



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) 420
Street Name E 75TH STREET
Borough NEW YORK
Block 1469
Lot 39
BIN 1045912

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Name (please print) ROBERT BIANCHINI 05/12/2023
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

420 E 75th Street New York, NY				
Block	1469			
Lots	39			
Lot Area	3,831.38 sf			
Zoning Information				
Zoning Map	R8			
District	R8B			
Lot type	Interior Lot			
Street Type	Narrow Street			
Use Regulations				
ZR Section	Subject	Permitted/Required	Proposed/Provided	Notes/Reference
ZR 22-10	Permitted Residential Use Groups	1,2	2	See Schedule A
ZR 22-10	Permitted Community Facility Use Groups	3,4		
Bulk Regulations				
ZR Section	Subject	Permitted/Required	Proposed	Notes/Reference
ZR 23-153	Maximum Zoning Floor Area	4.0	1.99	Complies
	Maximum FAR	3831.38 of 1.4 FAR = 5363.93	15,283.37 sf	
	Maximum Floor Area	15,325.92 sf		See Zoning Area Diagrams Z003 -Z005
ZR 23-153	Lot Coverage and Open Space Requirements			Complies
	Max Residential Lot Coverage (Interior Lot)	70%	68%	See Lot Coverage Diagram Z005
	Maximum coverage in floor area	2,661.97 sf	2,598.56 sf	
ZR 23-22	Density	22 DU's	6 DU's	Complies
	Max Number of Dwelling Units: 680 sf/ DU	15325.92 sf / 680 sf = 22 DU's		See Schedule A & Floor Plans A-100 thru A-120
ZR 23-32	Lot Area and Lot Width Regulations			Complies
	Minimum Lot Width	18 ft	37.50 ft	See Survey
	Minimum Lot Area	1,700 sf	3,831.38 sf	
ZR 23-40	Yard Regulations			Complies
ZR 23-462(e)	Residential Yard Regulations			See Site Plan Z001
ZR 23-47	Side yard	None Required	None Proposed	8'-0" minimum if provided
ZR 23-47	Rear yard	30 ft		See Site Plan Z001
ZR 23-60	Height and Setback and Street Wall Location Regulations			Complies
ZR 23-60	Residential Height and Setback Regulations			
ZR 23-60(b)(2)	Street Wall Location (Narrow Street)	See notes	Not closer to street line	The street wall shall be located no closer to the street line than the closest street wall, or portion thereof of an existing adjacent building on the same or an adjoining zoning lot located on the same street frontage, that is both within 15 feet of the street line and within 25 feet of such Quality Housing building. Where such existing adjacent building, or portion thereof, has a tree wall located at varying depths, the street wall shall not be located closer to the street line than the furthest portion of such existing adjacent street wall that is at least five feet in width, neither closer to nor farther from the street line than the street wall.
ZR 23-662	Residential Height and Setback Regulations			Narrow Street
Table 1	Minimum Base Height	55 ft	64.29 ft	See Building Height Diagram Z002
	Maximum Base Height	65 ft	64.29 ft	See Building Height Diagram Z002
	Maximum Building Height	75 ft	74.79 ft	See Building Height Diagram Z002
ZR 23-662(e)(1)	Setback above Max Base Height	15 ft	15.00 ft	See Building Height Diagram Z002
ZR 23-621(e)(1)	Permitted Obstructions			Complies
	Domers: Max 60% of Street Wall	18 ft	17.33 ft	Domers shall be allowed as a permitted obstruction. See domer calculation Z002
Special Urban Design Guidelines				
ZR Section	Subject	Permitted/Required	Proposed / Provided	Notes/Reference
ZR 26-41	Street Tree Planting & Planting Strip Requirements	1 tree per 25 ft.	2 trees	Complies
	Street Tree Planting & Planting Strip Requirements			1 Tree to be paid into Tree Fund as On-Site Planting
ZR 25-261	Waiver of Requirements (R8): max No of spaces waived	15 cars	Waived	Required number of cars is 15 or less therefore parking may be waived
ZR 25-811	Required Bicycle Parking	1 per 2 Dwelling Units	6	10 DU's or less; therefore bicycle parking may be waived as per ZR 25-811(a)
Accessory Off-Street Parking, Bicycle Storage and Loading Regulations				
ZR Section	Subject	Permitted/Required	Permitted/Required	Notes/Reference
ZR 25-23	Required Accessory Off Street Parking	3 cars	See Notes	Complies
ZR 25-23	Residential Use: %00% of Dwelling Units			See ZR 25-201 Waiver below
ZR 25-261	Waiver of Requirements (R8): max No of spaces waived	15 cars	Waived	Required number of cars is 15 or less therefore parking may be waived
ZR 25-811	Required Bicycle Parking	1 per 2 Dwelling Units	6	10 DU's or less; therefore bicycle parking may be waived as per ZR 25-811(a)
Quality Housing Program				
ZR Section	Subject	Permitted/Required	Proposed / Provided	Complies
ZR 28-12	Building Interior Refuse & Storage Disposal	2.9 of per D.U.	64 cf	Complies as Noted
	Storage of refuse	2.9 of *6 D.U.s = 17.4 cf		Min 12 sf refuse room provided all floors. See floor plans/ Drawings A-100 thru A-120 Storage provided at Cellar. See drawing A-100
ZR 28-13	Laundry Facilities	See notes	See notes	Washer and Dryer provided within 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.
ZR 28-21	Recreation Space & Planting Areas	2.8%	3.1%	Complies
	Minimum required recreation space (RB)	429.11 sf	475.72 sf	Indoor recreation space provided. See Residential Lounge at 1st Floor. See A-100.01
ZR 28-23	Planting Areas	Required	Provided	Building is located on street line therefore planting cannot be accommodated
ZR 28-31	Safety & Security			Complies
	Density per corridor (R8/ RT)	11 Dwelling Units	1 Dwelling Units	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-100.01 thru A-110.01 & Z003.01

Base Plane Calculation ZR 12-10	
East 75th Street	
East Elevation	28.65 ft
West Elevation	29.08 ft
Total	57.73 ft / 2
Base Plane:	28.87 ft

1 SITE PLAN
N.T.S.

SITE DATA
ADDRESS: 420 EAST 75 STREET, BROOKLYN, NY 10021
BLOCK: 1469
LOT: 39
ZONE: R8B
MAP: 8A
AREA: 3,831.38 sf

ALL INFORMATION OBTAINED BY SURVEY NO. YOM737 PROVIDED BY NY LAND SURVEYOR P.C. SURVEY INDICATES THAT ALL ELEVATIONS SHOWN REFER TO THE 1988 NAVD

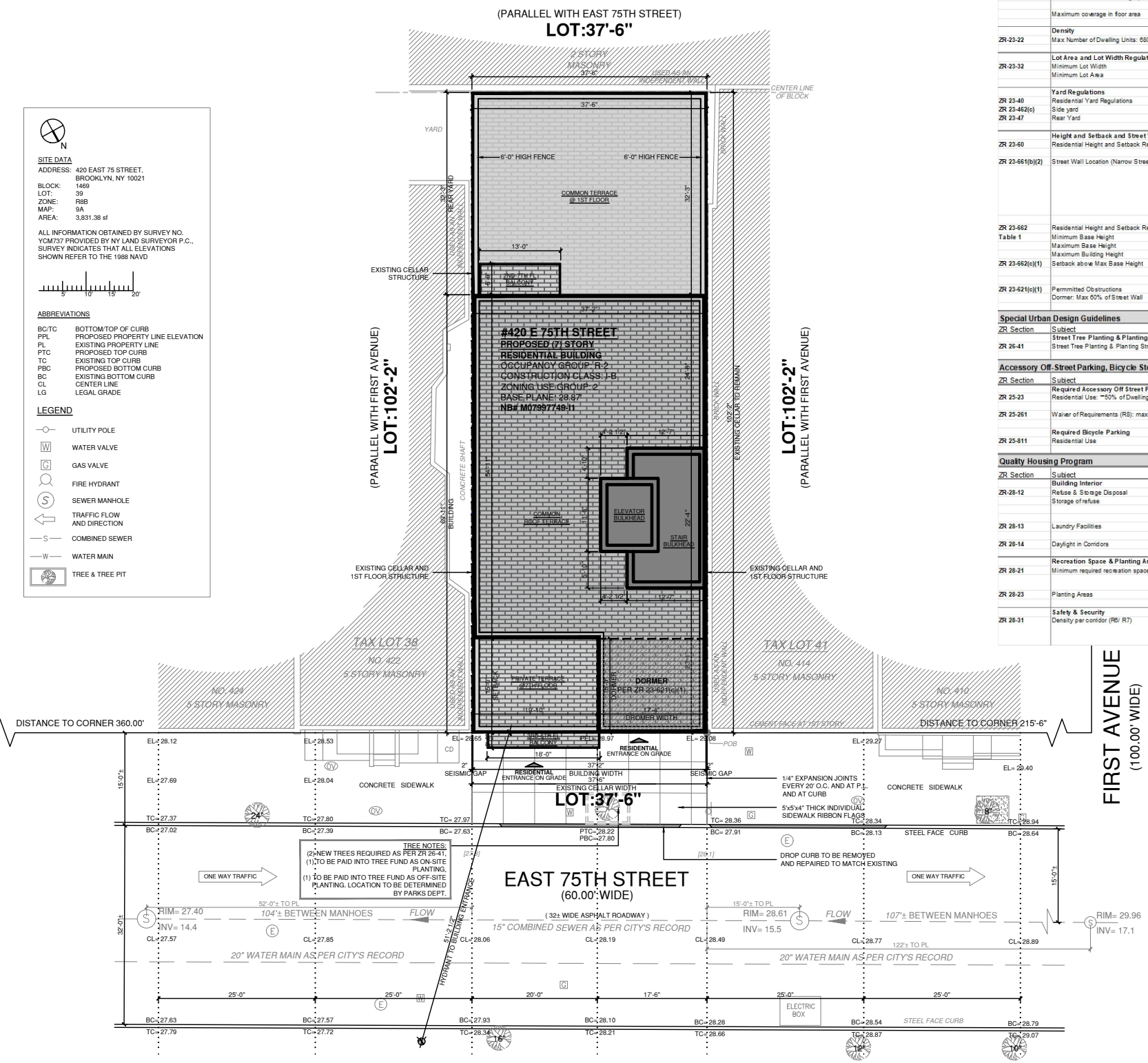
ABBREVIATIONS

BC/TC BOTTOM/TOP OF CURB
P/L 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

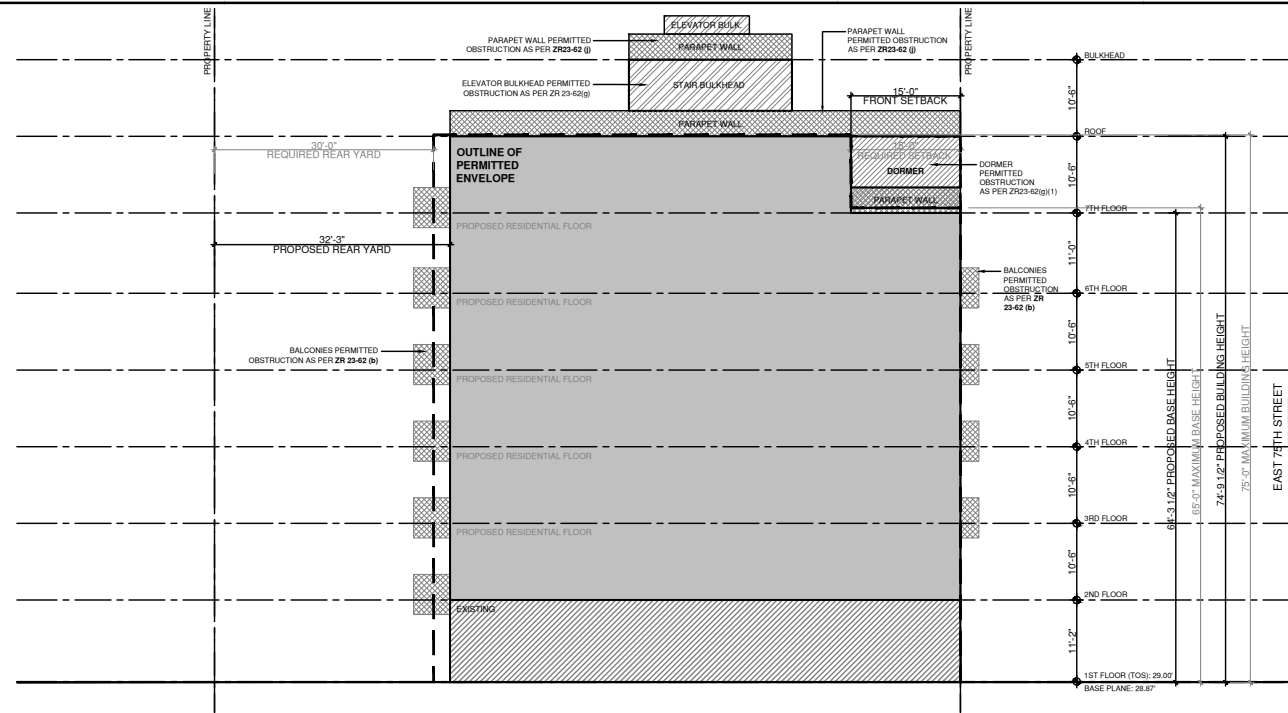
LEGEND

UTILITY POLE
WATER VALVE
GAS VALVE
FIRE HYDRANT
SEWER MANHOLE
TRAFFIC FLOW AND DIRECTION
COMBINED SEWER
WATER MAIN
TREE & TREE PIT

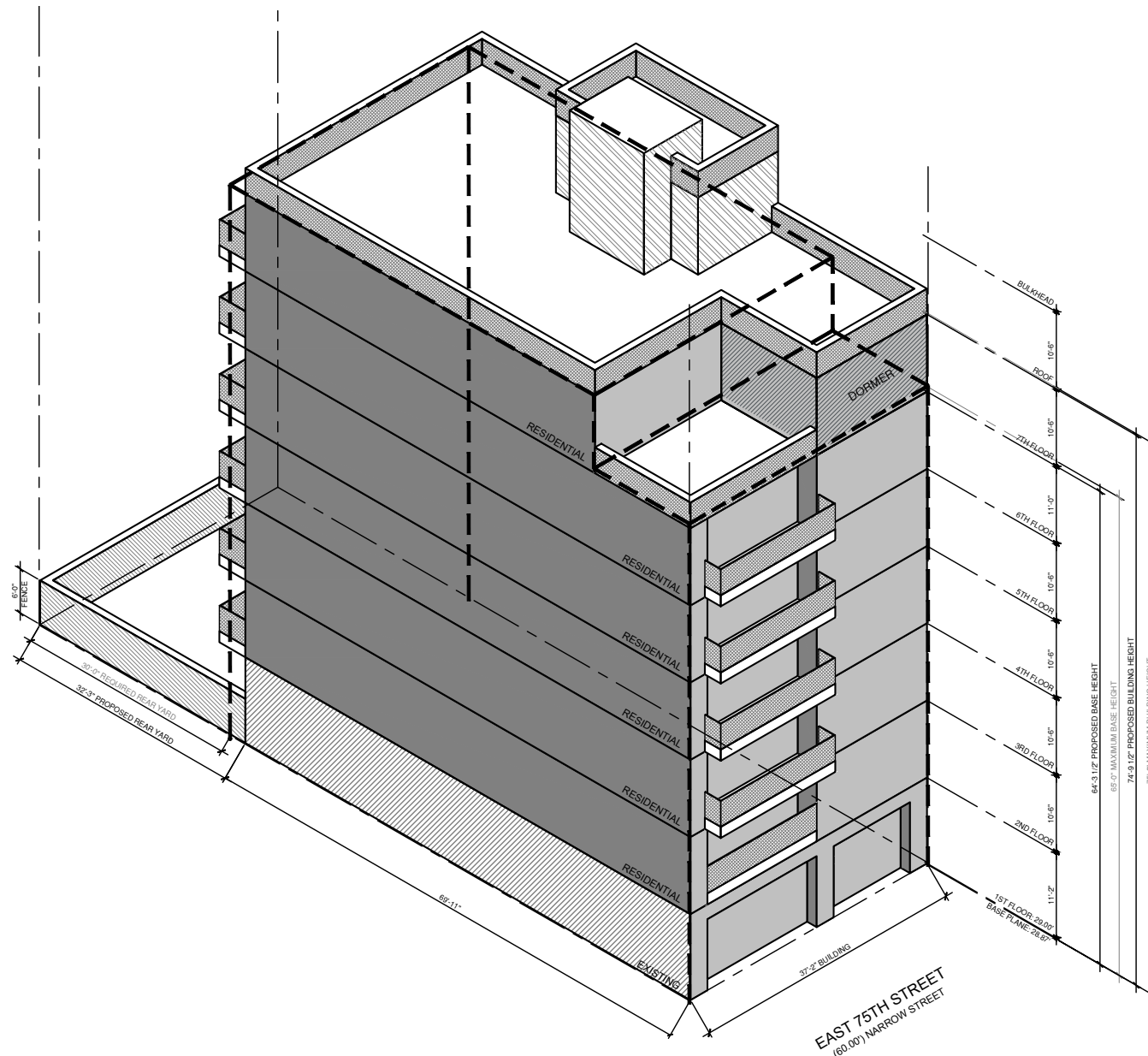
YORK AVENUE (AVENUE "A")



FIRST AVENUE (100.00' WIDE)



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



2 AXONOMETRIC DIAGRAM
N.T.S.



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