

ZD1 Zoning Diagram

Must be typewritten.

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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) 4906
 Street Name 16th Ave
 #B00695240-11
 Borough BROOKLYN
 Block 5347
 Lot (s) 106
 BIN 3128660

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 of documents with the Department.

Name (please print) _____

Signature Amr Ouda Date _____

Signature Amr A. Ouda Date 11/11/2024

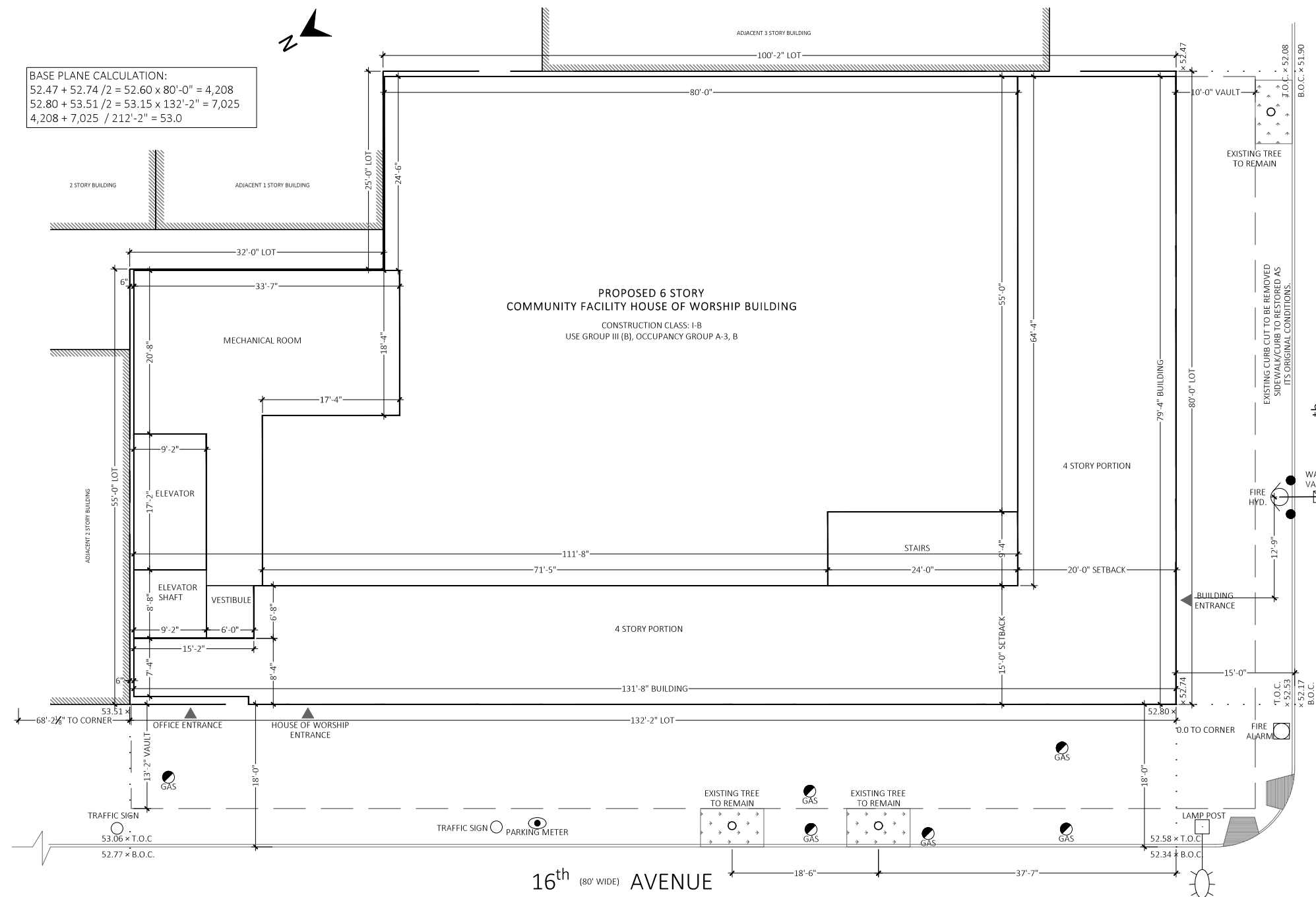


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BASE PLANE CALCULATION:
 $52.47 + 52.74 / 2 = 52.60 \times 80'-0'' = 4,208$
 $52.80 + 53.51 / 2 = 53.15 \times 132'-2'' = 7,025$
 $4,208 + 7,025 / 212'-2'' = 53.0$

SITE PLAN
 1/16" = 1'-0"



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 Street Name 16 AVENUE
 #B00695240-P1
 Borough BROOKLYN
 Block 5437
 Lot (s) 106
 BIN 3128660

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TOTAL FLOOR AREA			
FLOOR	GROSS	DEDUCTIONS	NET
CELLAR	12328.3 SF.		
FIRST FLOOR	9654.7 SF.	112.7 SF.	9542.0 SF.
MEZZANINE	1913.6 SF.	39.3 SF.	1874.3 SF.
SECOND FLOOR	4705.7 SF.	158.6 SF.	4547.2 SF.
THIRD FLOOR	9654.7 SF.	427.1 SF.	9227.7 SF.
FOURTH FLOOR	9654.7 SF.	423.4 SF.	9231.3 SF.
FIFTH FLOOR	6509.2 SF.	424.6 SF.	6084.6 SF.
SIXTH FLOOR	6509.2 SF.	424.6 SF.	6084.6 SF.
ROOF	1189.1 SF.	941.2 SF.	247.8 SF.
TOTAL	62119.2 SF.	2951.4 SF.	46839.4 SF.

ZONING ANALYSIS:			
	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 32-13	USE PERMITTED	USE GROUP III (B)	USE GROUP III (B) HOUSE OF WORSHIP - PHILANTHROPIC OFFICE
ZR 22-131	PHILANTHROPIC OFFICE	Philanthropic or non-profit institutions without sleeping accommodations listed in Use Group 4, provided that the number of persons employed in central office functions shall not exceed 50, AND shall in no event exceed 25 percent of the total floor area	TOTAL BUILDING F. A. 46,839.4 SF. x 0.25 = 11,709.9 SF. TOTAL PHILANTHROPIC OFFICE F.A. @ 5TH & 6TH FLOOR 12,169 SF. < 11,709.9 SF. TOTAL PERSONS 114 (SEE SHEET A-105, A-106)
ZR 33-121	MAX FLOOR AREA R6 COM. FACILITY	4.80 9,774 x 4.8 = 46,915.2 SF.	46,839.4 SF. = 4.8
YARDS			
ZR 33-20	FRONT YARD	NOT REQUIRED	NONE
ZR 33-25	SIDE YARD	0'-0" OR 8'-0"	NONE
ZR 33-302	REAR YARD ALONG SHORT DIMENSION OF BLOCK	whenever a front lot line of a zoning lot coincides with all or part of a street line measuring less than 230 feet in length between two intersecting streets, no rear yard shall be required within 100 feet of such front lot line.	zoning lot coincides with part of a street line measuring less than 230 feet in length between two intersecting streets, no rear yard shall be required within 100 feet of such front lot line. PROPOSED 0'-0"
HEIGHT AND SETBACK			
ZR 33-431 (a)	INITIAL SETBACK DISTANCE	WIDE STREET: 15' NARROW STREET: 20'	16TH AVENUE WIDE STREET: 16'-10" 47TH STREET NARROW STREET: 20'
	MAXIMUM BASE HEIGHT	60'-0" OR 4 STORIES WHICHEVER IS LESS	60'-0" AND FOUR STORIES
	SKY EXPOSURE PLANE	WIDE ST.: VERTICAL DISTANCE 5.6; TO HORIZONTAL DIST. 1 NARROW STREET: VERTICAL DISTANCE 2.7; TO HORIZONTAL DIST. 1	BUILDING IS WITHIN THE SKY EXPOSURE PLANE
ZR 33-42 (b)(1)(2) (3)(4)(i)	PERMITTED OBSTRUCTIONS ABOVE THE MAXIMUM HEIGHT LIMIT OR SKY EXPOSURE PLANES, ELEVATOR BULKHEADS INCLUDING SHAFTS, AND VESTIBULES NOT LARGER THAN 60 SQUARE FEET IN AREA PROVIDING ACCESS TO A ROOF	(1) such obstructions shall be located not less than 10 feet from the street wall of a building, except that such obstructions need not be set back more than 25 feet from a narrow street line or more than 20 feet from a wide street line. However, such restrictions on location shall not apply to elevator or stair bulkheads (including shafts or vestibules); provided the aggregate width of street walls of such bulkheads within 10 feet of a street wall, facing each street frontage, does not exceed 30 percent of the street wall width of the building facing such frontage; (2) the aggregate area of such obstructions, including any required screening, does not exceed 50 percent of the lot coverage of the building; (3) the height of obstructions within an aggregate area equivalent to at least 20 percent of the lot coverage of the building shall not exceed 15 feet above the maximum permitted height; and (4) the height of obstructions within the remaining lot coverage, not to exceed 30 percent of the building shall not exceed: (i) where the maximum permitted height of a building is 120 feet or lower, a height of 35 feet above the maximum permitted height;	ELEVATOR SHAFT IS LOCATED 6'-4" OF ST. WALL MAX. PERMITTED 30% OF STREET WALL WIDTH AGGREGATE WIDTH OF STREET WALL IS 131'-8" * .30 = 39'-6" PERMITTED PROPOSED 15'-2" VESTIBULE 6'-0" * 6'-8" = 40 SF. < 60 SF. BUILDING LOT COVERAGE IS 9,654.7 SF. MAX. PERMITTED 50% OF BLDG LOT COVERAGE = 4,827.4 SF. PROPOSED ELEVATOR SHAFT & VESTIBULE 15'-2" x 6'-8" = 101 SF. = 2% OF BUILDING LOT COVERAGE HEIGHT ABOVE MAXIMUM PERMITTED HEIGHT 28'-0" < 35'-0" THEREFORE OK
PARKING REQUIREMENTS			
ZR 36-21	PARKING SPACES C1 and C2 Districts mapped within R6	HOUSES OF WORSHIP - NONE REQUIRED; PHILANTHROPIC OFFICES - 1 PER 20 PERSONS-RATED CAPACITY. 5TH FLOOR & 6TH FLOOR 49 - PERSONS: 98 PERSONS / 20= 4.9 REQ.	WAIVED UP TO 15, AS PER ZR 36-231
ZR 36-711	BICYCLE PARKING	HOUSE OF WORSHIP - NONE REQUIRED PHILANTHROPIC OFFICES - 1 PER 10,000 SQUARE FEET OF FLOOR AREA OFFICES PROPOSED 13,018.3 / 10,000 SF = 1.3 SPACES REQUIRED	NONE PROPOSED, UP TO 3 SPACES WAIVED AS PER 36-711(d)
ZR 33-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE: 212'-2" / 25'-0" = 8 TREES REQ'D	3 TREES EXISTING, 5 TREES TO BE PAID INTO TREE FUND

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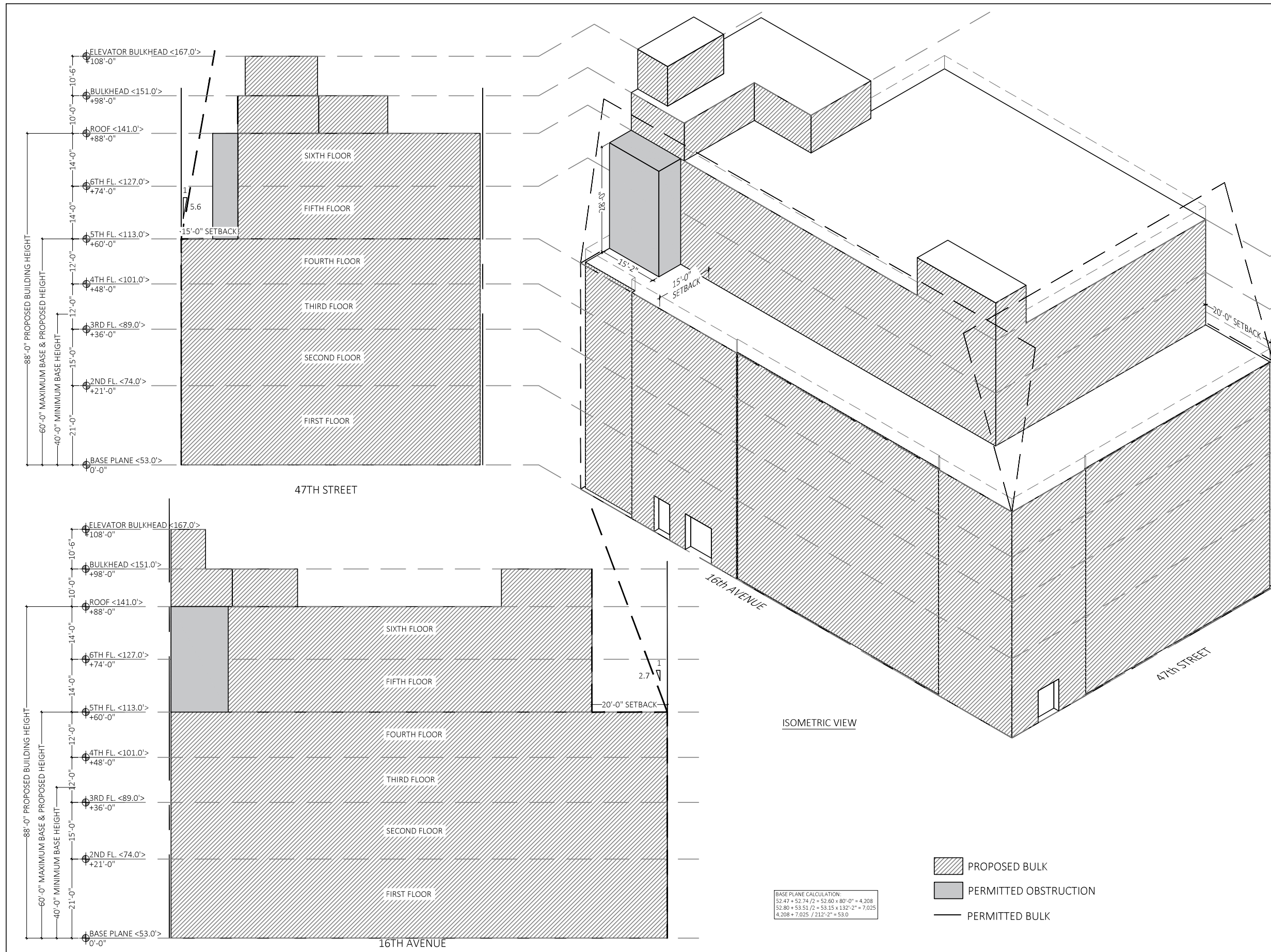


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SECTION DIAGRAM
 NOT TO SCALE

