

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) 810
Street Name HUMBOLDT STREET
Borough BROOKLYN
Block 2605
Lot 1
BIN 3065444

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 or documents with the Department.

Name (please print)

Signature

Date



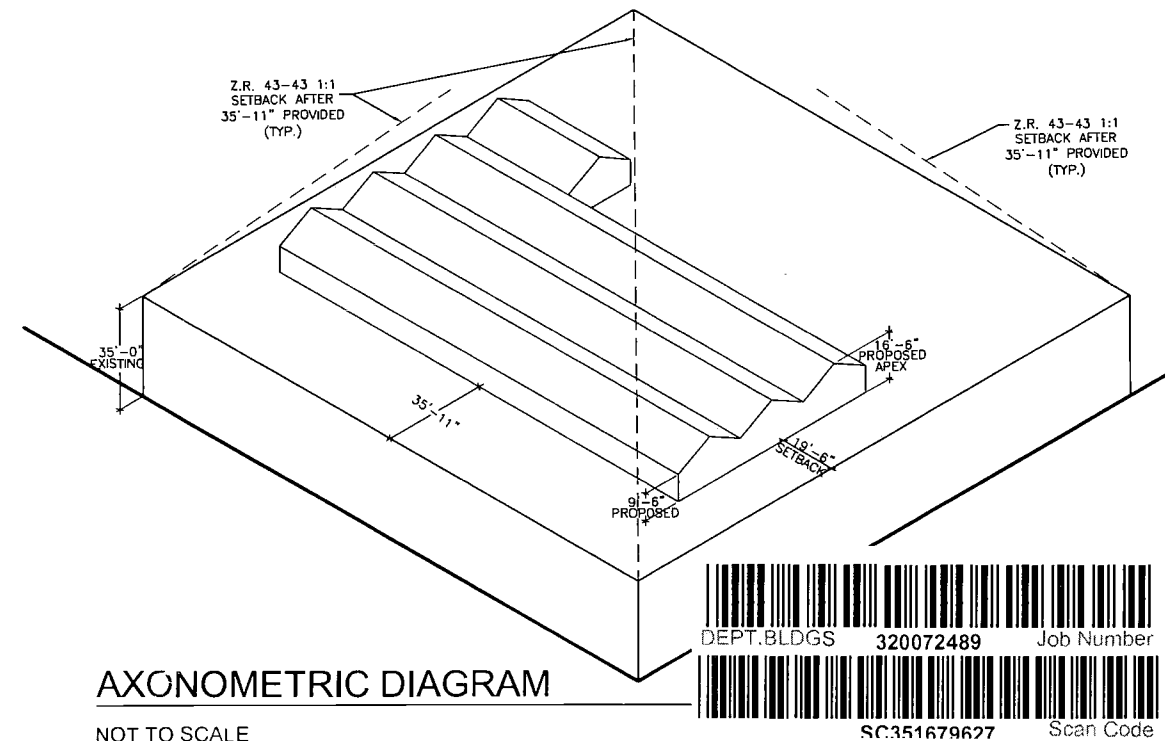
P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

JUN 16 2010

PLAN EXAMINER SIGN AND DATE



AXONOMETRIC DIAGRAM

NOT TO SCALE

810 HUMBOLDT STREET BROOKLYN, NY 11222

COMMUNITY BOARD: 301 5th 3065444
NUMBER OF STORIES: 2 CONSTRUCTION CLASS: 1E

BLOCK: 2605 LOT: 1
ZONE: M1-1 MAP: 13a

USE GROUP: 4 - AGRICULTURAL GREENHOUSE
USE FOR THE PURPOSE OF GROWING FRUITS AND VEGETABLES TYPE PRODUCTS FOR OFF-SITE SALE ONLY, NOT OPEN TO PUBLIC, FOR AGRICULTURAL USE ONLY

OCCUPANCY GROUP: PROPOSED B-2 - STORAGE LOW HAZARD (GREENHOUSES)
EXISTING & PROPOSED BUILDINGS ARE FILED UNDER 1968 CODE.

EXISTING LOT AREA = 200' x 200' = 40,000 sq.ft.

Z.R. 43-02: STREET TREE EXEMPTION
EXISTING 20% FLOOR AREA: 19,800 x 0.2 = 16,000 sq.ft.
PROPOSED FLOOR AREA: 13,456 sq.ft. (17.0%) = 16,000 sq.ft. (20%) THEREFORE NOT APPLICABLE

FLOOR AREA:

Z.R. 43-122: MAXIMUM ALLOWABLE FLOOR AREA (COMMUNITY FACILITY) = 2.40 40,000 x 2.40 = 96,000 sq.ft.

FIRST FLOOR: 199.00' x 200.00' = 39,800 sq.ft. (EXISTING NO CHANGE)
SECOND FLOOR: 199.00' x 200.00' = 39,800 sq.ft. (EXISTING NO CHANGE)

THIRD FLOOR:
(161'-0" x 78'-0") (12,236'-0" x 28'-0") (PROPOSED GREENHOUSE) = 13,456 sq.ft. (PROPOSED GREENHOUSE)
TOTAL COMBINED FLOOR AREA = 93,056 sq.ft.
MAXIMUM ALLOWABLE 96,000 sq.ft. = 93,056 PROPOSED: THEREFORE O.K.
PROPOSED F.A.R. = 2.33 x 2.40 MAXIMUM ALLOWED: THEREFORE O.K.

SCOPE OF WORK:
APPLICATION IS FILED FOR AN AGRICULTURAL GREENHOUSE ON A THIRD STORY ADDITION TO AN EXISTING 2-STORY BUILDING.

Z.R. 43-28: NO SIDE YARD REQUIRED

Z.R. 43-28: 20'-0" MIN. REAR YARD REQUIRED AFTER 100'-0" EXISTING: NON-COMPLIANCE / NO CHANGE TO EXISTING

Z.R. 43-28: PROVIDE 20' YARD ALONG SIDE LOT LINE NO CHANGE TO EXISTING NON-COMPLIANCE / ADDITION WILL PROVIDE.

Z.R. 43-43: COMMUNITY FACILITY BUILDING

MAXIMUM HEIGHT OF FRONT WALL = 35'-0" EXISTING: 35'-0" (NO CHANGE)
35'-11" SETBACK PROVIDED

Z.R. 43-43: COMMUNITY FACILITY:
SETBACK = 10'-0" SLOPE: 1 (V) TO 1 (H) WITH 15'-0" MIN. INITIAL SETBACK

Z.R. 43-43: COMMUNITY FACILITY (AGRICULTURAL USES)

OFF-STREET PARKING REQUIRED:
1 PARKING PER 1,000 sq.ft. OF LOT AREA USED FOR SELLING PURPOSES
TOTAL REQUIRED PARKING SPACES: 14,275 / 1000 = 14.275 SPACES

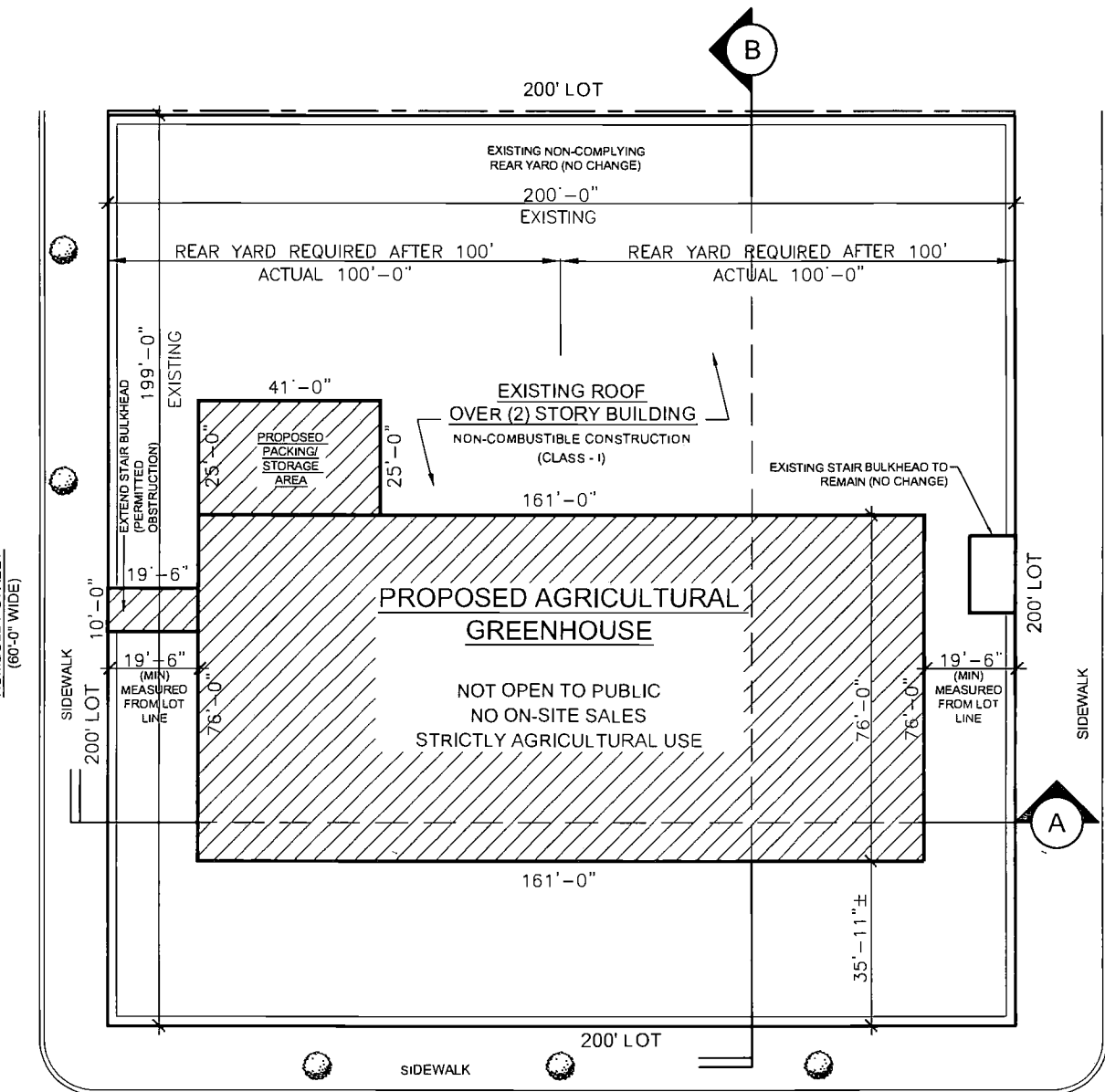
Z.R. 43-43: FOR ZONING DISTRICT (M1-1) IS PARKING SPACES ARE WAIVED.
THEREFORE NO PARKING REQUIRED.

PROPOSED GREENHOUSE:
USED STRICTLY FOR GROWING PLANTS, AGRICULTURAL USE ONLY (NO COMMERCIAL USE / NOT OPEN TO PUBLIC)
NO ON-SITE SALES PROPOSED
THEREFORE - NO PARKING REQUIRED.

Z.R. 44-52: ONE ACCESSORY OFF-STREET LOADING BERTHS IS REQUIRED
LOADING BERTH PROVIDED AT 1st FLOOR: O.K.

LEGEND:

- M1-1: LIGHT MANUFACTURING DISTRICT (HIGH PERFORMANCE)
- LOT LINE
 - EXISTING BUILDING
 - PROPOSED ADDITION
 - MAXIMUM BUILDING ENVELOPE
 - EXISTING STREET TREE



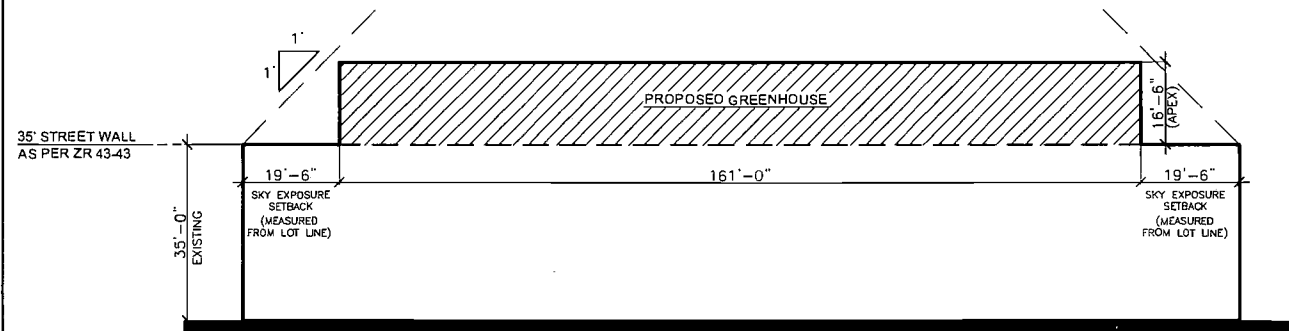
SITE PLAN

SCALE: 1/64" = 1'-0"

MESEROLE AVENUE
(60'-0" WIDE)

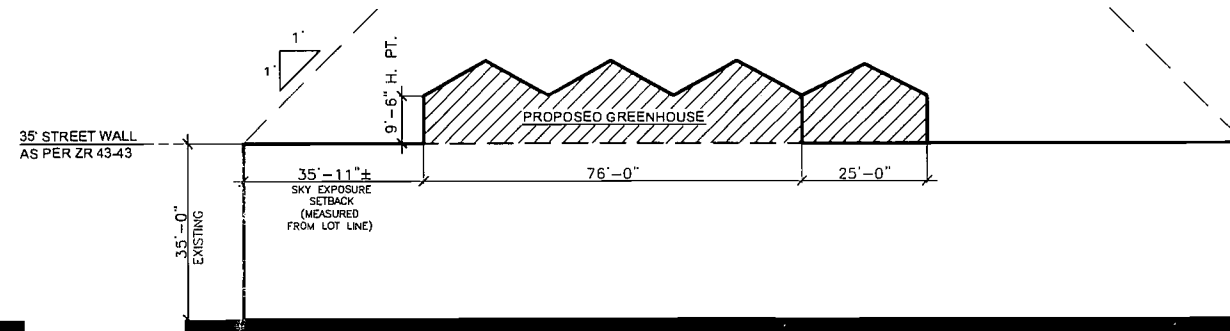


0 2 4 6 8 16 24



SECTION (A)

Z.R. 43-43: FOR COMMUNITY FACILITY BUILDINGS MAX. FRONT WALL HEIGHT = 35'-0" PERMITTED SKY EXPOSURE (SLOPE OVER ZONING LOT) = 1 Vertical TO 1 Horizontal



SECTION (B)

Z.R. 43-43: FOR COMMUNITY FACILITY BUILDINGS MAX. FRONT WALL HEIGHT = 35'-0" PERMITTED SKY EXPOSURE (SLOPE OVER ZONING LOT) = 1 Vertical TO 1 Horizontal

CURB LEVEL ASSUMED @ 0.0' (SITE IS RELATIVELY FLAT)

