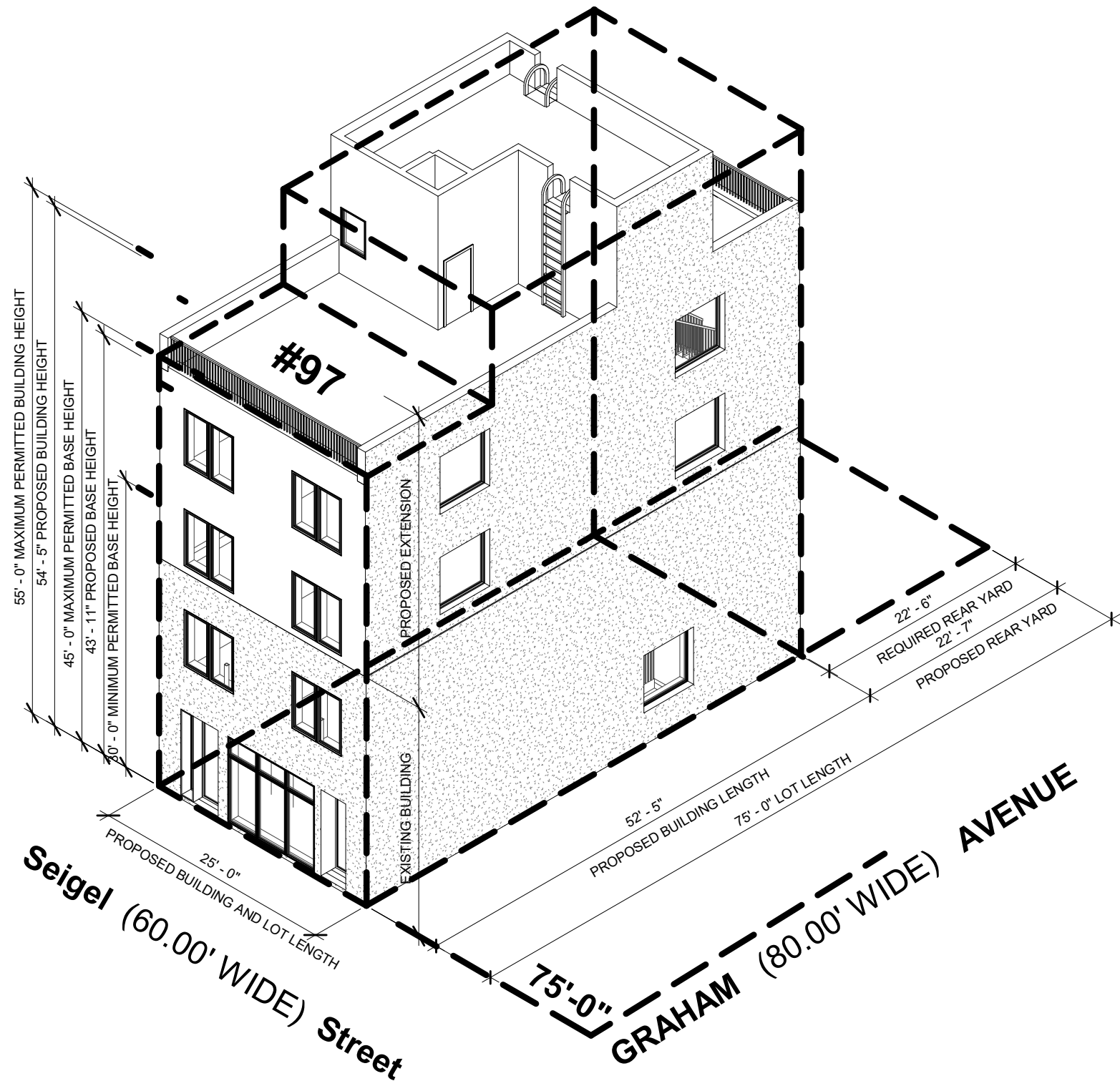




ZD1 Zoning Diagram

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

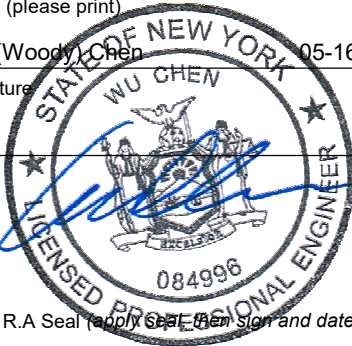
Location Information

House No(s)	97
Street Name	Seigel Street
Borough	BROOKLYN
Block	3088
Lot	4
BIN	3079805

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Name (please print) Wu (Woody) Chen 05-16-23

Signature _____ Date



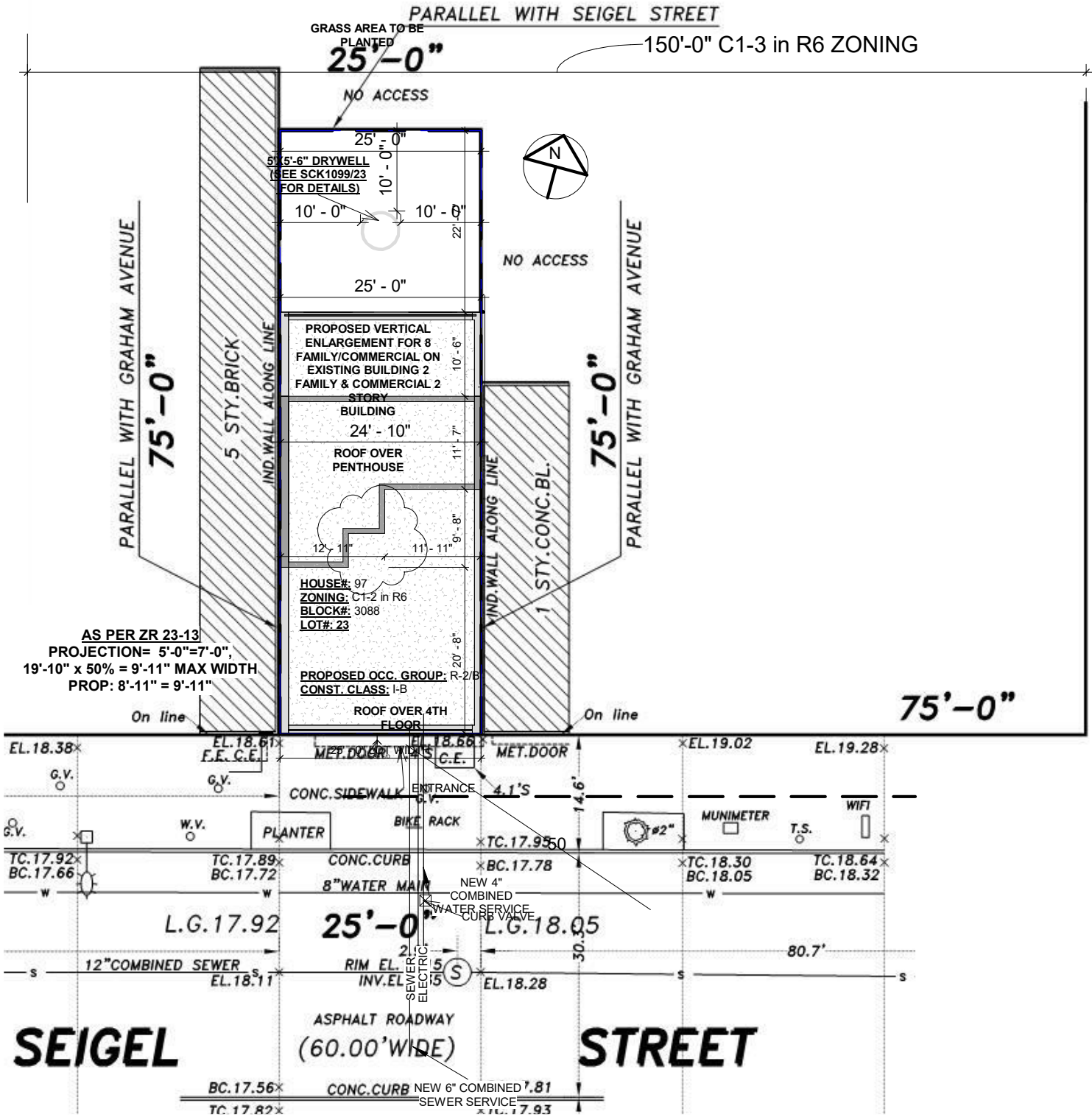
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ZONING ANALYSIS			
SECTION	ITEM	PERMITTED/REQUIRED	PROPOSED
ZR 22-12 ZR 32-15	USE PERMITTED	USE GROUPS PERMITTED: 2A - MULTIFAMILY 2B - ACCESSORY 2C - RETAIL	USE GROUPS PROPOSED: 2A - MULTIFAMILY 2B - ACCESSORY 2C - RETAIL
ZR 23-153 ZR 33-121 ZR 33-121	MAX F.A.R.	MAX ALLOWED F.A.R. COMMERCIAL 2.00 RESIDENTIAL 3.00	PROPOSED F.A.R. (SEE Z-102) 0.199 2.611
	FLOOR AREA	MAX ALLOWED FLOOR AREA: COMMERCIAL 3750 SF RESIDENTIAL 5625 SF	PROPOSED ZONING F.A. (SEE Z-102) 375.27 SF 4,908.48 SF
ZR 23-153 ZR 33-121 ZR 33-121	MAX BLDG. F.A.R.	3.00	PROPOSED TOTAL BUILDING F.A.R. 2.81
ZR 23-153 ZR 33-121 ZR 33-121	MAX BLDG. F.A.	MAX TOTAL BUILDING FLOOR AREA 1875 SF x 3.00 = 5625.00 SF	PROPOSED ZONING F.A. (SEE Z-102) 5,281.65 SF
ZR 33-156 (b)	LOT COVERAGE	MAX ALLOWED LOT COV. WITHIN 100' FROM CORNER 100.00%	EX. LOT COV. 68.89%
DENSITY AND MINIMUM LOT SIZE AND WIDTH			
SECTION	ITEM	PERMITTED/REQUIRED	PROPOSED
ZR 23-32	MIN LOT AREA	1,700 SF	1875.00 SF
ZR 23-32	MIN LOT WITH	18'-0"	25'-0"
ZR 23-32	DENSITY	MAX ALLOWED NUMBER OF DWELLING UNIT MAX F.A. - MAX RESIDENTIAL F.A. - PROPOSED COMMERCIAL F.A. (5625 SF - 345.81 SF) / 680 SF = 8	PROPOSED DWELLING UNITS 7
YARDS			
ZR 23-43	FRONT YARD	NONE REQUIRED	NOT APPLICABLE
ZR 23-462(c)	SIDE YARD	NO SIDE YARD IS REQUIRED, HOWEVER, IF ONE IS PROVIDED IT SHALL HAVE A MINIMUM WIDTH OF 8'-0"	NO SIDE YARD EXISTING
ZR 23-47 ZR 23-52 (B)(2)	SPECIAL PROVISIONS FOR SHALLOW INTERIOR LOTS	(B) IN THE DISTRICTS INDICATED, IF AN INTERIOR LOT: (2) IS LESS THAN 90 FEET DEEP AT ANY POINT, THE DEPTH OF A REQUIRED REAR YARD, OR PORTION THEREOF, FOR SUCH INTERIOR LOT, MAY BE REDUCED BY SIX INCHES FOR EACH FOOT BY WHICH THE DEPTH OF A ZONING LOT, OR PORTION THEREOF, IS LESS THAN 90 FEET. HOWEVER, IN NO EVENT SHALL THE MINIMUM DEPTH OF A REQUIRED YARD, OR PORTION THEREOF, BE REDUCED TO LESS THAN 10 FEET.	EXISTING LOT DEPTH 75'-0" 90'-0" - 75'-0" = 15'-0" 15'-0" x 6" = 7'-6" REAR YARD ALLOWED REDUCTION 22'-6" MIN REAR YARD REQ. 22'-7" REAR YARD PROPOSED THEREFORE IT COMPLIES
23-561	GENERAL PROVISIONS	FOR SHALLOW INTERIOR LOTS IN R6 THROUGH R10 DISTRICTS, THE MINIMUM DISTANCE BETWEEN A LEGALLY REQUIRED WINDOW AND A REAR LOT LINE, OR VERTICAL PROJECTION THEREOF, MAY BE REDUCED TO EQUAL THE REAR YARD DEPTH REQUIRED PURSUANT TO THE PROVISIONS OF SECTION 23-52 (SPECIAL PROVISIONS FOR SHALLOW INTERIOR LOTS). HOWEVER, IN NO EVENT SHALL SUCH MINIMUM DISTANCE BETWEEN A LEGALLY REQUIRED WINDOW AND A REAR LOT LINE, OR VERTICAL PROJECTION THEREOF, BE LESS THAN 20 FEET.	22'-6" MIN REAR YARD REQ. 22'-7" REAR YARD PROPOSED > MIN 20'-0" THEREFORE IT COMPLIES



ZD1 Zoning Diagram

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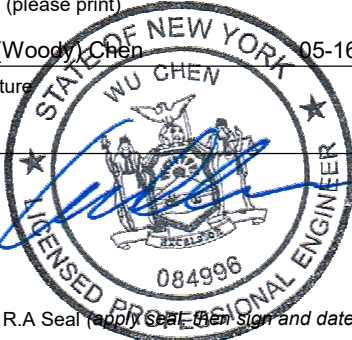
Submitted to resolve objections stated in notice of intent to revoke issued pursuant to rule 101-15. ☐ Yes ☒ No

Location Information

House No(s)	97
Street Name	Seigel Street
Borough	BROOKLYN
Block	3088
Lot	4
BIN	3079805

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Name (please print)	Wu (Woody) Chen	Date	05-16-23
Signature			



P.E. / R.A Seal (apply Seal Here and date over seal)

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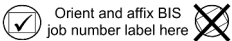
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ZD1 Zoning Diagram

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Location Information

House No(s) 97

Street Name Seigel Street

Borough BROOKLYN

Block	<u>3088</u>
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Lot $\overline{4}$

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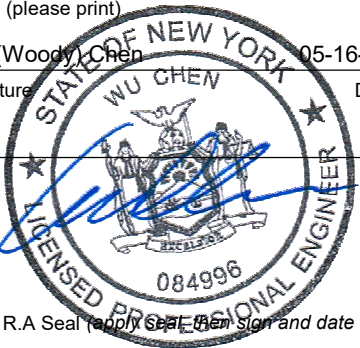
Name (please print) _____

Wu (Woody) Chen

Signature

05-16-23

Date _____



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07/09