

SCOPE OF WORK

1. PROPOSED HORIZONTAL AND VERTICAL EXTENSION.
2. OBTAIN A NEW C OF O.

ZONING INFORMATION

BLOCK	826
LOT	64
ZONE	R6B
MAP No.	22A
ADDRESS	737 55TH STREET BROOKLYN, NY 11220
LOT AREA	SEE ZONING CALCULATION 27.5X100.17 = 2,754.68 S.F.

COMMUNITY FACILITY U.G.: 4

FLOOR AREA ANALYSIS (COMMUNITY FACILITY U.G.: 4) (PLEASE SEE FLOOR AREA DIAGRAMS)

	EXIST. F.A.	PROPOSED F.A.	MECH. DEDUCTION	USE	
CELLAR (NOT F.A.)	1,167.62 S.F.	468.86 S.F.	-0.00 S.F.	U.G. 4	1,636.48 S.F.
1ST FLOOR	1,167.62 S.F.	468.86 S.F.	5.00 S.F.	U.G. 4	1,631.48 S.F.
TOTAL					1,631.48 S.F.

MAX F.A.
R6B = 2.0
2.0 x 2,754.68 S.F. = 5,509.36 S.F. > 1,631.48 S.F. ...O.K. (ZR 24-10)/(ZR 23-153)

ACTUAL F.A.R.
1,631.48 S.F. / 2,754.68 S.F. = 0.592 LESS THAN 2.0 ...OK (ZR 24-10)/(ZR 23-153)

R6B = 60%
MAX COVERAGE
2,754.68 S.F. X 0.6 = 1,652.81 S.F. (ZR 24-10)/(ZR 23-153)

ACTUAL COVERAGE
1,631.48 S.F. / 2,754.68 S.F. = 0.592 = 59.2%
COMMUNITY FACILITY PORTION OF THE BUILDING UP TO BUT NOT EXCEEDING ONE STORY NOR 23'-0" ABOVE BASE PLANE IS EXCLUDED IN DETERMINING THE PERCENTAGE OF LOT COVERAGE
COMMUNITY PORTION = 12'-3" HEIGHT ...OK (ZR 24-12)
(NOT COUNT AS COVERAGE) (ZR 24-33(b)(3))

RESIDENTIAL U.G.: 2

FLOOR AREA ANALYSIS (RESIDENTIAL U.G.: 2) (PLEASE SEE FLOOR AREA DIAGRAMS)

	EXIST. F.A.	PROPOSED F.A.	MECH. DEDUCTION	USE	
2ND FLOOR	1,014.78 S.F.	154.58 S.F.	37.95 S.F.	U.G. 2A	1,131.41 S.F.
3RD FLOOR	0.00 S.F.	1,639.80 S.F.	70.66 S.F.	U.G. 2A	1,596.14 S.F.
4TH FLOOR	0.00 S.F.	1,229.85 S.F.	172.84 S.F.	U.G. 2A	1,057.01 S.F.
TOTAL	1,014.78 S.F.	3,024.23 S.F.	281.45 S.F.		3,757.56 S.F.

MAX F.A.
R6B = 2.00
2.0 x 2,754.68 S.F. = 5,509.36 S.F. > 3,757.56 S.F.O.K. (ZR 23-153)

ACTUAL F.A.R.
3,757.56 S.F. / 2,754.68 S.F. = 1.364 LESS THAN 2.0 ...OK (ZR 23-153)

R6B = 60%
MAX COVERAGE
2,754.68 S.F. X 0.6 = 1,652.81 S.F. > 1,131.41 S.F....OK (ZR 23-153)

ACTUAL COVERAGE
1,131.41 S.F. / 2,754.68 S.F. = 0.411 = 41.1% LESS THAN 60% ...OK (ZR 23-153)

R6 = 680 MAX D.U.
2.0 x 2,754.68 S.F. = 5,009.36 S.F.

DENSITY ANALYSIS
5,009.36-1,631.48 (COMMUNITY) = 3,377.88 S.F.

ACTUAL D.U.
3,377.88/680 = 4.97 = 5 (ZR 23-22)/(ZR 23-24)

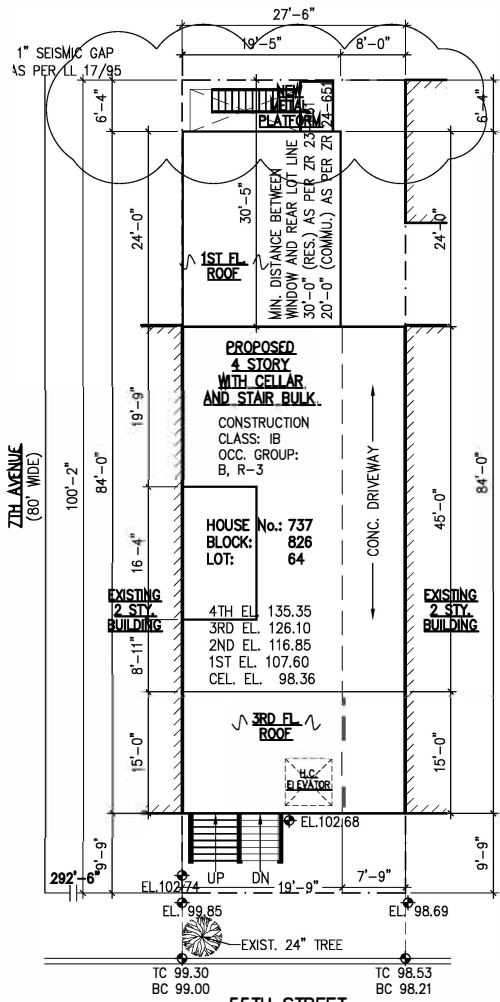
PROPOSED 5 D.U. = 5 D.U. ...OK (ZR 23-22)/(ZR 23-24)

TOTAL AREA (COMMUNITY + RESIDENTIAL)

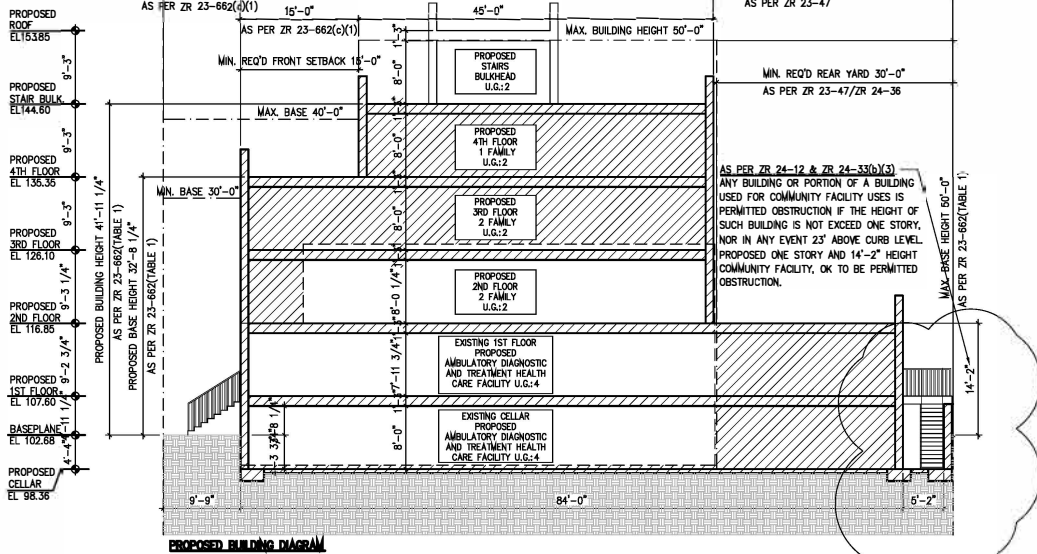
MAX F.A.R. R6B=2.0
2.0 X 2,754.68 S.F. = 5,509.36 S.F. (ZR 24-10)/(ZR 23-153)

ACTUAL F.A. (COMMU.+RES)
1,631.48+3,757.56 S.F. = 5,389.04 S.F. ... OK LESS THAN 5,509.36 S.F.

ACTUAL F.A.R. (COMMU.+RES)
1,631.48/2,754.68 + 3,757.56/2,754.68
= 0.592 + 1.364 = 1.956 ... OK LESS THAN 2.0



PROPOSED PLOT PLAN
SCALE: N.T.S.



SCALE: N.T.S.
CELLAR MUST BE MORE THAN ONE HALF OF ITS HEIGHT (MEASURED FROM FLOOR TO CEILING) BELOW THE BASE PLANE AS PER ZR 12-10
PROPOSED CELLAR HEIGHT = 8'-0" FLOOR FROM BASE PLANE = 4'-4"
4'-4" / 8'-0" = 0.542 ... 0.542 = 54.2% ... CELLAR

LEGEND:
PROPOSED EXTENSION
EXISTING BUILDING



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) 737

Street Name 55TH STREET

Borough BROOKLYN

Block 826

Lot 64

BIN 3014841

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)

YING HAO LI

08.10.21

Signature

Date

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 2 of 2

1	Applicant Information <i>Required for all applications.</i>
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Last Name LI		First Name YING		Middle Initial H	
Business Name CITY BUILDING NY ARCHITECT P.C.			Business Telephone (718)836-1828		
Business Address 802 64TH STREET FL. 3H			Business Fax (718)836-1707		
City BROOKLYN		State NY	Zip 11220	Mobile Telephone	
E-Mail 8361828@GMAIL.COM			License Number 032042		

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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Dwelling Units	5	Parking area	0	sq. ft.	Parking Spaces: Total	0	Enclosed	0
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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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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Totals	7,311.97		3,757.56	1,631.48			1.95

Total Zoning Floor Area	5,389.04
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