



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

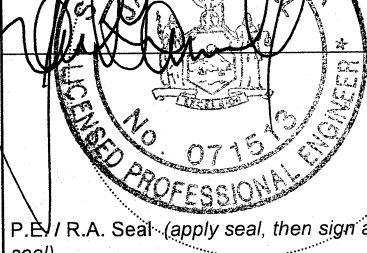
House No(s) 2158
Street Name EAST 12 STREET

Borough BROOKLYN
Block 7343
Lot 30
BIN 3199369

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 viola-
tion 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)

JACK CAMILLI 3/25/14
Signature Date

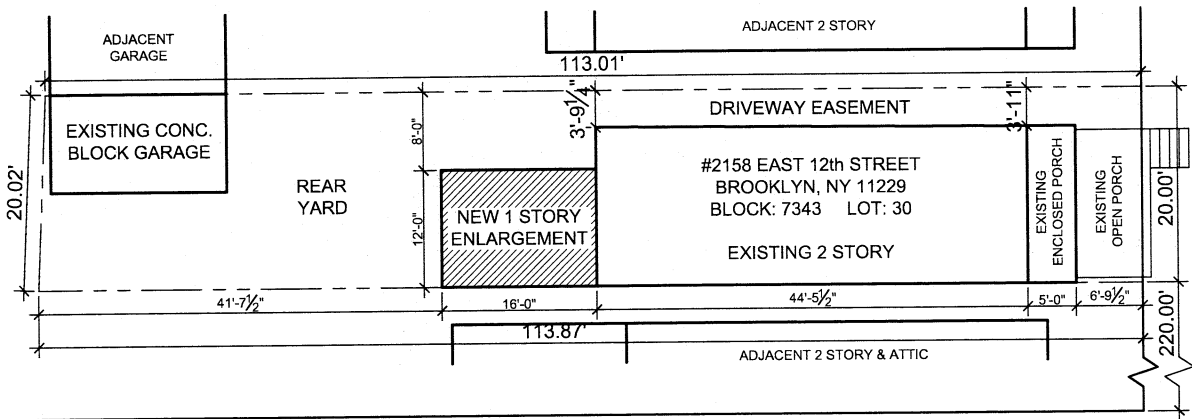


P.E. / R.A. Seal (apply seal, then sign and date over
seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



PLOT PLAN
N.T.S.

PREMISES: 2158 EAST 12th STREET
BROOKLYN, NY 11229
BLOCK: 7343 LOT: 30
ZONING DISTRICT: R5
MAP#: 28c
LOT SIZE= 20.00' x [(113.87' + 113.01') / 2] = 2,268.80 SF
PROPOSED SCOPE: HORIZONTAL ENLARGEMENT TO EXISTING ONE-FAMILY DWELLING

- USE REGULATIONS:
- 22-00 USE REGULATIONS
 - 22-10 USES PERMITTED AS OF RIGHT
 - 22-11 IN R5 DISTRICT USE GROUP 1 (UG-1) SINGLE FAMILY DETACHED DWELLING IS PERMITTED AS OF RIGHT
 - 23-00 BULK REGULATIONS
 - 23-03 STREET TREE PLANTING IN RESIDENCE DISTRICTS
NOT REQUIRED FOR ENLARGEMENTS OF SINGLE AND TWO FAMILY RESIDENCES THAT ARE NOT LOCATED WITHIN SPECIAL PURPOSE DISTRICTS LISTED IN THIS SECTION.
 - 23-04 PLANTING STRIPS IN RESIDENCE DISTRICTS
NOT REQUIRED FOR ENLARGEMENTS OF SINGLE AND TWO FAMILY RESIDENCES THAT ARE NOT LOCATED WITHIN SPECIAL PURPOSE DISTRICTS LISTED IN THIS SECTION.
 - 23-10 OPEN SPACE & FLOOR AREA REGULATIONS
 - 23-14 MIN. REQUIRED OPEN SPACE, OPEN SPACE RATIO, MAX. LOT COVERAGE AND MAX. FLOOR AREA RATIO
 - 23-141(b) DISTRICT MAX LOT COVERAGE MIN OPEN SPACE MAX F.A.R.

FLOOR AREA CALCULATIONS:			
EXISTING CELLAR =	44.46' x 16.17' =	719.00 SF	(NOT CONSIDERED FLOOR AREA)
EXISTING 1st FLOOR =	49.46' x 16.17' =	800.00 SF	
EXISTING 2nd FLOOR =	44.46' x 16.17' =	719.00 SF	
1st FLOOR ENLARGEMENT =	16.00' x 12.00' =	192.00 SF	
		1,711.00 SF	TOTAL ZONING FLOOR AREA

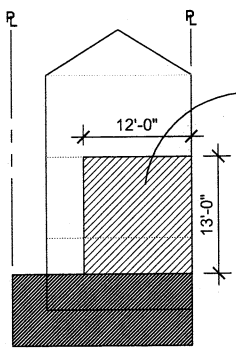
MAXIMUM ALLOWABLE FLOOR AREA = 2,268.80 SF (LOT AREA) x 1.25 (F.A.R.) = 2,836.00 SF > 1,711.00 SF **OK**
PROPOSED LOT COVERAGE = $992 / 2,268.80 = 44\% < 55\%$ **OK**
PROPOSED OPEN SPACE = $(2,268.80 - 992) / 2,268.80 = 56\% > 45\%$ **OK**

- 23-20 DENSITY REGULATIONS:
- 23-22 MAXIMUM NUMBER OF DWELLING UNITS OR ROOMING UNITS:
THE REGULATIONS SET FORTH IN SECTION 23-22 (MAXIMUM NUMBER OF UNITS PERTAINING TO R5 DISTRICTS) SHALL APPLY.
IN R5 THE MAXIMUM NUMBER OF DWELLING UNITS SHALL EQUAL THE MAX. RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT DIVIDED BY THE APPLICABLE FACTOR (760)
 $2,836 / 760 = 3.73 = 3$ DWELLING UNITS PERMITTED
PROPOSED ONE FAMILY DWELLING **OK**
- 23-40 YARD REGULATIONS
- 23-45(a) MINIMUM REQUIRED FRONT YARD IN R5 ZD IS 10'-0"
EXISTING FRONT YARD = 6'-9 1/2" (NON COMPLYING) NO CHANGE **OK**
- 23-47 MINIMUM REQUIRED REAR YARD IN R5 DISTRICT IS 30'-0"
PROPOSED REAR YARD = 41'-7 1/2" **OK**
- 23-49 SPECIAL PROVISIONS FOR PARTY WALL OR SIDE LOT LINE
IN R5 ZD A RESIDENCE MAY BE CONSTRUCTED SO AS TO:
(a) UTILIZE A PARTY WALL OR ABUT AN EXISTING BUILDING LOCATED ALONG A SIDE LOT LINE, WHERE SUCH BUILDING WAS EXISTING ON DECEMBER 15, 1961 OR LAWFULLY ERECTED UNDER THE TERMS OF THIS RESOLUTION. IF A RESIDENCE IS SO CONSTRUCTED, THE SIDE YARD REQUIREMENT SHALL BE WAIVED ALONG THAT BOUNDARY OF THE ZONING LOT COINCIDENT WITH THE PARTY WALL OR INDEPENDENT WALL ALONG A SIDE LOT LINE AND ONE SIDE YARD SHALL BE PROVIDED ALONG ANY SIDE LOT LINE OF THE ZONING LOT WHERE SUCH WALL IS NOT SO UTILIZED, AT LEAST 8 FEET IN R5 DISTRICT.
8 FEET IS PROVIDED **OK**
- 23-60 HEIGHT AND SETBACK REGULATIONS:
THE HEIGHT AND SETBACK REGULATIONS OF RESIDENTIAL BUILDING IN R5 ZD SHALL BE AS SET FORTH IN SEC 23-631
FOR BUILDINGS IN R5 DISTRICTS.
- 23-631(d) HEIGHT AND SETBACK
IN R5 ZD NO PORTION OF A BUILDING OR OTHER STRUCTURE INCLUDING THE APEX OF A ROOF MAY PENETRATE A PLANE OF 40 FT ABOVE THE BASE PLANE. IN ADDITION, THE MAXIMUM HEIGHT OF A STREET WALL ABOVE THE BASE PLANE SHALL BE 30 FT.
EXISTING ROOF APEX IS 28'-0" ABOVE THE BASE PLANE. EXISTING STREET WALL IS 15'-0" ABOVE THE BASE PLANE.
- 25-00 ACCESSORY OFF-STREET PARKING REGULATIONS
ONE ACCESSORY OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT.
ONE PARKING SPACE IS PROVIDED **OK**

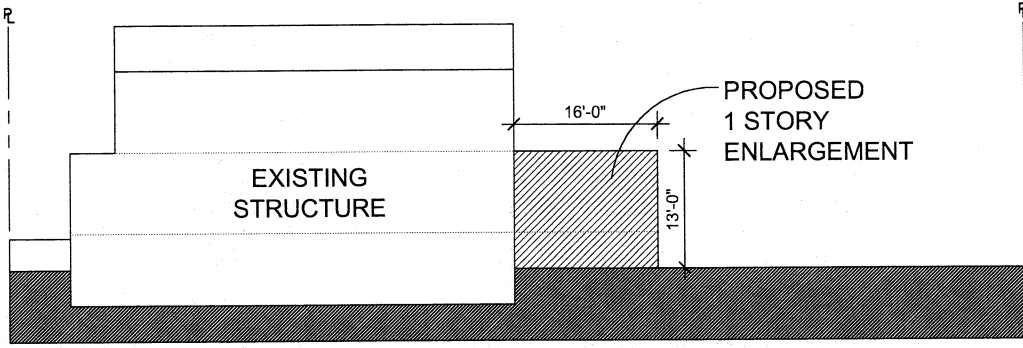
CONSEQUENTLY THE PROPOSED BUILDING COMPLIES WITH THE PROVISIONS OF THE ZONING RESOLUTION

AXONOMETRIC DIAGRAMS
NOT TO SCALE

———— PROPOSED BULK
----- MAXIMUM BULK



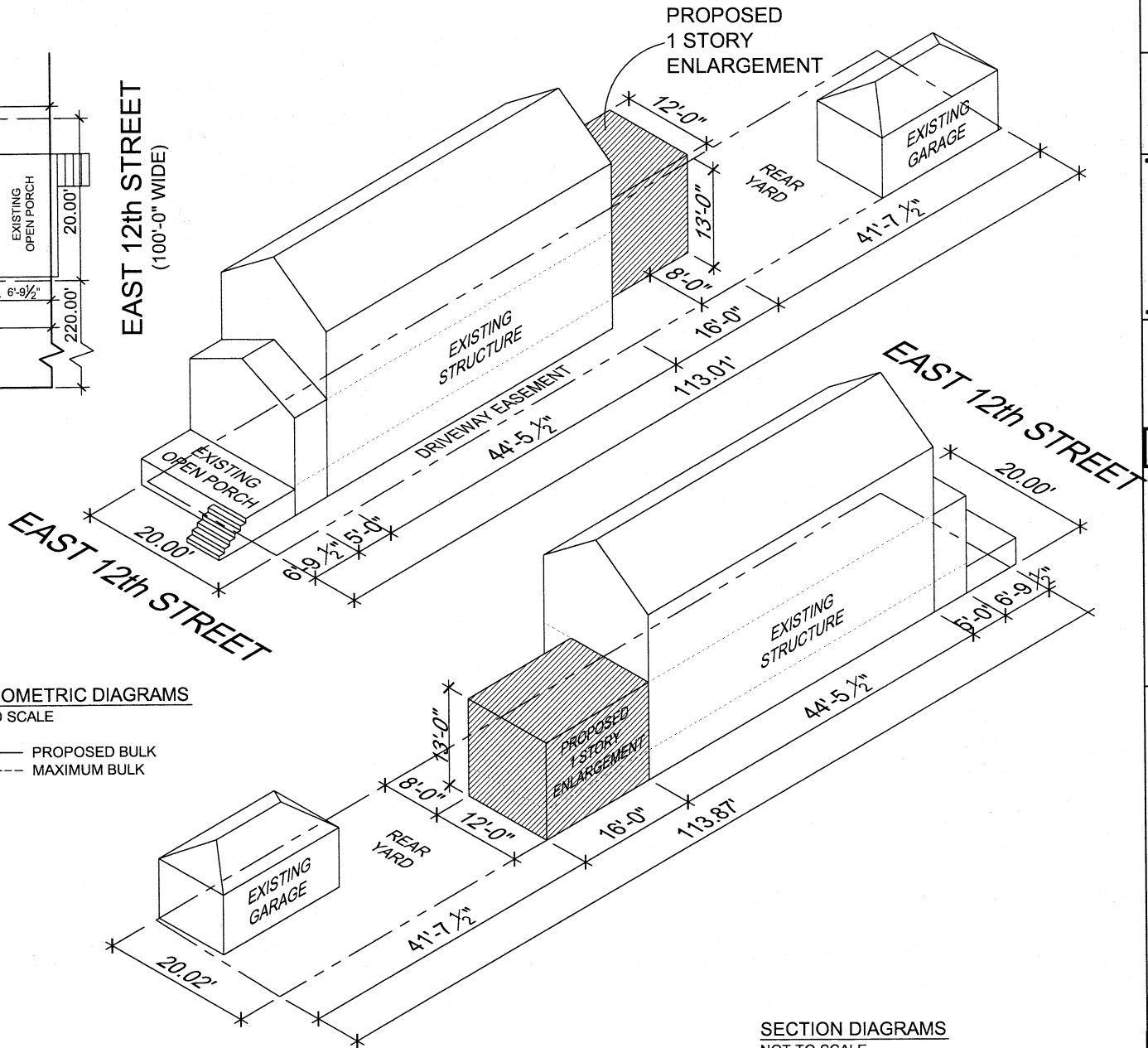
PROPOSED
1 STORY
ENLARGEMENT

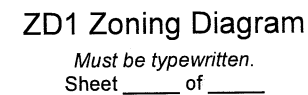


PROPOSED
1 STORY
ENLARGEMENT

SECTION DIAGRAMS
NOT TO SCALE

———— PROPOSED BULK
----- MAXIMUM BULK





Must be typewritten.
Sheet _____ of _____

3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
---	--

☐ 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. _____

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

[illegible]

Sheet _____ of _____

Total Zoning Floor Area	1711.00
-------------------------	---------