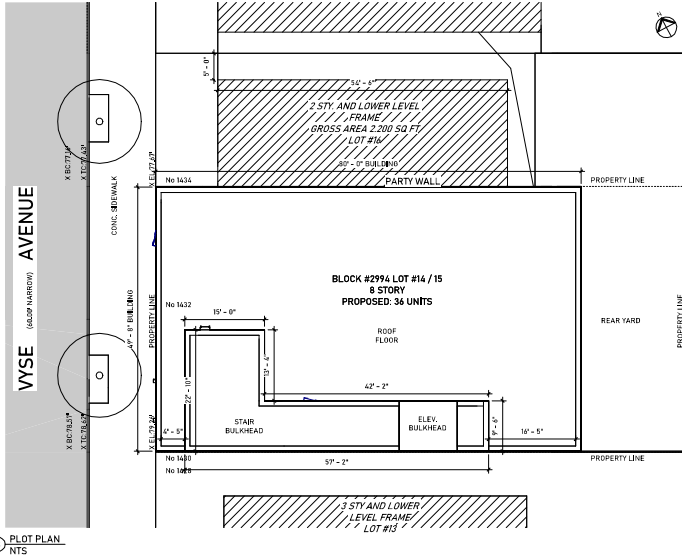
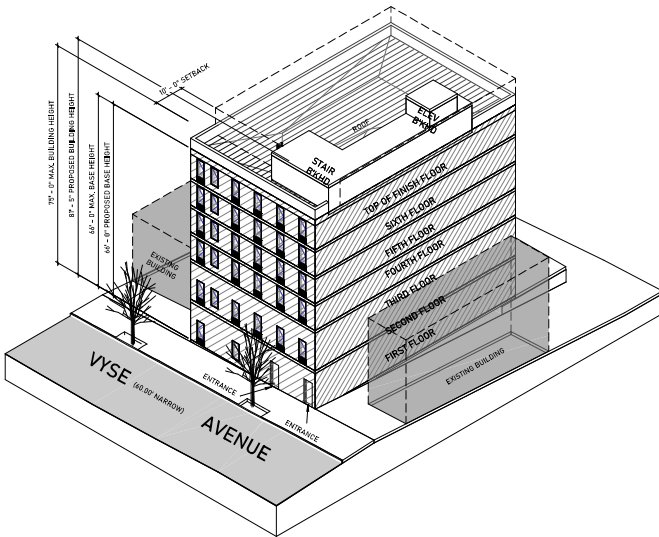
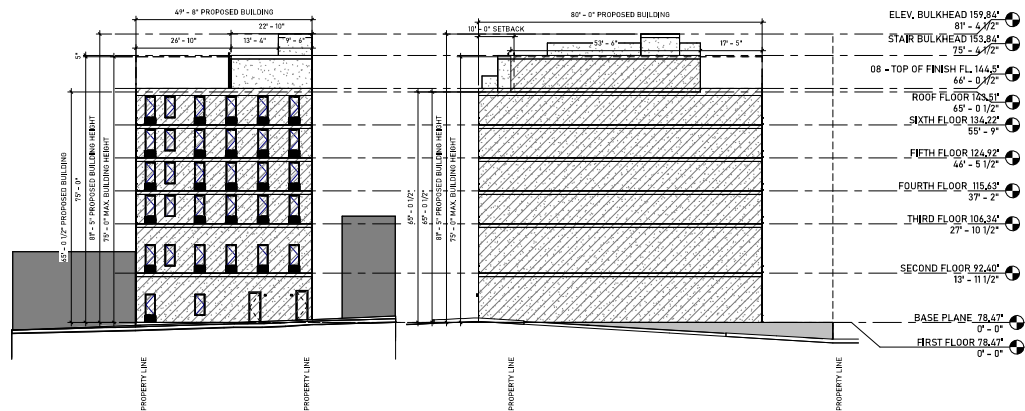




3 PLOT PLAN NTS



1 BASE HEIGHT SETBACK ISOMETRIC DIAGRAM NTS



2 BASE HEIGHT SETBACK DIAGRAM (ELEVATION) NTS

ZONING ANALYSIS:				
	ITEM	PERMITTED / REQUIRED	EXISTING LOT#16 (1434)	PROPOSED 1430 / 1432 + 1434 (Existing)
ZR 22-12	USE PERMITTED	II	USE GROUP II	USE GROUP II
ZR 22-22	MAX FLOOR AREA RATIO RT-1	MAY ALLOWABLE RESIDENTIAL F.A.R. FOR INTERIOR LOT WITHIN 100' FROM A NARROW STREET - 3.44 LOT 14/15: 9,000SF LOT 16: 2,500SF TOTAL: 7,500 X 3.44 = 25,800 PERMITTED	3,678.80 SF FAR = 0.49	24,492.84 SF (LOT 14/15) + 24,492.84 / 7,500 SF (SEE TABLE) + 3.24 FAR TOTAL ZFA = 24,492.84 SF + 25,800 SF
ZR 22-342	LOT COVERAGE	80% 7,500 SF = 6,000	1222.90 SF	PROPOSED LOT COVERAGE 5962.33 SF #9.28% - 80%
ZR 22-52	DENSITY	25,800.00 (FAR) / 480 (FACTOR) = 37.94 = 38	EXISTING 2 UNITS	PROPOSED 36 RESIDENTIAL UNITS + 2 EXISTING = 38
ZR 22-32	MINIMUM LOT AREA	1,700.00 SF.	2,500.00 SF.	5,000.00 SF TOTAL = 3,580.00 SF
ZR 22-12	MINIMUM LOT WIDTH	18'-0"	25'-0"	75'-0"
YARDS				
ZR 22-322	FRONT YARD	0'-0"		0'-0" (LOT 14/15)
ZR 22-334	SIDE YARD	0'-0" - 5'-0"		0'-0" (LOT 14/15)
ZR 22-342	REAR YARD	20'-0"		20'-0"
HEIGHT AND SETBACK				
ZR 22-421	STREET WALL LOCATION	Along narrow streets, at least 70 percent of the appropriate width of street wall shall be located within 10 feet of the street line and extend to at least the minimum base height specified in Section 22-422, or the height of the buildings, whichever is less.		PROPOSED STREET WALL IS LOCATED 0'-0" FROM THE STREET LINE ALIGNED WITH ADJACENT BUILDING
ZR 22-432	MINIMUM BASE HEIGHT	48'-0"		55'-0"
	MAXIMUM BASE HEIGHT	65'-0"		65'-0"
	MAXIMUM BUILDING HEIGHT	75'-0"		75'-0"
PARKING REQUIREMENTS				
ZR 22-222	PARKING SPACES	25% OF ALL DWELLING UNITS CREATED AFTER 1961 34 * 0.25 = 9	N/A	WALKED AS PER ZR 22-222
ZR 22-811	BIKE PARKING	1 PER 2 NEW DWELLING UNITS CREATED AFTER 2009 = 36 / 2 = 18	N/A	18 BIKE PARKING SPACES PROVIDED
ZR 22-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE 0.07 WIDTH 75'-0", 75/25 = 3 TREES REQUIRED	LOT WIDTH 75'-0", 75/25 = 3 1 TREE EXISTING	1 EXISTING TREES AND 2 TO BE PAID INTO TREE FUND
RECREATION REQUIREMENTS				
ZR 22-43	REQUIRED RECREATION SPACE OF 2% OF THE RESIDENTIAL FLOOR AREA WITH 1000 OR MORE DWELLING UNITS CREATED AFTER DECEMBER 3, 2024 STANDARDS FOR RECREATION SPACE			TOTAL RESIDENTIAL F.A. 24,492.84 SF X 2% = 734.76 SF RECD OUTDOOR RECREATION PROPOSED ON ROOF LEVEL 799 SF + 734.76 SF THEREFORE OK

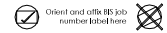
RESIDENTIAL FLOOR AREA SCHEDULE				
FLOOR	TOTAL PROPOSED GROSS LOT 14/15	EXISTING LOT 16	TOTAL GROSS	DEDUCTIONS
CELLAR FLOOR	0 SF	1222.90 SF	1222.90 SF	1222.90 SF
FIRST FLOOR 78.47'	3973.33 SF	1222.90 SF	5196.23 SF	784.84 SF
SECOND FLOOR 92.40'	3973.33 SF	1223.00 SF	5196.33 SF	378.02 SF
THIRD FLOOR 106.34'	3973.33 SF		3973.33 SF	160.80 SF
FOURTH FLOOR 115.43'	3973.33 SF		3973.33 SF	160.80 SF
FIFTH FLOOR 124.92'	3973.33 SF		3973.33 SF	160.80 SF
SIXTH FLOOR 134.22'	3973.33 SF		3973.33 SF	160.80 SF
TOTAL	23843.08 SF	3678.80 SF	27521.88 SF	3923.76 SF

LOT AREA		
Lot	Size	Area
1434	100'-0" x 25'-0"	2500 SF
1430 / 1432	80'-0" x 25'-0" / 100'-0" x 25'-0"	5000 SF
TOTAL		7500 SF



ZD1 Zoning Diagram

Must be typewritten.



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) 1432
 Street Name WISE AVENUE
 Borough BROOKLYN
 Block 2994
 Lot(s) 1430 / 1432 + 1434
 BIN 2018935

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 this code or of a rule of any agency, I may be barred from filing further applications of documents with the Department.

NIKOLAI KATZ

Name (please print)

Signature Date 03/02/2025

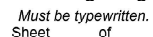


P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



License Number 026633

Enclosed n/a