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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) 221
 Street Name SOUTH 4TH ST
 Borough BROOKLYN
 Block 38
 Lot 2433
 BIN

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 made a false statement or 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)
 TAFADZWA MANDIAMBIRA
 SIGNATURE

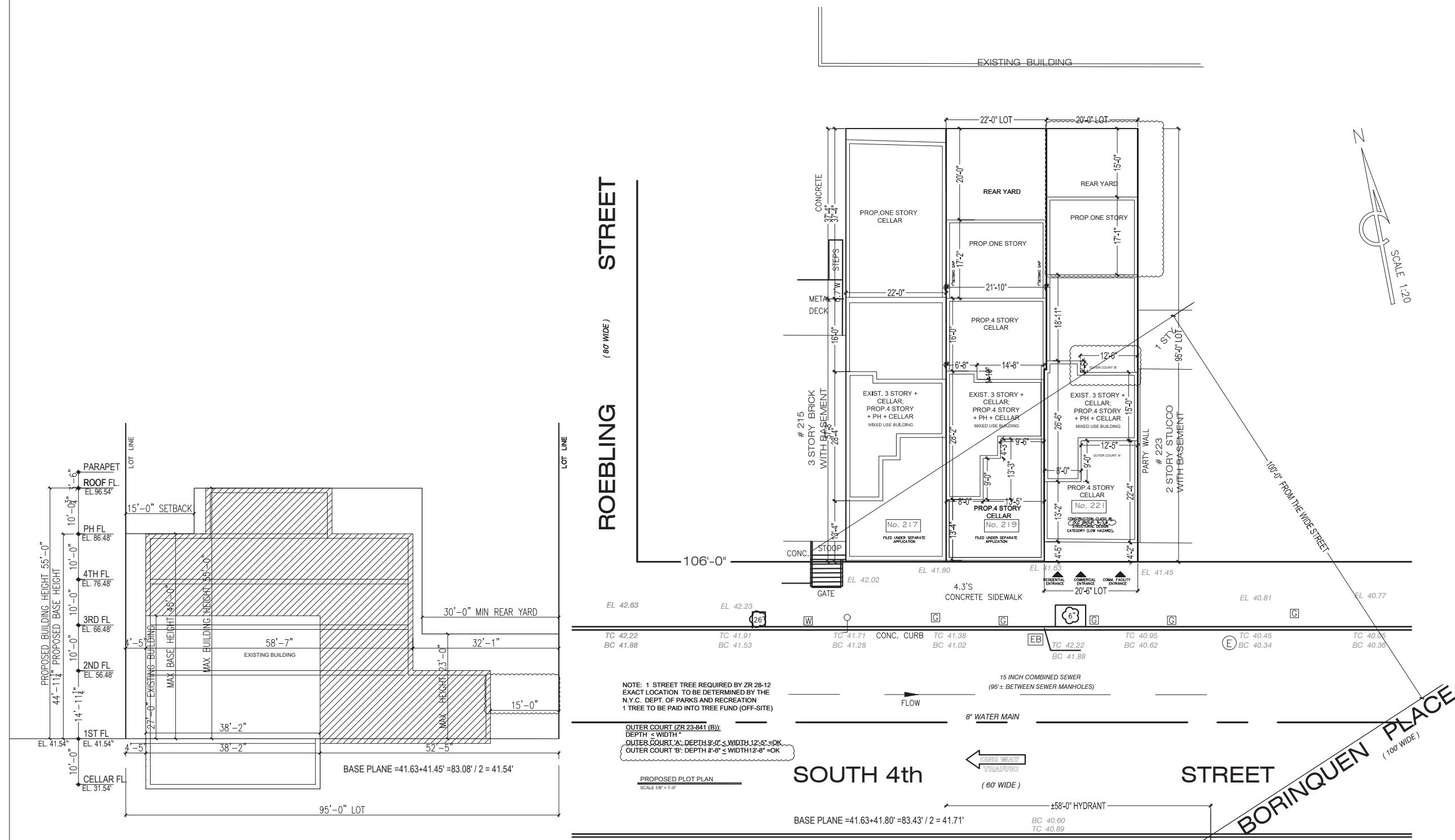


P.E. / R.A. SEAL (APPLY SEAL; SIGN AND DATE OVER SEAL)

Internal Use Only

BIS Doc # _____

PLAN EXAMINERS SIGN AND DATE
 ISSUANCE 7/09



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BUILDING DATA	BLOCK:2433
221 SOUTH 4 STREET, BROOKLYN 11211	LOT:38
	ZONE:R8, C1-3
	MAP#:12D
	TRANSIT ZONE:NO

SCOPE OF WORK

ALTERATION TYPE 1 APPLICATION FOR ENLARGEMENT TO EXISTING 3 STORY + CELLAR RESIDENTIAL USE BUILDING. PROPOSED 4 STORY + CELLAR + PENTHOUSE MIXED USE BUILDING

CELLAR =	MECHANICAL AND ACCESSORY SPACES (U)
FIRST FLOOR =	RESIDENTIAL R-2 (QUALITY HOUSING)
SECOND FLOOR =	COMMUNITY FACILITY: AMBULATORY DIAGNOSTIC -4A (OCC. GROUP-B)
THIRD FLOOR =	RESIDENTIAL R-2 (QUALITY HOUSING)
FOURTH FLOOR =	RESIDENTIAL R-2 (QUALITY HOUSING)
PENTHOUSE FLOOR =	RESIDENTIAL R-2 (QUALITY HOUSING)

PERMITTED USE GROUPS: ZR 22-10; ZR32-00	1-6
PROPOSED USE GROUP:	2, 4A -OK

LOT AREA:	1921.08 S.F. - SEE DIAGRAMS PROVIDED AT Z-004 LOT AREA WITHIN 100' FROM THE WIDE ST: 20'-6" X (35'-6" + 48'-10")/2 = 865.27 S.F. LOT AREA AFTER 100' FROM THE WIDE ST: 1921.08 S.F. - 865.27 S.F. = 1055.81 S.F.
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RESIDENTIAL: MAX F.A.R. 77-22 ZR 23-153; 35-10	L.A. (865.27) X 3.0 = 2595.82 S.F. + L.A. (1055.81) X 2.2 = 2322.78 S.F. = 4918.60 S.F.
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COMM. FACILITY: MAX F.A.R. ZR33-121; ZR35-10; ZR35-31; ZR35-311(A)	F.A.R. COMMUNITY FRAGILITY (MIXED USE)-4.8 L.A. X 1.0 (COLUMN B) (IF BUILDING F.A.R. EXCEED 2.5) 1921.08 S.F. X 1.0 = 1921.08 SF
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EXISTING F.A.	GROSS	ZONING
CELLAR FLOOR	784.98	-
BSMT FLOOR	843.69	843.69
FIRST FLOOR	784.98	784.98
2ND FLOOR	784.98	784.98

TOTAL EXISTING FLOOR AREA	3198.63	2413.65
	2413.65 SF < 4918.60 SF - COMPLIES	

PROPOSED F.A.	GROSS [SF]	RESIDENTIAL [SF]	COMM. FAC. [SF]	TOTAL ZONING [SF]	FAR
CELLAR FL:	784.98	-	-	-	-
FIRST FLOOR:	1527.69	496.18	1031.51	1527.69	0.80
2ND FLOOR:	1188.01	1188.01	-	1188.01	0.62
3RD FLOOR:	1188.01	1188.01	-	1188.01	0.62
4TH FLOOR:	1188.01	1188.01	-	1188.01	0.62
PH FLOOR:	395.58	395.58	-	395.58	0.21
TOTAL PROPOSED FLOOR AREA	6272.29	4455.81	1031.51	5487.31	2.86
RESIDENTIAL:	4455.81 S.F. < 4918.61 S.F. = OK				
TOTAL COMBINED COMM. FACILITY AND RESIDENTIAL =	4455.81 + 1031.51 = 5487.31 / 1921.08 = 2.86 < 4.8 OK				
FAR RESIDENTIAL:	4455.81 / 1921.08 = 2.32				
FAR COMMUNITY FACILITY:	1031.51 / 1921.08 = 0.54				

LOT COVERAGE

RESIDENTIAL MAX L.C. 23-153 ZR 77-24	WITHIN 100' FROM THE WIDE ST L.A. X 65 % = 865.27 X 65% = 562.43 S.F. WITHIN 100' FROM THE WIDE ST L.A. X 60 % = 1055.81 X 60% = 633.49 S.F. TOTAL MAX LC: 562.43 + 633.49 = 1195.92 SF
PROPOSED	1193.13 S.F. < 1195.92 S.F. = OK
COMM. FAC. ZR24-011, 24-11, ZR24-33(B)(3)(III); ZR33-23(B)(3)	ANY BUILDING OR PORTION OF A BUILDING USED FOR ANY PERMITTED USE OTHER THAN RESIDENCES, EXCEPT THAT ANY PORTION OF A BUILDING CONTAINING ROOMS USED FOR LIVING OR SLEEPING PURPOSES SHALL NOT BE A PERMITTED OBSTRUCTION, AND PROVIDED THAT THE HEIGHT OF SUCH BUILDING SHALL NOT EXCEED ONE STORY, EXCLUDING BASEMENT, NOR IN ANY EVENT 23 FEET ABOVE CURB LEVEL.
MAX DENSITY. ZR 23-22	F.A. /680 = 4918.61 S.F. /680 = 7.23 D.U.
EXISTING	2 D.U. = OK
PROPOSED	7 D.U. = OK

HEIGHT REQUIREMENT'S

MAX. HIGHT	WIDE STREET:		BEYOND 100 FT
	MIN. BASE HEIGHT =	WITHIN 100 FT	
35-652(a)/ 23-662(c) tob.1 35-22(c); 35-65	30'-0"	45'-0"	40'-0"
EXISTING	MAX BUILDING HEIGHT	55'-0"	70'-0"
PROPOSED	BUILDING HEIGHT = 27'-0"		
	BASE HEIGHT = 44'-11 1/2" - COMPLIES		
	BUILDING HEIGHT = 55'-0" - COMPLIES		

STREET WALL LOCATION

ZR: 35-65 ZR: 35-651 (a)(1) ZR 35-22(c)	AT LEAST 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FEET OF THE STREET LINE AND SHALL EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT. THE REMAINING 30 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS MAY BE LOCATED BEYOND EIGHT FEET OF THE STREET LINE.
PROPOSED	EXISTING STREET WALL TO REMAIN, LOCATED WITHIN 8' OF THE STREET LINE - COMPLIES

LEGAL WINDOW DISTANCE REQUIREMENTS

ZR: 23-861	THE MINIMUM DISTANCE BETWEEN A LEGALLY REQUIRED WINDOW AND: (A) ANY WALL; (B) A REAR LOT LINE, OR VERTICAL PROJECTION THEREOF; OR (C) A SIDE LOT LINE, OR VERTICAL PROJECTION THEREOF; SHALL BE 30 FEET, MEASURED IN A HORIZONTAL PLANE AT THE SILL LEVEL OF, AND PERPENDICULAR TO, SUCH WINDOW FOR THE FULL WIDTH OF THE ROUGH WINDOW OPENING;
PROPOSED	OK

SETBACK REGULATIONS

FRONT SETBACK 35-65 / 35-652 23-662(c)(1) 35-22(c);	A SETBACK WITH A DEPTH OF AT LEAST 15 FEET SHALL BE PROVIDED FROM ANY #STREET WALL# FRONTING ON A #NARROW STREET#
PROPOSED.	COMPLIES

YARD REGULATIONS

FRONT YARD: ZR 35-51	NONE REQD
SIDE YARDS: ZR 35-52	NONE REQD, OR 8'0" SIDE YARD IF ANY OPEN AREA
EXISTING	NONE
PROPOSED	NONE - NO CHANGE TO EXISTING
REAR YARD: ZR 23-47	A REAR YARD WITH A MINIMUM DEPTH OF 30 FEET SHALL BE PROVIDED WHERE SUCH REAR LOT LINE
PROPOSED	32'-1" YARD PROVIDED

PARKING REQUIREMENT'S

ZR 36-33, ZR 25-23	7 D.U. X 50% = 3.5 PARKING SPACES
PROPOSED	PARKING WAIVED AS PER 36-362 UP TO 15 PARKING SPACES
BICYCLE PARKING ZR 25-811	= 7 D.U. X 50% = 3.5 BICYCLE PARKING SPACES
PROPOSED	FOR 10 AND LESS D.U. BICYCLE PARKING MAY BE WAIVED

PARKING REQUIREMENT'S FOR COMMUNITY FACILITY

CAR PARKING 36-21; 36-231	REQUIRED 1 PER 400 S.F.; 1031.51 S.F. /400 = 2.57 0 PROVIDED (PARKING WAIVED AS PER ZR36-231) LESS THEN 25 REQUIRED SPACE
BICYCLE PARKING 36-711	ALL OTHER USE GROUP 3 AND USE GROUP 4 #USES# NOT OTHERWISE LISTED IN THIS TABLE, 1 PER 10000 S.F. OF F.A.; 1031.51 S.F./10000 = 0.1; SHALL BE WAIVED IF THE NUMBER OF REQUIRED BICYCLE PARKING SPACES IS THREE OR LESS

PLANTING REQUIREMENTS

ZR 26-41 TREE PLANTING	REQ'D ; ONE TREE FOR EVERY 25' OF FRONTAGE
PROPOSED FRONTAGE	20'-6" / 25 = 0.82 REQUIRED 1 TREE
PROPOSED TREE	1 TREE TO PAY INTO TREE FUND (OFF-SITE)

QUALITY HOUSING ELMEMENT'S

ZR 23-011, ZR 35-011, ZR 24-011, ZR 24-012, & ZR 28-00	REQ'D RECREATIONAL SPACE = F.A. X 3.3 % -FOR MORE THAN 9 D.U.
PROPOSED	N/A - PROPOSED 7 D.U.
ZR 28-12	REQUIRED REFUSE NOT LESS 12 S.F. AND STORAGE SPACE 2.9 C.F. /UNIT FOR MORE THAN 9 D.U.
PROPOSED	N/A - PROPOSED 7 D.U.
ZR 28-23 PLANTING	THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING AND THEIR PROLONGATIONS SHALL BE PLANTED AT GROUND LEVEL, OR IN RAISED PLANTING BEDS THAT ARE PERMANENTLY AFFIXED TO THE GROUND, EXCEPT THAT SUCH PLANTINGS SHALL NOT BE REQUIRED AT THE ENTRANCES TO AND EXITS FROM THE BUILDING, WITHIN DRIVEWAYS ACCESSING OFF-STREET PARKING SPACES
PROPOSED	N/A
ZR 28-11	ELEVATED GROUND FLOOR UNITS - N/A
28-14 DAYLIGHT CORRIDOR	50% OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF F.A. - DEDUCTIONS ARE NOT BEING USED
28-31 DENSITY CORRIDOR	50% OF THE SQUARE FEET OF THE CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF #FLOOR AREA# - DEDUCTIONS ARE NOT BEING USED
ZR 28-13	LAUNDRY NOT PROPOSED

