

ADDRESS:	281 MOTHER GASTON BLVD, BROOKLYN, NY 11212
ZONING DISTRICT:	R6 (WIDE STREET)
BLOCK / LOT:	3692 / 12
ZONING MAP:	17C
LOT AREA:	2500SF
<u>QUALIFY HOUSING PROGRAM:</u>	
MAX FAR (ZR 23-153):	3.0 (7500SF) / PROPOSED FAR: 1.6 (4001.62SF)
MAX LOT COVERAGE (ZR 23-153):	65% (1625SF) / PROPOSED: 55.79% (1394.72SF)
SIDE YARD (ZR 23-462C):	0' OR 8' / PROPOSED: 0'
REAR YARD (ZR 23-47):	REQUIRED: 30' / PROPOSED: 35'-4"
STREET TREE REQUIREMENT (ZR23-03 / 26-41):	REQ'D 25LF PER TREE / PROPOSED: 1
HEIGHT & SETBACK (ZR23-662A TABLE I):	
MIN. BASE HEIGHT:	40' / PROPOSED: 40'
MAX. BASE HEIGHT:	65' / PROPOSED: 40'
MAX. BUILDING HEIGHT:	70' / PROPOSED: 40'

ETRIC DIAGRAM
SCALE

10'-0" SETBACK

40'-0" BLDG HT. MIN. BASE HT.

65'-0" MAX. BASE HT.

70'-0" MAX. BLDG. HT.

30'-0" REAR SETBACK

56'-5" BLDG SIZE

100'-0" LOT SIZE

35'-4" REAR YARD

8'-3" F.I.

PAGE PLANE
EL 52.30'



ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 2

1	Applicant Information <i>Required for all applications.</i>
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Last Name CARBALLO		First Name JOSE		Middle Initial I	
Business Name JCA GROUP, P.C.			Business Telephone 201-678-1201		
Business Address 171 MAIN STREET SUITE# 301			Business Fax 201-678-1209		
City HACKENSACK		State NJ	Zip 07601	Mobile Telephone	
E-Mail EMAIL@JCARBALLO.COM			License Number 021291		

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
☐ Special Permit	Cal. No. _____	Authorizing Zoning Section _____
☐ General City Law Waiver	Cal. No. _____	General City Law Section _____
☐ Other	Cal. No. _____	

City Planning Commission (CPC)

☐ Special Permit	ULURP No. _____	Authorizing Zoning Section _____
☐ Authorization	App. No. _____	Authorizing Zoning Section _____
☐ Certification	App. No. _____	Authorizing Zoning Section _____
☐ Other	App. No. _____	

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

ZD1

Sheet 2 of 2

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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Total Zoning Floor Area	4001.62
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