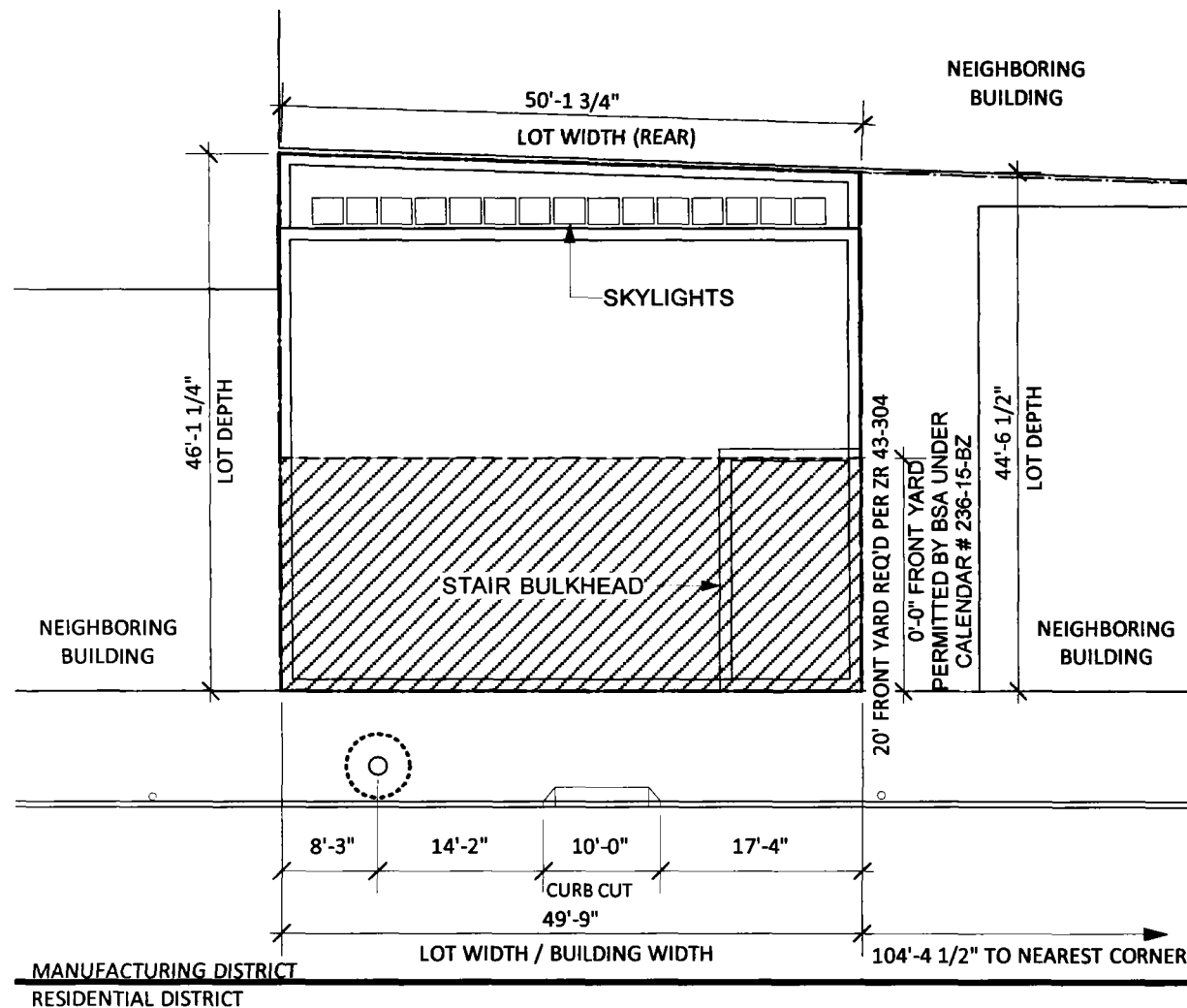


SITE PLAN
Scale: 1/16" = 1'-0"



GEORGE STREET
(50' WIDE NARROW STREET)



NO REAR YARD REQ'D
AS PER ZR 43-27

NO SIDE YARD REQ'D
AS PER ZR 43-25

20' FRONT YARD REQ'D
AS PER ZR 43-304
(0'-0" FRONT YARD PERMITTED BY BSA
UNDER CALENDAR # 236-15-BZ DATED
SEPT 27, 2016, FILED BY BSA OCT 13,
2016)

MAX FAR 2.0
AS PER ZR 43-12

PROPOSED FAR 1.82

STREET TREE PLANTING
1 REQ'D FOR EVERY 25' OF STREET
FRONTAGE ON ZONING LOT AS PER ZR
43-02/26-41; ONE TO BE PLANTED IN
FRONT OF BLDG, ONE OFF SITE DUE
TO SPACING REQUIREMENTS

1677 GEORGE STREET
RIDGEWOOD, NY 11385

BLOCK: 3551
LOT: 68
MAP: 13d
ZONING DISTRICT: M1-4D

LEGEND

- PROPOSED BUILDING
- 0'-0" FRONT YARD PERMITTED BY BSA UNDER CALENDAR # 236-15-BZ DATED 9/27/16, FILED 10/13/16
- PROPOSED TREE
- ZONING LOT LINE
- MAXIMUM BUILDING ENVELOPE/ SKY EXPOSURE PLANE
- DISTRICT BOUNDARY LINE

AXONOMETRIC DIAGRAM
NOT TO SCALE

60' MAX STREET WALL
AS PER ZR 43-43

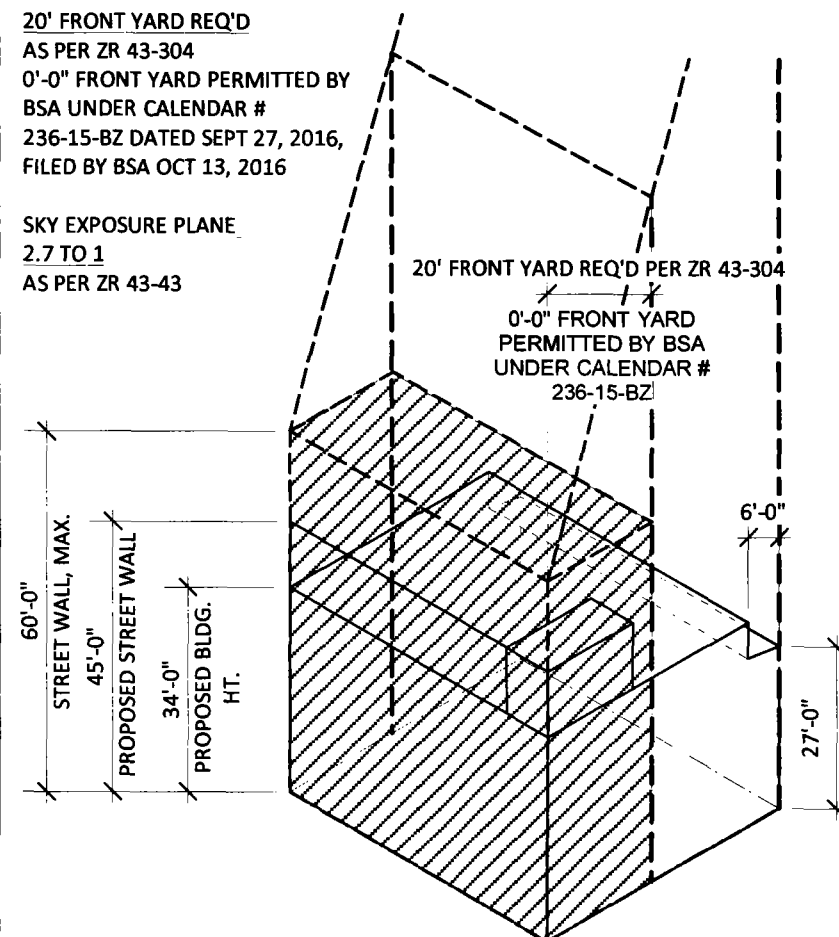
REQUIRED SETBACKS:
FRONT: 20' AS PER ZR 43-43

MAX # OF STORIES: 4
AS PER ZR 43-43

PROPOSED # OF STORIES: 2

20' FRONT YARD REQ'D
AS PER ZR 43-304
0'-0" FRONT YARD PERMITTED BY
BSA UNDER CALENDAR #
236-15-BZ DATED SEPT 27, 2016,
FILED BY BSA OCT 13, 2016

SKY EXPOSURE PLANE
2.7 TO 1
AS PER ZR 43-43



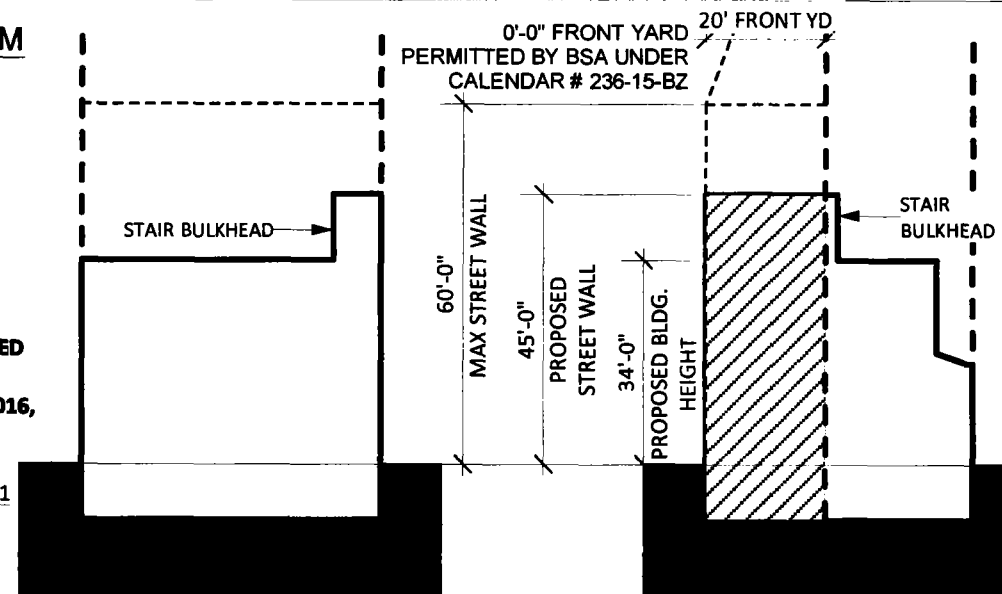
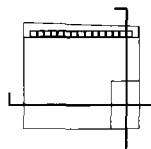
SECTION DIAGRAM
NOT TO SCALE

60' MAX STREET WALL
AS PER ZR 43-43

REQUIRED SETBACKS:
FRONT: 20' AS PER ZR 43-43

20' FRONT YARD REQ'D
AS PER ZR 43-304
(0'-0" FRONT YARD PERMITTED
BY BSA UNDER CALENDAR #
236-15-BZ DATED SEPT 27, 2016,
FILED BY BSA OCT 13, 2016)

SKY EXPOSURE PLANE 2.7 TO 1
AS PER ZR 43-43



ZD1 Zoning Diagram
Must be typewritten.

DEPT BLDGS Job No. 421203575
Scan Code ESHS1405125

Submitted to resolve objections stated in a
notice of intent to revoke issued pursuant to
rule 101-15.

☐ Yes ☐ No

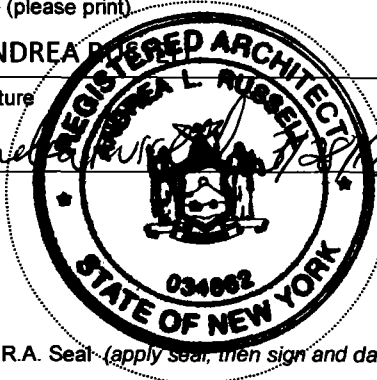
Location Information

House No(s) 1677
Street Name GEORGE STREET
Borough QUEENS
Block 3551
Lot 68
BIN

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)

ANDREA L. RUSSELL
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 _____ of _____

1	Applicant Information <i>Required for all applications.</i>		
Last Name Rusel		First Name Andrea	Middle Initial
Business Name Andrea Rusel Design		Business Telephone 646-286-0919	
Business Address 365 Clinton Avenue, 6A		Business Fax	
City Brooklyn	State NY	Zip 11238	Mobile Telephone
E-Mail Andrea1rusel@gmail.com		License Number 034862	

2 Additional Zoning Characteristics Required as applicable.					
Dwelling Units	Parking area	sq. ft.	Parking Spaces: Total	1	Enclosed

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

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 Required for all applications. One Use Group per line.[illegible]

ZD1

Sheet of

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