

SECTION 77-22 ADJUSTED F.A.R. FOR RESIDENTIAL USES:

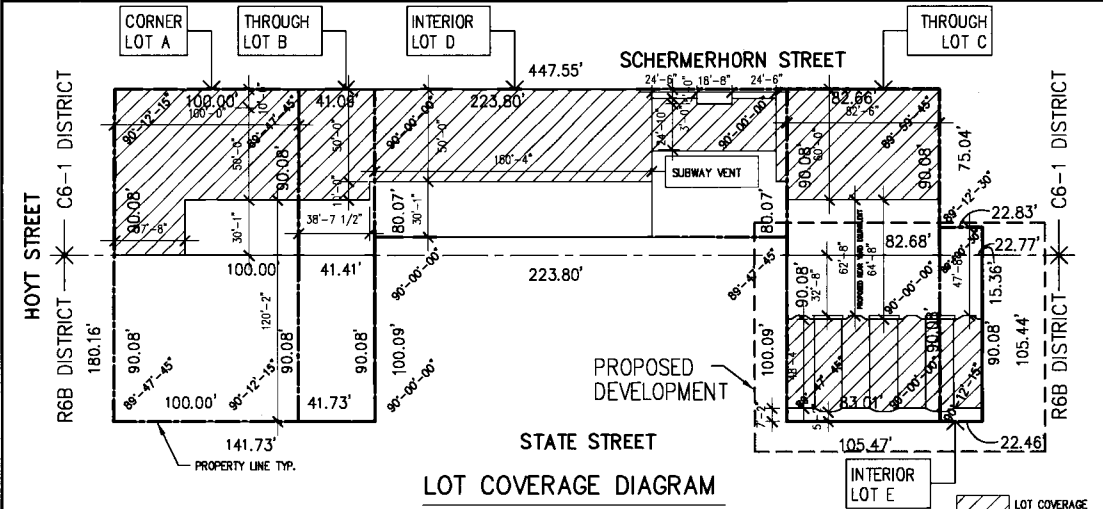
DISTRICT	F.A.R.	LOT AREAS
C6-1 DISTRICT	4.0 (QUALITY HOUSING OPTION / WIDE STREET)	38,436 SF
R6B DISTRICT	2.0 (REQUIRED QUALITY HOUSING / NARROW STREET)	22,253.2 SF
TOTAL		60,689.85 SF LOT AREA

ADJUSTED F.A.R. CALCULATIONS FOR ZONING LOT:

DISTRICT	F.A.R.	LOT AREA	ADJUSTED F.A.R.
C6-1 DISTRICT	4.0	38,436 SF	2.5333
R6B DISTRICT	2.0	22,253.2 SF	.7333
ADJUSTED F.A.R.			3.2666

ACTUAL FLOOR AREA RATIOS:

DISTRICT	FLOOR AREA	LOT AREA	F.A.R.
C6-1 DISTRICT	146,949 SF (EXIST.)	38,436 SF	3.82 (OK)
R6B DISTRICT	0.0 SF	12,752 SF	0.0
LOT 201 ON STATE STREET	22,340.0 SF (PROP.)	9,501.2 SF	2.35 (OK)
TOTAL	169,289 SF	60,691.85 SF	2.789 < 3.2666 (OK)

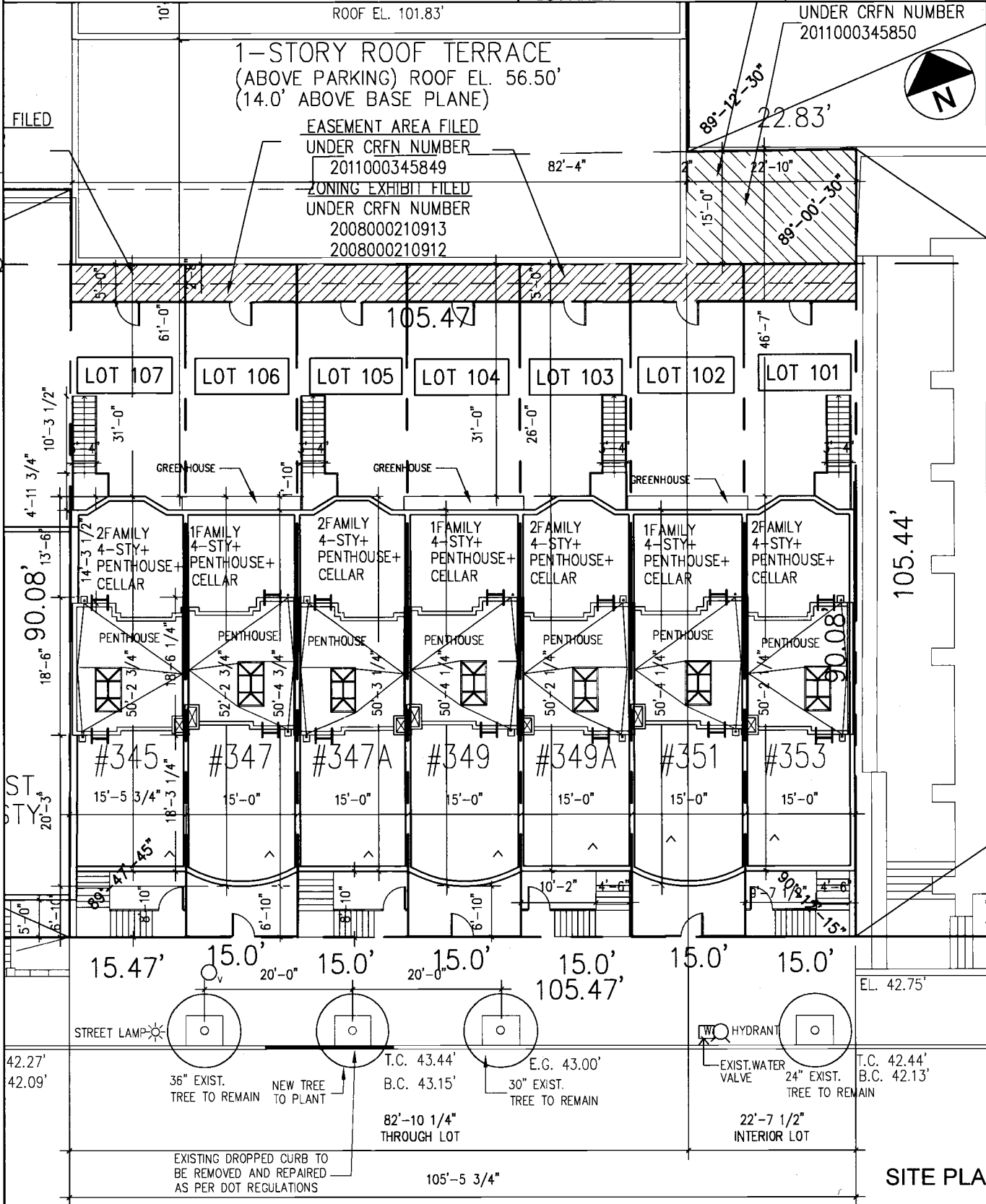


SECTION 77-24 ADJUSTED LOT COVERAGE:

LOT	DISTRICT	MAX. LOT COVERAGE (%)	LOT AREA	MAXIMUM LOT COVERAGE PERMITTED (SF)	EXIST. LOT COVERAGE (SF)	PROPOSED LOT COVERAGE
CORNER LOT A	C6-1 (R7)	80%	9,008.00 SF	7,206.4 SF	7,103.49 SF	7,103.49 SF
	R6B	80%	9,008.00 SF	7,206.4 SF	0 SF	0 SF
			18,016.00 SF	14,412.8 SF	7,103.49 SF	7,103.49 SF
					ACTUAL ADJUSTED LOT COVERAGE =	7,103.49 SF
						18,016.00 SF = 39.4%
THROUGH LOT B	C6-1 (R7)	65%	3,715.59 SF	2,413.00 SF	2,438.72 SF	2,438.72 SF
	R6B	60%	3,744.50 SF	2,246.7 SF	0 SF	0 SF
			7,460.09 SF	4,659.7 SF	2,438.72 SF	2,438.72 SF
					ACTUAL ADJUSTED LOT COVERAGE =	2,438.72 SF
						7,460.09 SF = 32.7%
THROUGH LOT C	C6-1 (R7)	65%	7,448.80 SF	4,841.72 SF	4,941.60 SF	4,941.60 SF
	R6B	60%	7,463.34 SF	4,478.00 SF	4,181.7 SF	4,181.7 SF
			14,912.14 SF	9,319.72 SF	9,123.3 SF	9,123.3 SF
					ACTUAL ADJUSTED LOT COVERAGE =	9,123.3 SF
						14,912.14 SF = 61.2%
INTERIOR LOT D	C6-1 (R7)	65%	17,919.66 SF	11,647.79 SF	9,659.56 SF	9,659.56 SF
					ACTUAL ADJUSTED LOT COVERAGE =	9,659.56 SF
						17,919.66 SF = 53.9%
INTERIOR LOT E	C6-1 (R7)	65%	346.60 SF	225.29 SF	0 SF	0 SF
	R6B	60%	2,037.36 SF	1,222.42 SF	1,131.9 SF	1,131.9 SF
			2,383.96 SF	1,447.71 SF	1,131.9 SF	1,131.9 SF
					ACTUAL ADJUSTED LOT COVERAGE =	1,131.9 SF
						2,383.96 SF = 47.4%
TOTAL PERMITTED ADJUSTED LOT COVERAGE =				14,412.8 SF + 4,659.7 SF + 9,319.72 SF + 11,647.79 SF + 1,447.71 SF =	41,487.72 SF	41,487.72 SF
						60,691.85 SF = 68.35%
TOTAL ACTUAL ADJUSTED LOT COVERAGE =				7,103.49 SF + 2,438.72 SF + 9,123.3 SF + 9,659.56 SF + 1,131.9 SF =	29,456.97 SF	29,456.97 SF
						60,691.85 SF = 48.53%

PROPOSED:
345 STATE ST: LOT 107 347 STATE ST: LOT 106
347A STATE ST: LOT 105 349 STATE ST: LOT 104
349A STATE ST: LOT 103 351 STATE ST: LOT 102
353 STATE ST: LOT 101

BLOCK: 171
TAX LOTS: 101,102,103,104,105,106 & 107
ZONING DISTRICT: R6B
ZONING MAP NUMBER: 16c
INSIDE FIRE DISTRICT: YES
OCCUPANCY GROUP: R-3
ZONING USE GROUP: 2
CONST. CLASS: 2 A (NON COMBUSTIBLE)
LOT AREA: 60,691.85 SF



SITE PLAN



PAGE 1 OF 4
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) 345,347,347A,349,349A,351,353
Street Name STATE STREET
Borough BROOKLYN
Block 171
Lot 107,106,105,104,103,102,101
BIN 3397820,3397821,3397822,3397823,3397824,3397825,3397826

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.

STEVEN E. RAHMAN, R.A.

Name (please print) _____
Signature _____ Date _____

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

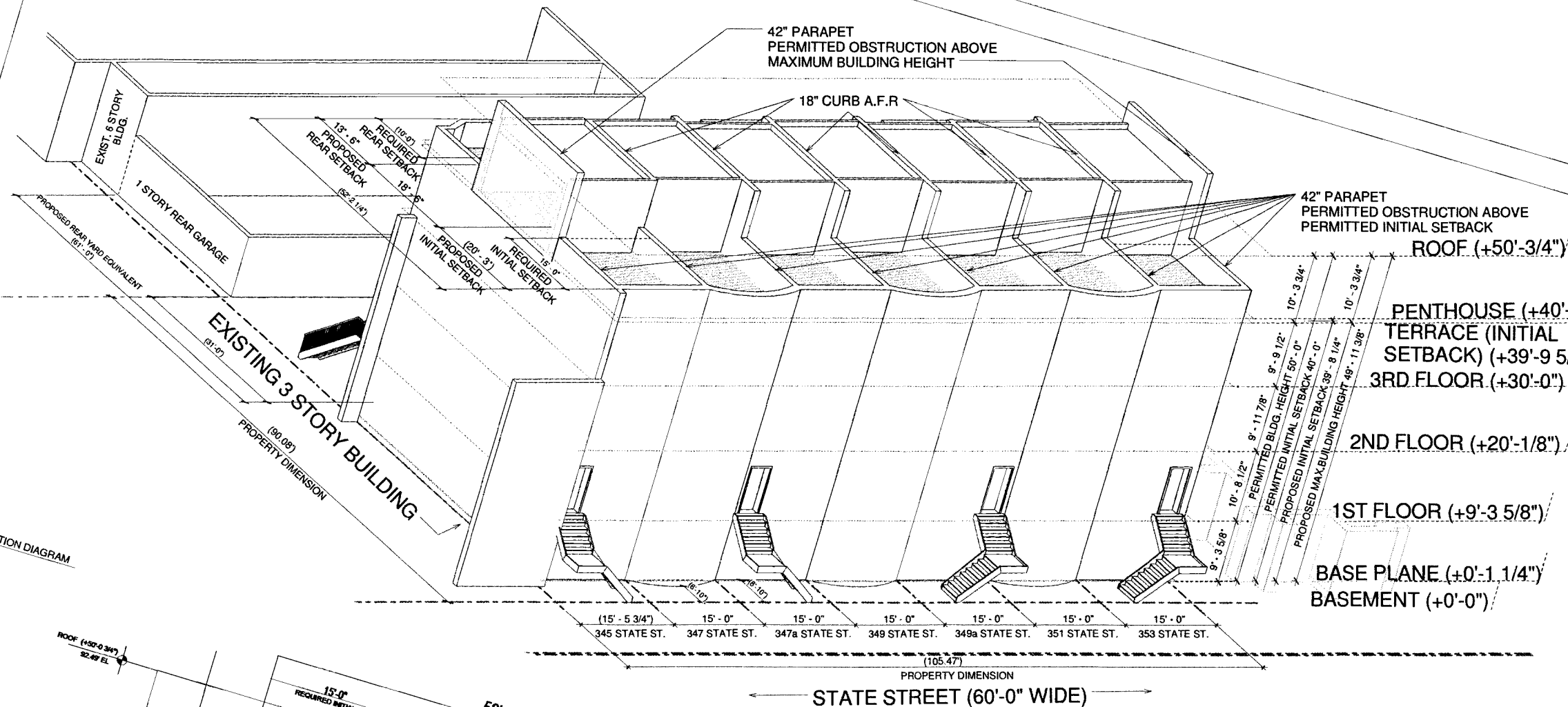
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BIS Doc #

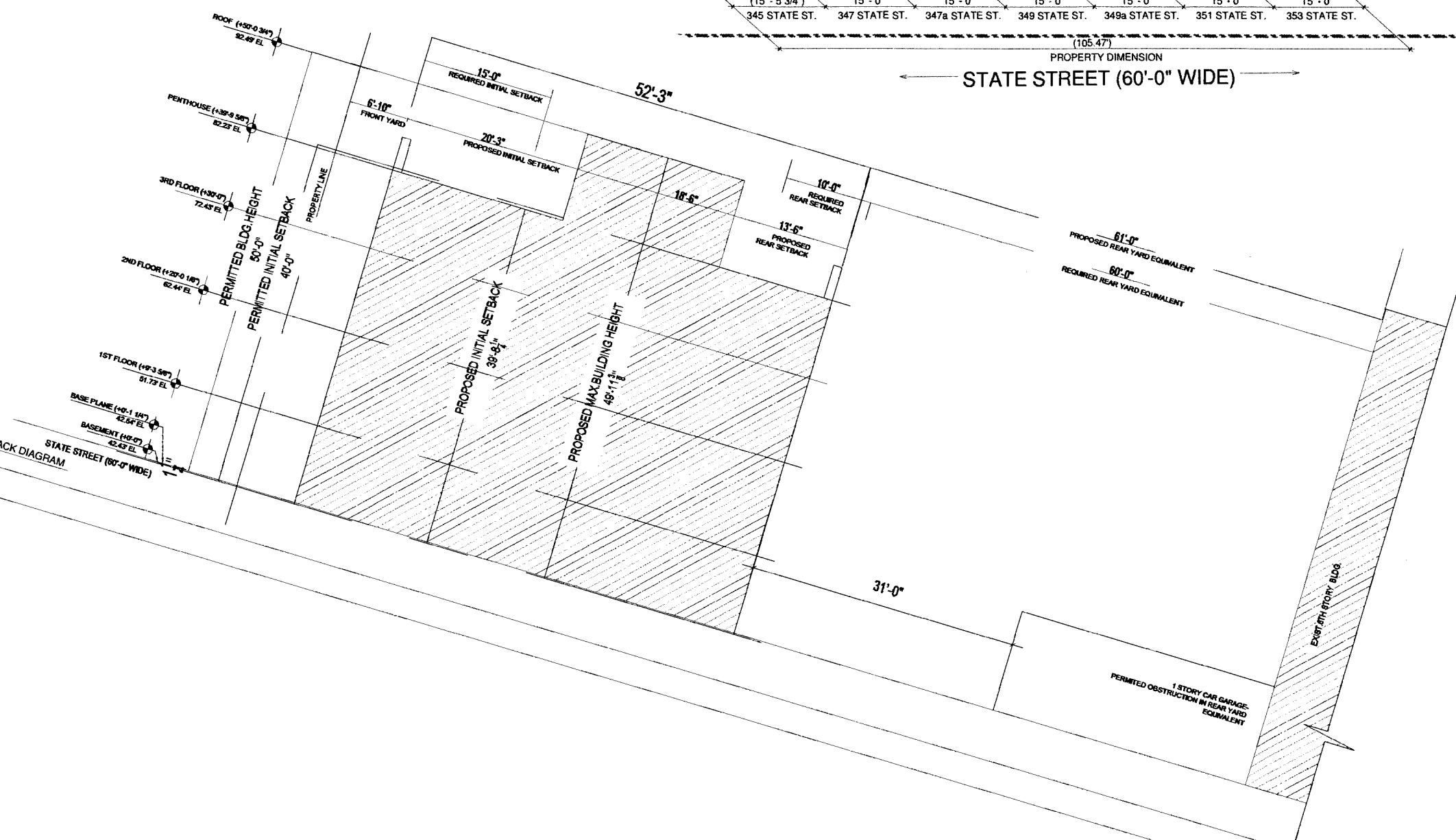
PLAN EXAMINER SIGN AND DATE

KAUSAR AHMAD JAN 25 2013 07/09

1 FRONT ELEVATION DIAGRAM



2 HEIGHT SETBACK DIAGRAM
1:80



NYC
Buildings

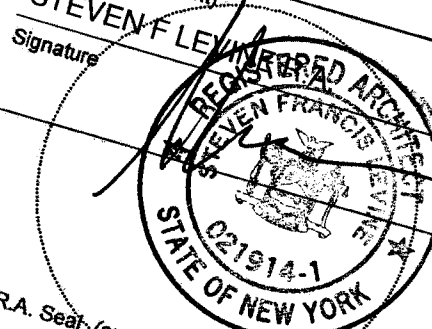
Page 2 of 4
ZDT Zoning Diagram
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Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15. ☐ Yes ☒ No

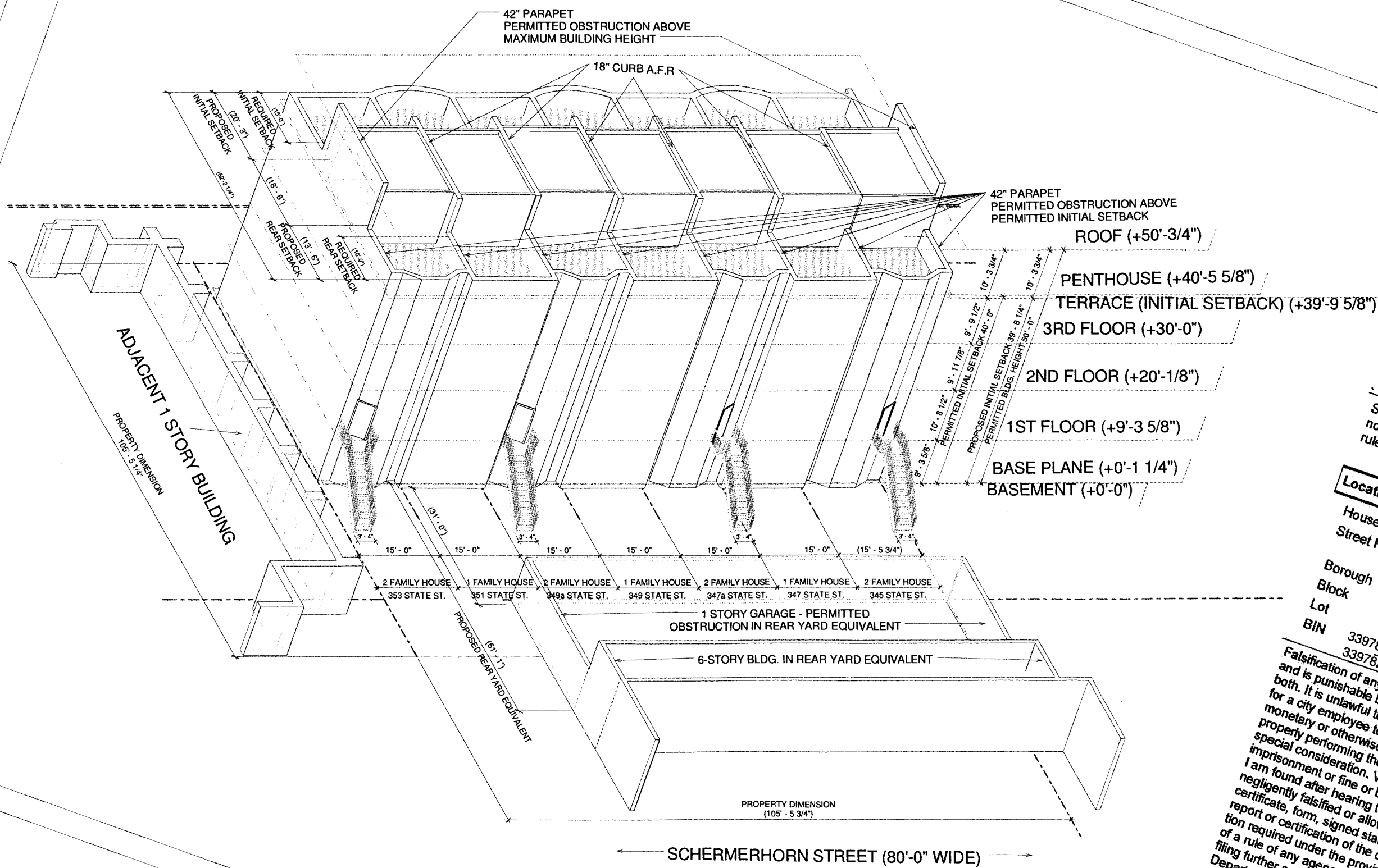
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Street Name	STATE STREET
Borough	BROOKLYN
Block	171
Lot	107,106,105,104,103,102,101
BIN	3397820,3397821,3397822, 3397823, 3397824,3397825,3397826

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Name (please print) STEVEN F LEV Date _____
Signature _____



P.E. / R.A. Seal (apply seal, then sign and date over seal)
Internal Use Only
BIS Doc # _____
PLAN EXAMINER SIGN AND DATE _____



NYC
Buildings

Page 3 of 4
ZD1 Zoning Diagram
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☐ Yes
☒ No

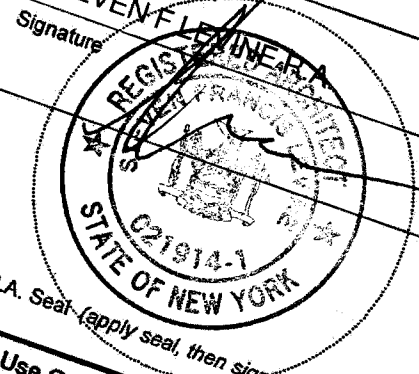
Location Information

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Street Name STATE STREET

Borough BROOKLYN
Block 171
Lot 107, 106, 105, 104, 103, 102, 101
BIN 3397820, 3397821, 3397822, 3397823,
3397824, 3397825, 3397826

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Department.

Name (please print)
STEVEN FLEINER
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

1	Applicant Information Required for all applications.		
Last Name LEVINE		First Name STEVEN	Middle Initial FRANCIS
Business Name STEVEN F.LEVINE RA		Business Telephone 212-7587373	
Business Address 155 E56th street-6th FLOOR		Business Fax 212-7524181	
City NEW YORK	State NY	Zip 10022	Mobile Telephone 347-6755058
E-Mail STEVEN_31375@MSN.COM		License Number 021914-1	

2	Additional Zoning Characteristics <i>Required as applicable.</i>			
	Dwelling Units 169	Parking area 12,290 sq. ft.	Parking Spaces: Total 76	Enclosed 76

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

ZD1

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	
CELLAR	9,807.75	2	0	0	0	0	0
1ST	34,243.10	2	6,313	0	0	0	.104
2ND	24,151.37	2	20,809	0	0	0	.342
3RD	24,151.37	2	22,839	0	0	0	.376
4TH	24,151.37	2	22,839	0	0	0	.376
5TH	24,151.37	2	22,839	0	0	0	.376
6TH	24,151.37	2	22,839	0	0	0	.376
7TH	15,804.73	2	14,234	0	0	0	.234
8TH	15,804.73	2	14,234	0	0	0	.234
Sub-total	196,417.16	2	146,949	0	0	0	2.42
Note: the	above numbers	are for the	extg bldg	200 Schermerhorn	Street		
Totals	224,412.16		169,289	0	0	0	2.78

Total Zoning Floor Area	169,289 SF
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