

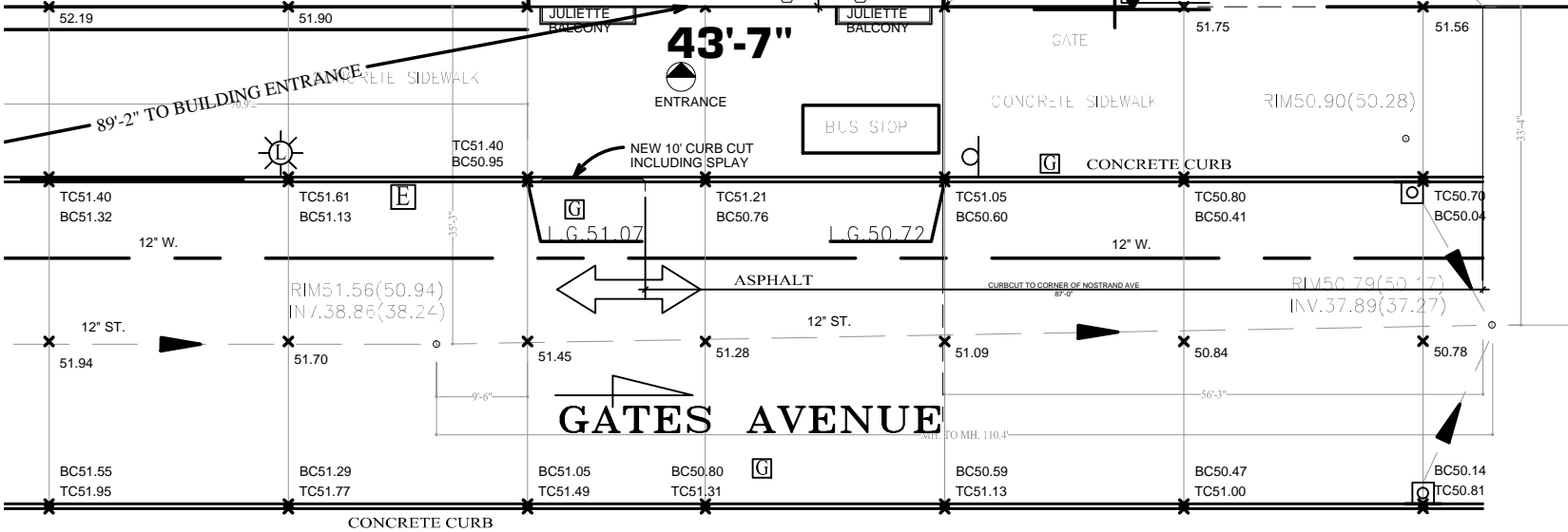
ZONING ANALYSIS				
LOCATION: 399 GATES AVE (BROOKLYN)				
BOROUGH: BROOKLYN	BLOCK: 1807	LOT: 59		
ZONING DISTRICT: MAP #:	USE GROUP: PERMITTED	OCCUPANCY GROUP:	CONSTRUCTION CLASS:	
C2-4 IN R-6A 17A	2A UNDER R6A	R-2	I-B	
BUILDING DEPARTMENT APPLICATION NO. 321190974				
ITEM:	PERMITTED/REQUIRED:	PROPOSED:	SECTION:	REMARKS:
LOT AREA (S.F.):	1,700 MIN	4,358.00	ZR 23-32	
LOT WIDTH (FT):	18.00' MIN	43.58'	ZR 23-32	
LOT COVERAGE:	65.00%	65.00%	ZR 23-153	
F.A.R.: (RESIDENTIAL)	3.0	2.98	ZR 23-153	
DENSITY:	19	16	ZR 23-22	No. OF DWELLING
STREET WALL:	ALIGN WITH NEXT ADJACENT BLDG.	ALIGN WITH NEXT ADJACENT BLDG.	ZR 23-661(b)	
SIDE YARD(FT.):	0.0 OR 8.0'	0.0 (1ST-6TH FL) 9'8"6" BULKHEAD FL	ZR 23-462(c)	
REAR YARD(FT.):	30.00'	35.00'	ZR 23-47	
RESIDENTIAL MIN. BASE HEIGHT (FT.):	40.00'	50.00'	ZR 23-662	
MAX. BASE HEIGHT (FT.):	60.00'	50.00'	ZR 23-662	
MAX. BUILDING HEIGHT (FT.):	70.00'	70.00'	ZR 23-662	
PARKING: RESIDENTIAL	8	8	ZR 25-241	
ZONING CALCULATION				
LOT AREA:	= 43.58' x 100.00' = 4,358.00 S.F.			
MAX. FLOOR AREA PERM.	= 4,358.00 S.F. x 3.0 = 13,074.00 S.F.			
MAX. LOT COVERAGE	= (43.58 x 100) x 65% = 2,832.7 S.F.			
CALCULATION OF ZONING FLOOR AREA				
CALC. OF CELLAR FLOOR AREA	= 727.13 SF (CONSTRUCTION FLOOR AREA)			
CALC. OF 1st FLOOR AREA	= 1,515.25 SF (CONSTRUCTION FLOOR AREA)			
CALC. OF 2nd FLOOR AREA	= 903.75 S.F. = 2,832.7 SF (CONSTRUCTION FLOOR AREA) (ZONING FLOOR AREA)			
CALC. OF 3rd FLOOR AREA	= 2,634.58 S.F. = 2,832.7 SF (CONSTRUCTION FLOOR AREA) (ZONING FLOOR AREA)			
CALC. OF 4th FLOOR AREA	= 2,832.7 SF (CONSTRUCTION FLOOR AREA) (ZONING FLOOR AREA)			
CALC. OF 5th FLOOR AREA	= 2,634.58 S.F. = 2,832.7 SF (CONSTRUCTION FLOOR AREA) (ZONING FLOOR AREA)			
CALC. OF 6th FLOOR AREA	= 2,648.75 S.F. = 1,690.88 SF (CONSTRUCTION FLOOR AREA) (ZONING FLOOR AREA)			
CALC. OF BULKHEAD FLOOR AREA	= 316.66 SF (CONSTRUCTION FLOOR AREA)			
CALC. OF TOTAL CONSTRUCT. FLOOR AREA	= 15,580.72 S.F. (CONSTRUCTION FLOOR AREA)			
CALC. OF TOTAL ZONING FLOOR AREA	= 12,993.04 S.F. (ZONING FLOOR AREA)			
PROP. FLOOR AREA RATIO	= 12,993.04 S.F. / 4,358.00 S.F. = 2.98 PROPOSED < 3.0 MAX. PERMITTED			
PROP. LOT COVERAGE	= (2,832.7 S.F. / 4,358.00 S.F.) x 100 = 65.00 % PROPOSED < 65% MAX. PERMITTED			
DENSITY: AS PER ZR25-22				
MAX. FLOOR AREA PERM.	= 4,358.00 S.F. x 3.0 = 13,074.00 S.F.			
MAX. DWELLING UNIT	= 13,074.00S.F. / 680 = 19.22 OR 19 MAX. FAMILIES > 16 FAMILIES PROPOSED			
PARKING: AS PER ZR25-241				
PROPOSED 16 FAMILIES x 50%	= 8 PARKING REQUIRED = 8 PARKING PROPOSED			
25-811 BICYCLE PARKING REGULATIONS: 1 PER 2 DWELLING REQUIRED				
PROPOSE 16 DWELLING UNITS	= 16/2=8 REQUIRED = 8 PROPOSED			

SECTION ZONING DIAGRAM
SCALE: N.T.S

CALCULATION OF REQUIRED TREE(S):
LOT WIDTH: 43.58 FEET
NEW TREE REQUIRED AT EVERY 25.00 FT.
AS PER *ZR 23-03* & ZR 26-41
=43.58 FEET/ 25.00 FEET
=1.74 TREE OR 2 NEW TREE REQUIRED

PROPOSE 2 NEW TREE OFF-SITE EXACT LOCATION TO BE DETERMIN BY PARKS DEPARTMENT

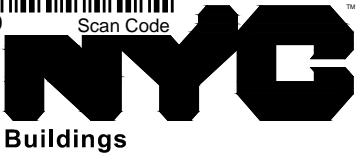
ADDITIONAL NOTES: NEW TREE LOCATION TO BE DECIDED BY THE DEPT. OF PARKS AND RECREATION REGULATION. SEE PARK DEPT. REGULATION BY VISITING THE WEBSITE OR LOCAL OFFICE. OWNER TO OBTAIN PERMIT AND APPROVAL WITH THE SAID CITY AGENCY



SITE PLAN
SCALE: N.T.S

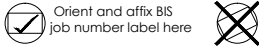
DEPT OF BLDGS 321190974 Job Number

ES478381510 Scan Code



ZD1 Zoning Diagram

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

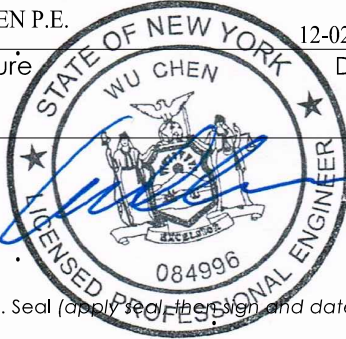
☐ Yes ☒ No

Location Information

House No(s) 399
Street Name GATES AVE
Borough BROOKLYN
Block 1807
Lot 59
BIN 3421817

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 of documents with the Department.

WU CHEN P.E. 12-02-2015
Signature Date

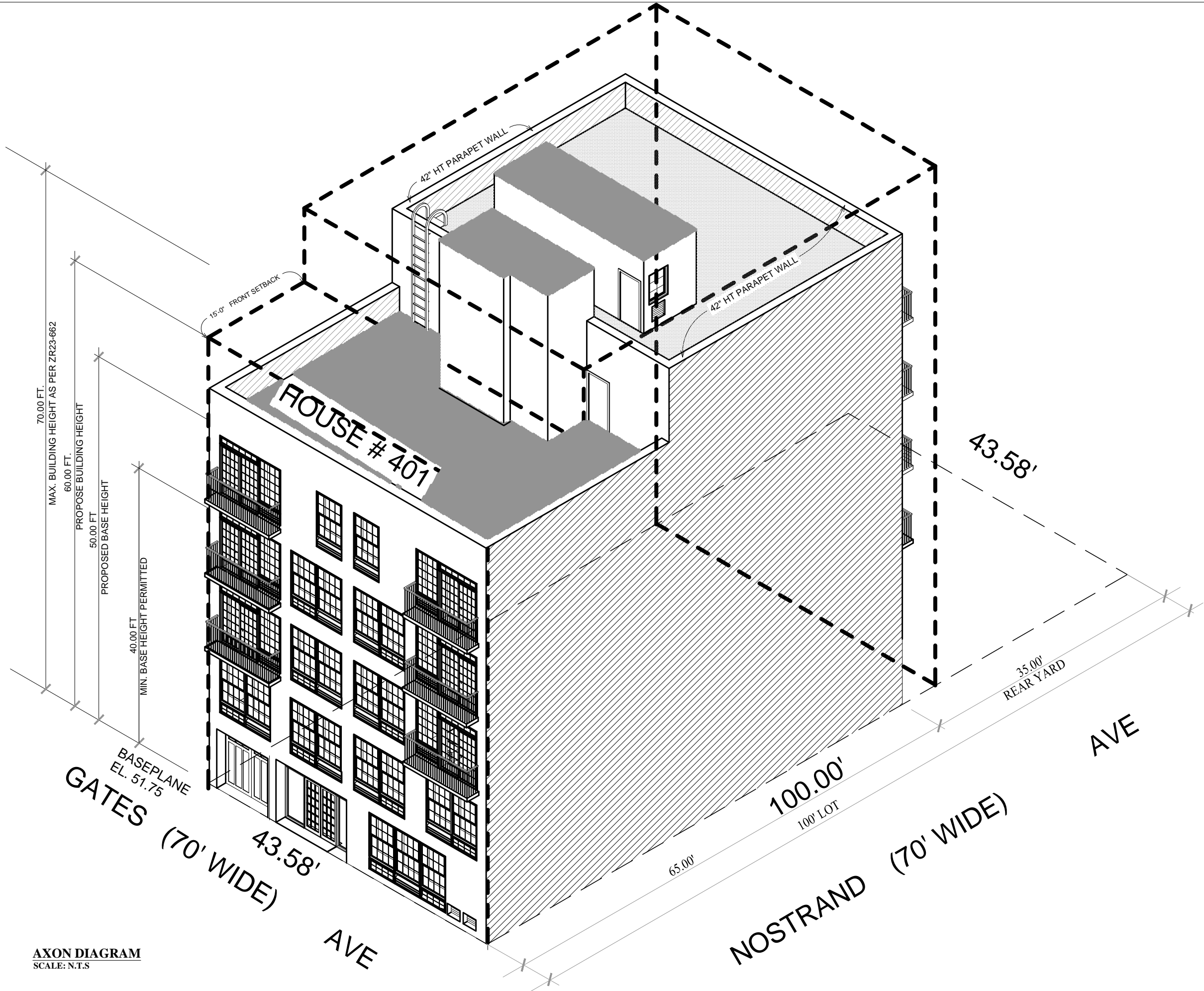


P.E. / R.A. Seal (apply red ink and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



AXON DIAGRAM
SCALE: N.T.S



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

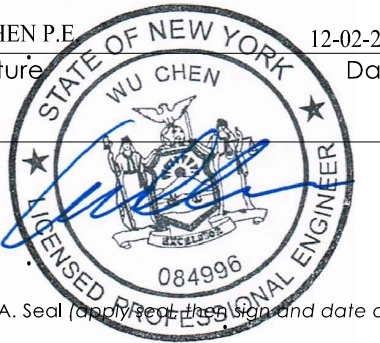
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WU CHEN P.E. 12-02-2015
Signature Date



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

Internal Use Only

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PLAN EXAMINER SIGN AND DATE

Must be typewritten.

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	
CEL	727.13 S.F.	2a	N/A	N/A	N/A	N/A	N/A
001	1,515.25 S.F.	2a	903.75 S.F.	N/A	N/A	N/A	0.21
002	2,832.7 S.F.	2a	2,634.58 S.F.	N/A	N/A	N/A	0.60
003	2,832.7 S.F.	2a	2,634.58 S.F.	N/A	N/A	N/A	0.60
004	2,832.7 S.F.	2a	2,634.58 S.F.	N/A	N/A	N/A	0.60
005	2,832.7 S.F.	2a	2,648.75 S.F.	N/A	N/A	N/A	0.61
006	1,690.88S.F.	2a	1,536.8 S.F.	N/A	N/A	N/A	0.36
BULKHEAD	316.66 S.F.	2a	N/A	N/A	N/A	N/A	N/A

Sheet 3 of 3

4	Proposed Floor Area	Required for all applications. One Use Group per line.
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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	15,580.72 S.F.		12,993.04 S.F.				2.98

Total Zoning Floor Area	12,993.04 S.F.
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