

ZONING CALCULATIONS

162 Bay 29th Street

FAR = FLOOR AREA RATIO
LC = LOT COVERAGE
/ITALICS = DOES NOT COUNT AS F.A.

DU = DWELLING UNIT
RES = RESIDENTIAL

COM = COMMERCIAL
FA = FLOOR AREA

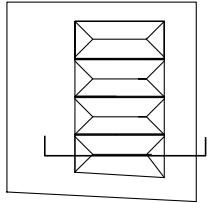
ZONE: R-5 IN-FILL

MAP: 28c
BLOCK: 6413
LOT: 1

LOT AREA COMPUTATION		PROJECT 19-100	
LOT AREA	x	=	2,914.09 SF
MAX. FAR (ZR 23-142) FOR RESIDENTIAL		=	1.65 OF LOT AREA
MAX FAR	1.65 x 2,914.09	=	4,808.25 SF
Total Allowable Floor Area		=	4,808.25 SF
MAX. LC (ZR 23-142) FOR RESIDENTIAL		=	55 %
MAX LC:	= 0.55 x 2,914.09	=	1,602.75 SF
ACTUAL LC:	= x	=	1,064.00 SF
		1,064.00 <	1,602.75
		37% <	55 %
MIN. OS (ZR 23-142) FOR RESIDENTIAL		=	45.00 %
MIN OS:	= 0.45 x 2,914.09	=	1,311.34 SF
ACTUAL OS:	= 2,914.09 - 1,064.00	=	1,850.09 SF
		1,850.09 >	1,311.34
		63% >	45 %
ADDITIONAL OS NOT USED FOR PARKING (ZR 23-142(g))		=	33.00 %
MIN ADD. OS:	= 1,311.34 x 0.33	=	432.74 SF
ACTUAL ADD. OS :	= 487.50	=	487.5 SF
(NOT USED FOR PARKING)		487.50 >	432.74 SF
TOTAL PROPOSED GROSS F.A. FOR RESIDENTIAL			
Cellar	=	0.00 x 0.00	= 999.00
Basement	=	0.00 x 0.00	= 999.00
1st	=	0.00 x 0.00	= 1,064.00
2nd	=	0.00 x 0.00	= 1,064.00
GROSS AREA		4126.00	
TOTAL F.A.		3,127.00 SF	
Note: See Z-101for Area Breakdown			
MAX. ALLOWABLE RESIDENTIAL FA:			
		3,127.00	IS LESS THAN
		4,808.25 SF	1.65 F.A.R.
Note: See Architectural Dwg's for Area Breakdown			

DENSITY REGULATIONS (ZR 23-22)			
FA PER DU		900	
FA	/ DU	=	5.34 DU
4,808.25	/ 900	=	
PROPOSED DU		3	
		IS LESS THAN	
		5 DU	
LOT AREA AND LOT WIDTH REGULATIONS (ZR 23-32)			
MIN. REQUIRED		PROPOSED	
LOT WIDTH	18'-0"	27'-0-1/2"	
LOT AREA	1,700.0 SF	2,914.09 SF	
YARD REGULATIONS			
MIN. REQUIRED		PROPOSED	
FRONT	10'-0"	18'-0" - & 10'-0"	
SIDE	20'-0"	30'-0"	
REAR	30'-0"	-	
HEIGHT & SETBACK REGULATIONS			
MAX. ALLOWED		PROPOSED	
STREET WALL	30'-0"	29'-10"	
MAX. BUILDING HEIGHT	40'-0"	32'-00"	
PARKING REGULATIONS (ZR 25-22)			
MIN. REQUIRED		PROPOSED	
PARKING	2	2	
PARKING CALCULATIONS (ZR 23-12(e); ZR 25-64 (b))			
MIN. REQUIRED		PROPOSED	
LOT AREA	2,914.09	EASEMENT	
ACTUAL LOT COVERAGE	= 1,064.00		
OPEN SPACE NOT COVERED BY BUILDING	= 2,914.09 - 1,064.00	=	1,850.09 SF
TOTAL ALLOWED FOR PARKING	1,850.09 x 0.66	=	1,221.06 SF
AREA USED FOR PARKING			
ACTUAL PARKING AREA		635.43 SF LESS THAN	
		1,221.06 SF	
		66 %	
Note: See Architectural Dwg's for Area Breakdown			

KEY PLAN



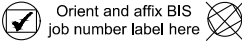
LEGEND

- R5
- PROPOSED BUILDING
- PERMITTED OBSTRUCTIONS
- ZONING LOT LINE
- RIDGE LINE
- MAXIMUM BULK



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) 162

Street Name BAY 29TH STREET

Borough Brooklyn

Block 6413

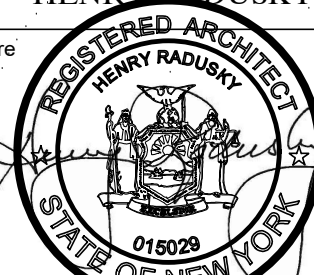
Lot 1

BIN 3167975

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) HENRY RADUSKY

Signature _____ Date _____



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

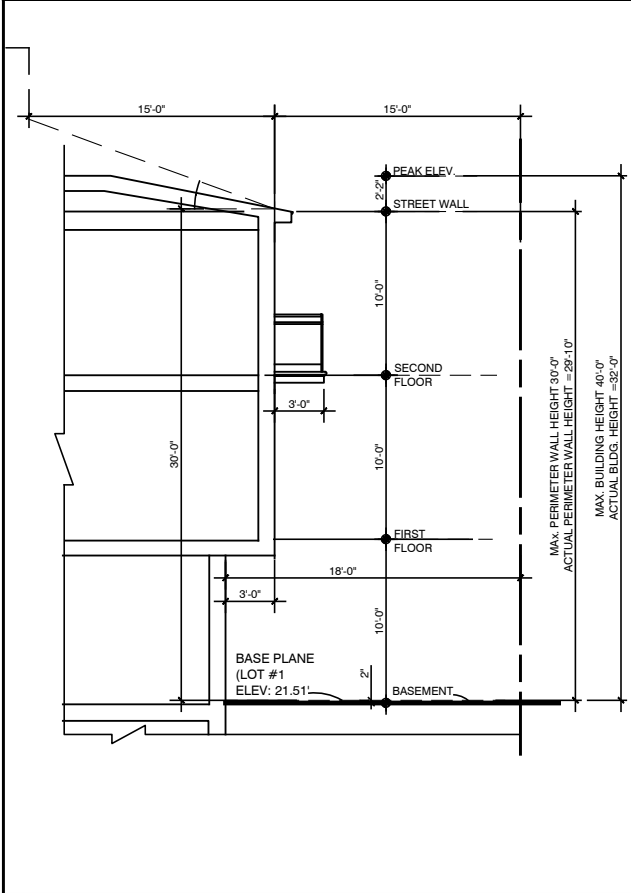
Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

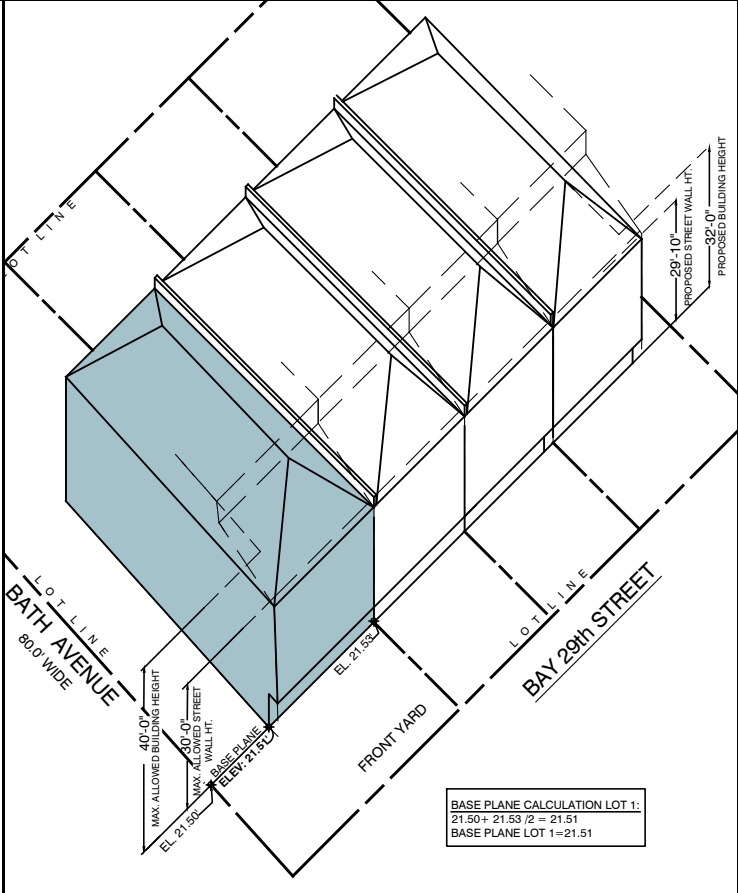
SECTION DIAGRAM

(SCALE: N.T.S.)



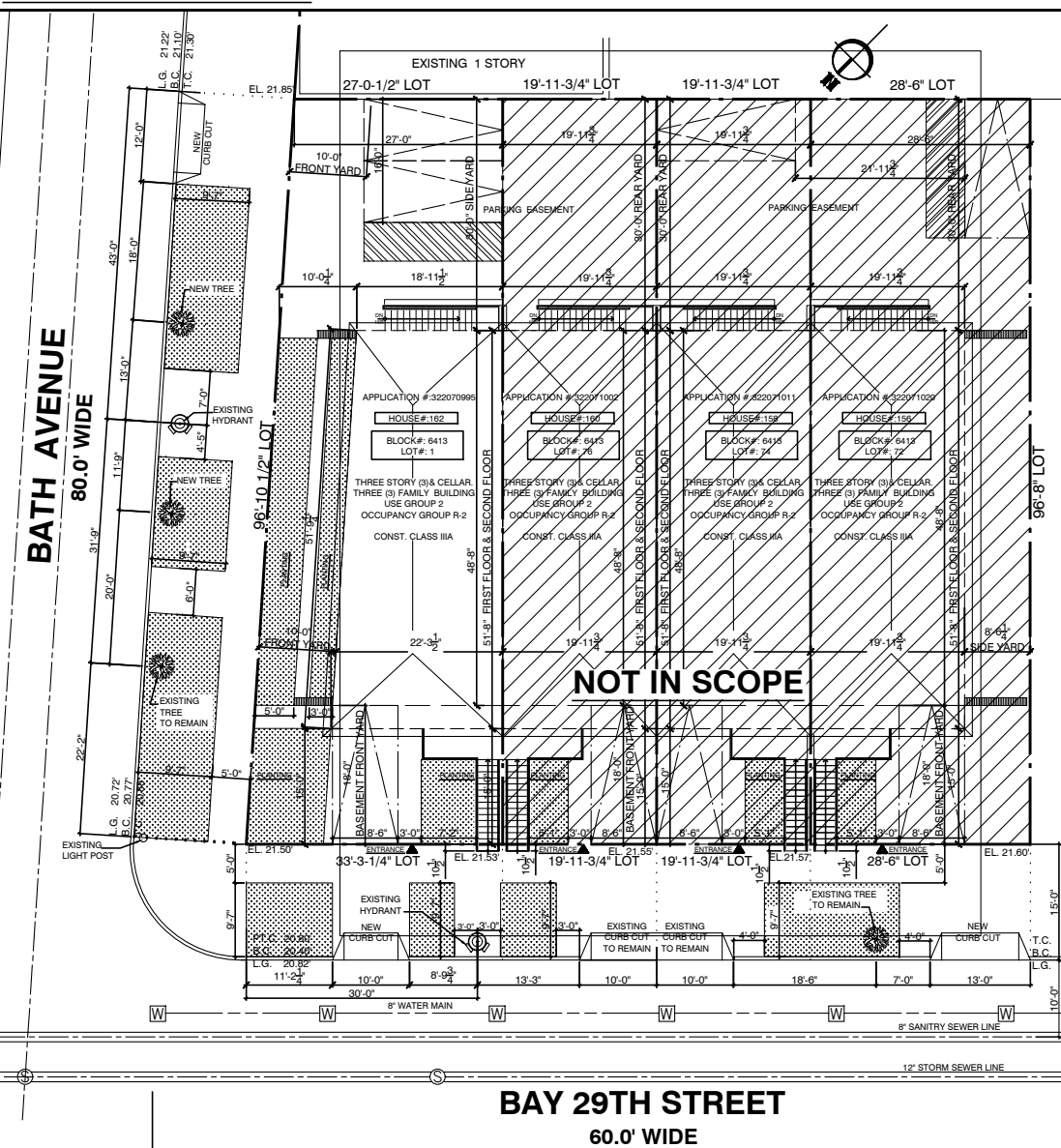
AXONOMETRIC DIAGRAM

(SCALE: N.T.S.)



SITE PLAN DIAGRAM

(SCALE: 1/20"=1'-0")





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 Radusky		First Name Henry	Middle Initial
Business Name Bricolage Designs		Business Telephone 718 259 1100	
Business Address 6321 New Utrecht Avenue		Business Fax	
City Brooklyn	State NY	Zip 11219	Mobile Telephone
E-Mail		License Number 015029	

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 _____ of _____

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

Total Zoning Floor Area	3,127.00
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