

ZONING:

BLOCK NUMBER : 3008
 LOT NUMBER : 15
 BIN NUMBER : 3070690
 LOT AREA : 2,500 SF
 STREET DEFINITION : GRATTAN STREET (60'-0" WIDE) NARROW STREET
 STREET DEFINITION : KNICKERBOCKER AVENUE (60'-0" WIDE) NARROW STREET
 STREET DEFINITION : MORGAN AVENUE (60'-0" WIDE) NARROW STREET
 ZONING DISTRICT : M1-1
 SPECIAL DISTRICT : NONE
 MAP NUMBER : 13b

CONSTRUCTION CLASS: IB

LOT AREA: 25'-0" x 100'-0" = 2,500 SF

SECTION 43-12 - MAXIMUM FLOOR AREA RATIO:

MAXIMUM FAR FOR M1-1 ZONING DISTRICT: 1.00

MAXIMUM FLOOR AREA:

2,500 SF (LOT AREA) x 1.00 (FAR) = 2,500 SF

PROPOSED FLOOR AREA:

FIRST FLOOR AREA : 2,500 SF
 SECOND FLOOR AREA : 1,475 SF
 THIRD FLOOR AREA : 2,000 SF
 FOURTH FLOOR AREA : 2,000 SF

TOTAL FLOOR AREA : 7,975 SF > 2,500 SF (FAR = 3.19)

* VARIANCE OBTAINED FROM THE NYC BOARD OF STANDARDS AND APPEALS.

SECTION 43-23 - PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS:

THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED WITHIN A REQUIRED YARD OR REAR YARD EQUIVALENT:

(b) (1) ANY BUILDING OR PORTION OF A BUILDING USED FOR ANY PERMITTED USE, AND PROVIDED THAT THE HEIGHT OF SUCH BUILDING SHALL NOT EXCEED ONE STORY, EXCLUDING BASEMENT, NOR IN ANY EVENT 25 FEET ABOVE SUCH CURB LEVEL. IN ADDITION, DECKS, PARAPET WALLS, ROOF THICKNESS, SKYLIGHTS, VEGETATED ROOFS, AND WEIRS, SHALL BE PERMITTED UPON SUCH BUILDING, OR PORTION THEREOF, PURSUANT TO SECTION 43-42 (PERMITTED OBSTRUCTIONS).

SECTION 43-25 - MINIMUM REQUIRED SIDE YARDS:

NO SIDE YARDS ARE REQUIRED. HOWEVER, IF AN OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED, IT SHALL BE AT LEAST EIGHT FEET WIDE.

PROPOSED SIDE YARD:

NO SIDE YARDS ARE PROPOSED, THEREFORE O.K.

SECTION 43-26 - MINIMUM REQUIRED REAR YARDS:

A REAR YARD WITH A DEPTH OF NOT LESS THAN 20 FEET SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT.

PROPOSED REAR YARD:

PROPOSED REAR YARD: 20'-0", THEREFORE O.K.

SECTION 43-43 - MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS:

INITIAL SETBACK DISTANCE : 20'-0"
 MAXIMUM HEIGHT OF FRONT WALL : 30'-0" OR 2 STORIES
 HEIGHT ABOVE STREET LINE : 30'-0"
 SKY EXPOSURE PLANE : 1 (VERT.) TO 1 (HORIZ.)

SKY EXPOSURE PLANE:
 1 (VERT.) TO 1 (HORIZ.)

INITIAL SETBACK DISTANCE:
 20'-0" (NARROW STREET)

MAXIMUM HEIGHT OF FRONT WALL:
 30'-0" OR 2 STORIES

PROPOSED HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

SKY EXPOSURE PLANE:
 1 (VERT.) TO 1 (HORIZ.)

PROPOSED HEIGHT OF FRONT WALL:
 44'-4" / 4 STORIES

* VARIANCE OBTAINED FROM THE NYC BOARD OF STANDARDS AND APPEALS.

LEGEND:

PROPOSED ENLARGEMENT

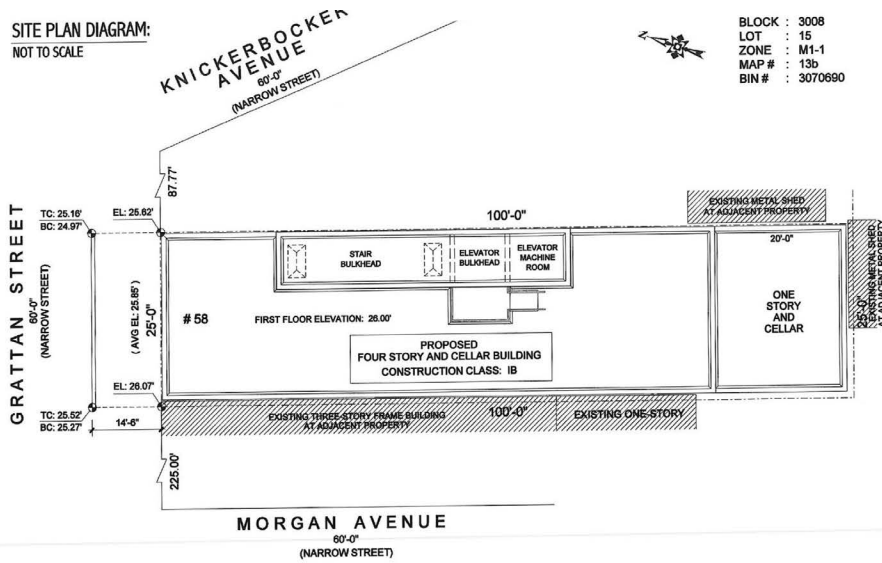
EXISTING STRUCTURE

ZONING LOT LINE

EXISTING TREE

PROPOSED TREE

SITE PLAN DIAGRAM: NOT TO SCALE



BLOCK : 3008
 LOT : 15
 ZONE : M1-1
 MAP # : 13b
 BIN # : 3070690



ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

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) 58
 Street Name Grattan Street

Borough Brooklyn
 Block 3008
 Lot 15
 BIN 3070690

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) Paul Coughlin
 Signature Date 3/28-24

Signature Date

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

SECTION 44-21 - GENERAL PROVISIONS FOR REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES:

REQUIRED ACCESSORY OFF-STREET PARKING SPACES:

USE REQUIRED PARKING
 USE GROUP 6 - (M) MERCANTILE [PRC-B] 1 PER 300 SF
 USE GROUP 6 - (B) BUSINESS [PRC-B1] 1 PER 300 SF

CELLAR:

USE GROUP 6 - (B) BUSINESS [PRC-B1] 403 SF

USE GROUP 6 - (M) MERCANTILE [PRC-B] 999 SF

FIRST FLOOR:

USE GROUP 6 - (M) MERCANTILE [PRC-B] 2,500 SF

SECOND FLOOR:

USE GROUP 6 - (B) BUSINESS [PRC-B1] 1,475 SF

THIRD FLOOR:

USE GROUP 6 - (B) BUSINESS [PRC-B1] 2,000 SF

FOURTH FLOOR:

USE GROUP 6 - (B) BUSINESS [PRC-B1] 2,000 SF

9,377 SF / 300 SF = 31 OFF-STREET PARKING SPACES

PROPOSED OFF-STREET PARKING SPACES: 0

* VARIANCE OBTAINED FROM THE NYC BOARD OF STANDARDS AND APPEALS.

SECTION 44-23 - WAIVER OF REQUIREMENTS FOR SPACES BELOW MINIMUM NUMBER:

NUMBER OF SPACES: 15

SECTION 26-41 - STREET TREE PLANTING

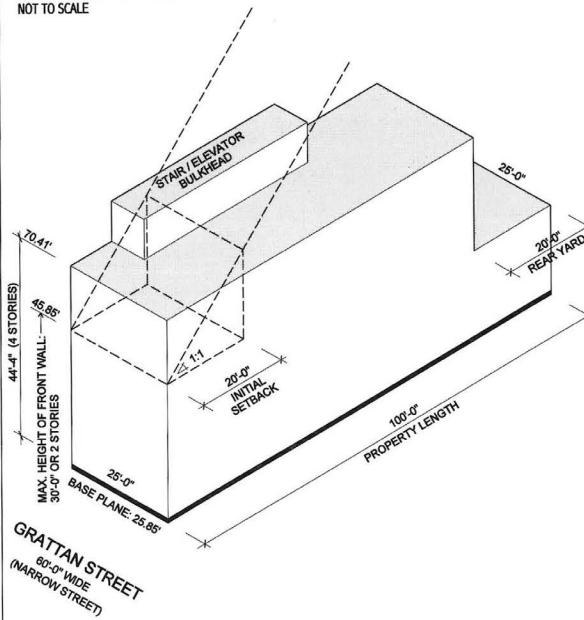
SECTION 43-02 - STREET TREE PLANTING IN MANUFACTURING DISTRICTS:

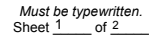
AS PER SECTION 26-41 Z.R.:

STREET TREE PLANTING REQUIREMENTS 25 LIN. FT.
 STREET FRONTAGE 1 TREE
 TOTAL REQUIRED TREES 1 TREE
 (STREET FRONTAGE / 25'-0")
 NUMBER OF EXISTING TREES TO BE PRESERVED 0
 AT THE LOCATION (ON-SITE)
 NUMBER OF NEW STREET TREES TO BE PLANTED 0
 AT THE LOCATION (ON-SITE)
 NUMBER OF NEW TREES TO BE PLANTED 0
 AT AN ALTERNATE LOCATION (OFF-SITE)
 NUMBER OF PROPOSED TREES WHERE PAYMENT WILL BE MADE TO PARKS FOR PLANTING 1

AXONOMETRIC DIAGRAM:

NOT TO SCALE





Last Name	Coughlin	First Name	Paul	Middle Initial	
Business Name	Coughlin Architecture PLLC			Business Telephone	3477991705
Business Address	16 Waverly Ave # 400			Business Fax	
City	Brooklyn	State	NY	Zip	11205
E-Mail	paul@coughlinscheel.com			Mobile Telephone	
				License Number	034437

Dwelling Units	Parking area	sq. ft.	Parking Spaces: Total	Enclosed
----------------	--------------	---------	-----------------------	----------

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