

SITE PLAN DIAGRAM
NOT TO SCALE

ADDRESS:	2178 DEAN STREET BROOKLYN NY 11233
ZCNING DISTRICT:	R6 (NARROW STREET)
BLOCK / LOT:	1447 / 20
ZCNING MAP:	17A
LOT AREA:	2046 SF
<u>QUALIFY HOUSING PROGRAM:</u>	
MAX FAR (ZR 23-153):	2.2 (4501.20SF) / PROPOSED FAR: 1.77 (3624.18SF)
MAX LOT COVERAGE (ZR 23-153):	60% (1227.60SF) / PROPOSED: 59% (1208.06SF)
SIDE YARD (ZR 23-462C):	0' OR 8' / PROPOSED: 0'
REAR YARD (ZR 23-47):	REQUIRED: 30' / PROPOSED: 34'-2 1/2"
STREET TREE REQUIREMENT (ZR23-03 / 26-41):	REQ'D 25LF PER TREE / PROPOSED: 1
HEIGHT & SETBACK (ZR23-662A TABLE I):	
MIN. BASE HEIGHT:	30' / PROPOSED: 30'-7"
MAX. BASE HEIGHT:	45' / PROPOSED: 30'-7"
MAX. BUILDING HEIGHT:	55' / PROPOSED: 30'-7"

LEGEND

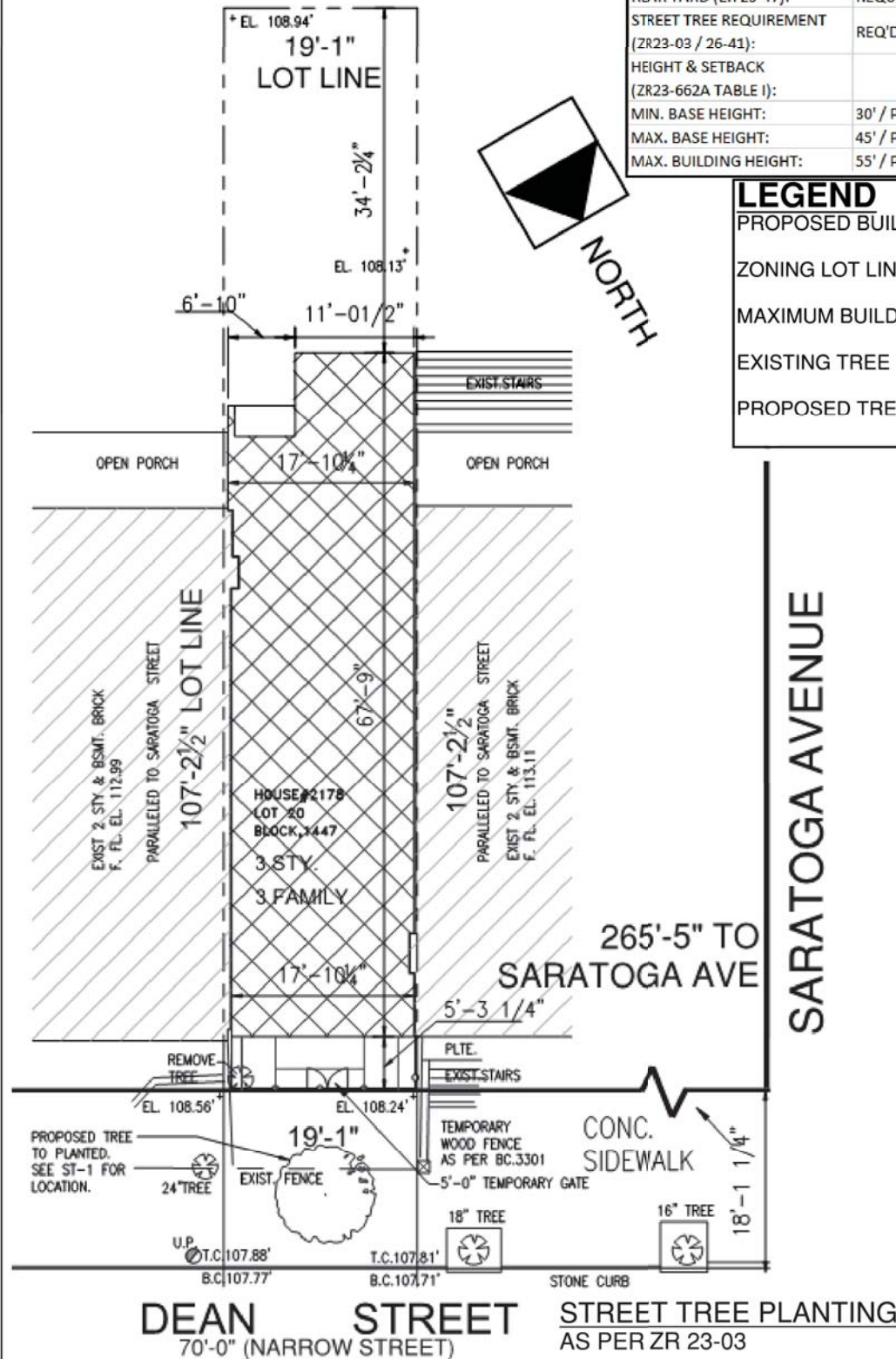
PROPOSED BUILDING

ZONING LOT LINE

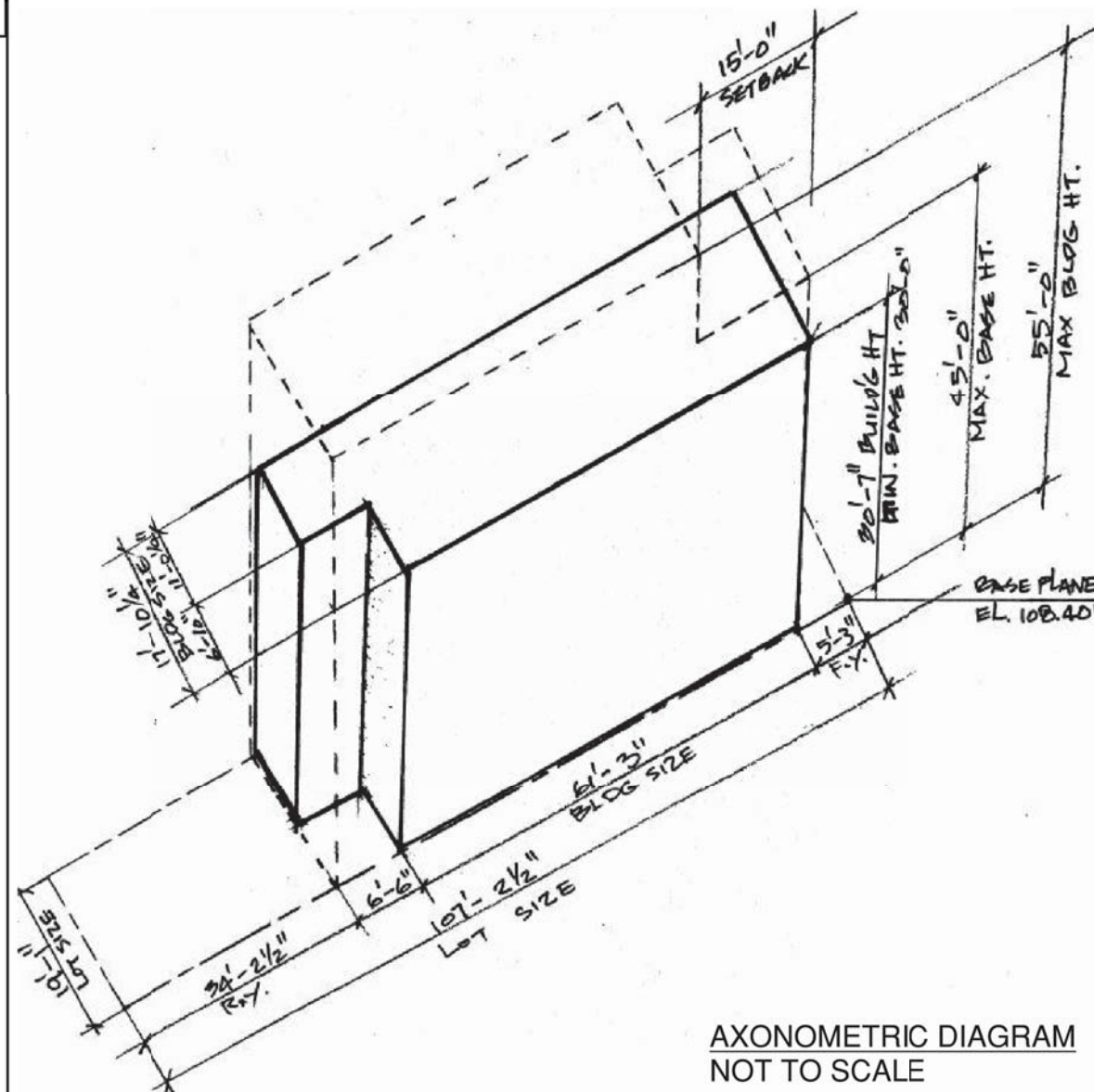
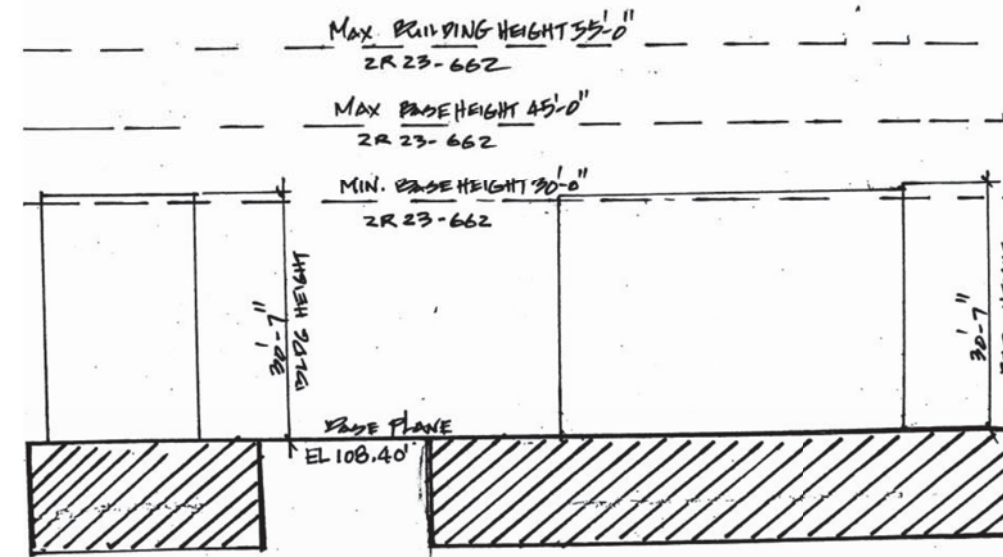
MAXIMUM BUILDING ENVELOPE

EXISTING TREE

PROPOSED TREE



SECTION DIAGRAM
NOT TO SCALE

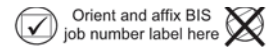


AXONOMETRIC DIAGRAM
NOT TO SCALE



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) 2178

Street Name DEAN STREET

Borough BROOKLYN

Block	1447
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Lot	20
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BIN	3836272
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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) _____

DAVID E. GROSS

Signature _____ Date 02-22-19



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

Internal Use Only

BIS Doc #_____

PLAN EXAMINER SIGN AND DATE



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 DAVID		First Name GROSS		Middle Initial E
Business Name GF55 PARTNERS			Business Telephone (212) 352-3099	
Business Address 19 WEST 21ST STREET			Business Fax	
City NEW YORK	State NY	Zip 10010	Mobile Telephone	
E-Mail david@gf55.com			License Number 16587	

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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[illegible]

Total Zoning Floor Area	-----
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