

ZONE: R6 - SUBJECT TO QUALITY HOUSING PROVISIONS ZR 28
MAP # 17B BLOCK # 4886 LOT # 18
OCCUPANCY CLASS: R-2
ZONING USE GROUP : 2

CONSTRUCTION CLASS: 2A

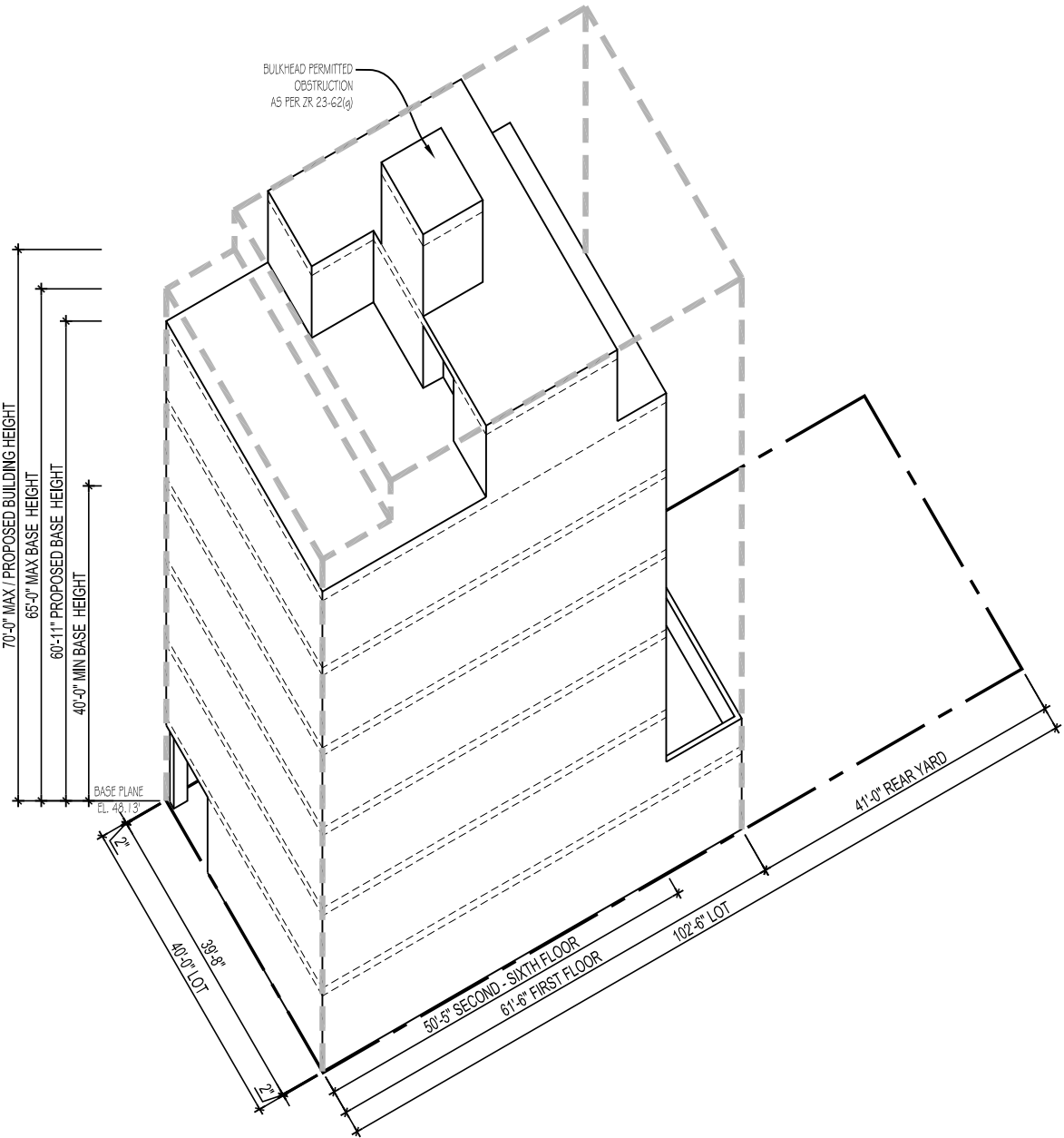
JOB DESCRIPTION: NEW SIX (6) STORY AND PENTHOUSE , SIXTEEN (16) FAMILY BUILDING

RELATED CRFN NUMBERS
EXHIBIT I: CRFN #2021000161470
EXHIBIT III: CRFN #2021000161471

LOT AREA: 40'-0" x 102'-6" = 4,100 SF				
23-153	MAX. ALLOWABLE LOT COVERAGE:		WITHIN 100'-0" OF WIDE STREET: 65% x 4,000 SF (40'-0" x 100'-0") = 2,600 SF BEYOND 100'-0" OF WIDE STREET: 60% x 100 SF (40'-0" x 2'-6") = 60 SF TOTAL: 2,600 + 60 =2,660 SF	
	PROPOSED LOT COVERAGE:		(39'-8" X 50'-5") + (39'-8" x 6'-0") =2,237.861 (55%)	
	MAX. ALLOWABLE FLOOR AREA:		WITHIN 100'-0" OF WIDE STREET: 3.0 x 4,000 SF (40'-0" x 100'-0") = 12,000 SF BEYOND 100'-0" OF WIDE STREET: 2.2 x 100 SF (40'-0" x 2'-6") = 220 SF TOTAL: 12,000 + 220 =12,220 SF	
PROPOSED FLOOR AREA		GROSS:	DEDUCTION	NET:
FIRST FLOOR:	(30'-2" x 61'-6") - (1'-0" x 15'-10")	= 1,839.42	331 CORRIDOR, 120 BICYCLE PARKING, 161 MECHANICAL	1,227.42 SF
SECOND FLOOR:	39'-8" x 50'-5"	= 1,999.861	29.5 CORRIDOR, 12 REFUSE, 4 SHAFTS	1,954.361 SF
THIRD FLOOR:	39'-8" x 50'-5"	= 1,999.861	29.5 CORRIDOR, 12 REFUSE, 4 SHAFTS	1,954.361 SF
FOURTH FLOOR:	39'-8" x 50'-5"	= 1,999.861	29.5 CORRIDOR, 12 REFUSE, 4 SHAFTS	1,954.361 SF
FIFTH FLOOR:	39'-8" x 50'-5"	= 1,999.861	29.5 CORRIDOR, 12 REFUSE, 4 SHAFTS	1,954.361 SF
SIXTH FLOOR:	39'-8" x 50'-5"	= 1,999.861	29.5 CORRIDOR, 12 REFUSE, 4 SHAFTS	1,954.361 SF
PENTHOUSE	SEE BREAKDOWN ON A-105	= 656		656 SF
TOTAL PROPOSED FLOOR AREA:		12,494.73 S.F.	839.5 S.F.	11655.23 S.F. (2.84)

		REQUIRED	PROPOSED
Z.R. 23-662(a)	BUILDING HEIGHT	WITHIN 100' OF WIDE STREET	
	MINIMUM BASE HEIGHT:	40'	
	MAXIMUM BASE HEIGHT:	65'	60'-0"
	MAXIMUM BUILDING HEIGHT:	70'	70'-0"
Z.R. 23-662(c)	SETBACK REQUIREMENTS	MINIMUM 10 FEET SETBACK FROM STREET WALL FACING A WIDE STREET	14'-11"
Z.R. 23-661(a)(1)	STREET WALL LOCATION	NO CLOSER TO THE STREET LINE OF CLOSEST ADJACENT BUILDING THAT IS BOTH WITHIN 25' AND 10' OF STREET LINE.	LOT LINE (ADJACENT BUILDING ON L.L.)
Z.R. 23-462 (c)	SIDE YARD:	NONE REQUIRED MIN. 8' IF PROVIDED	NONE
Z.R. 23-47	REAR YARD:	BEYOND 100' OF CORNER: 30'-0"	41'-0"
Z.R. 23-22	MAX. NO. OF D.U.'S	$\frac{12,220}{680} = 17.97 = 18$ DWELLING UNITS	16
Z.R. 23-32	MIN. LOT AREA	1,700 S.F.	4,100 SF
	MIN. LOT WIDTH	18'-0"	40'-0"
Z.R. 23-03(c) Z.R. 26-41	STREET TREE	1 FOR EVERY 25' (40'-0" = 2 REQUIRED)	2 NEW 3" CALIPER TREES AS REQUIRED BY Z.R. 23-03, EXACT LOCATION TO BE DETERMINED BY DEPT. OF PARKS AND RECREATION, OR PAYMENT TO TREE FUND.
Z.R. 25-811(a)	BICYCLE PARKING	1 PER 2 DWELLING UNITS (16 D.U. = 8)	8 SPACES
Z.R. 25-241	PARKING REQUIREMENTS	REQUIREMENTS FOR SMALL LOTS, 10,000 SF. OR LESS R-6 = 50% OF DWELLING UNITS. PROPOSED 16 DWELLING UNITS = 8 SPACES	8 SPACES

QUALITY HOUSING REQUIRMENTS			
		REQUIRED	PROPOSED
Z.R. 28-12	REFUSE STORAGE	IN DEVELOPMENTS WITH 9 OR MORE DWELLING UNITS NOT LESS THAN 12 SF WITH NO DIMENSION LESS THAN 3 FEET ON EACH STORY THAT HAS ENTRANCES TO DWELLING UNITS	SEE FLOOR PLANS
Z.R. 28-13	LAUNDRY FACILITIES	IF 1 WASHING MACHINE PER 20 D.U. + 1 DRYER PER 40 D.U. IS PROVIDED IN ROOM WITH WINDOWS + AT LEAST 3 SF WITH TABLE + CHAIRS TO FOLD LAUNDRY. PORTION OF THE ROOM USED TO MEET THESE MINIMUM REQUIREMENTS SHALL BE DEDUCTED OF FA	N/A
Z.R. 28-14	DAYLIGHT IN CORRIDORS	50% OF SF CAN BE DEDUCTED OF FAR IF WINDOW NOT LESS THAN 20 SF THAT IS VISIBLE FROM AT LEAST 50% OF THE CORRIDOR	SEE FIRST FLOOR PLAN
Z.R. 28-20	RECREATION SPACE	IN DEVELOPMENT WITH 9 OR MORE D.U. 3.3% OF FAR SHALL BE PROVIDED. 3.3% x 11,655 S.F = 385 SF	385 SF SEE ROOF PLAN
Z.R. 28-23	PLANTING AREAS	AREA BETWEEN LOT LINE AND ALL STREET WALLS OTHER THAN ENTRANCES AND DRIVEWAYS SHALL BE PLANTED	N/A - BUILDING ON LOT LINE
Z.R. 28-31	DENSITY PER CORRIDOR	50% OF THE SF OF CORRIDOR ON EACH STORY SERVING LESS THAN 11 D.U. CAN BE DEDUCTED OF FA	3 DWELLING UNITS PER FLOOR - SEE FLOOR PLANS
Z.R. 28-40 Z.R. 28-41	PARKING / SCREENING	ALL OPEN ACCESSORY OFF STREET GROUP PARKING FACILITIES SHALL BE SCREENED FROM D.U., ADJACENT ZONING LOTS AND STREETS	SEE FIRST FLOOR PLAN



AXONOMETRIC

SCALE 1/32" =1'-0"

DEPT OF BLDGS321599908 Job Number

ES573436308 Scan Code

NYC
Buildings

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) 948
Street Name New York Avenue
Borough Brooklyn
Block 4886
Lot 18
BIN 3109337

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) Oleg Ruditsky
Signature Date 06-10-2021
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 _____ of _____

1	Applicant Information <i>Required for all applications.</i>
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Last Name Ruditser		First Name Oleg		Middle Initial
Business Name Engineering Professional Services, PC			Business Telephone (347) 324-0490	
Business Address 2820 Ocean Parkway Apt 16F			Business Fax	
City Brooklyn	State NY	Zip 11235	Mobile Telephone	
E-Mail MRudit@Aol.com			License Number 085125	

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 ~~72-21~~
☐ 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 3 of 3

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Totals	12,494.73		11,655.23				2.84

Total Zoning Floor Area	11,655.23
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