

ZD1 Zoning Diagram  
Must be typewritten.

B00611166-11

☒ 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.

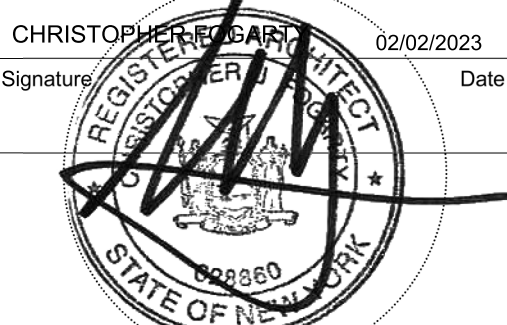
☐ Yes ☒ No

Location Information

House No(s) 498  
Street Name UNION STREET  
  
Borough BROOKLYN  
Block 439  
Lot 1  
BIN 3429225

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)  
CHRISTOPHER ROGARI 02/02/2023  
Signature Date

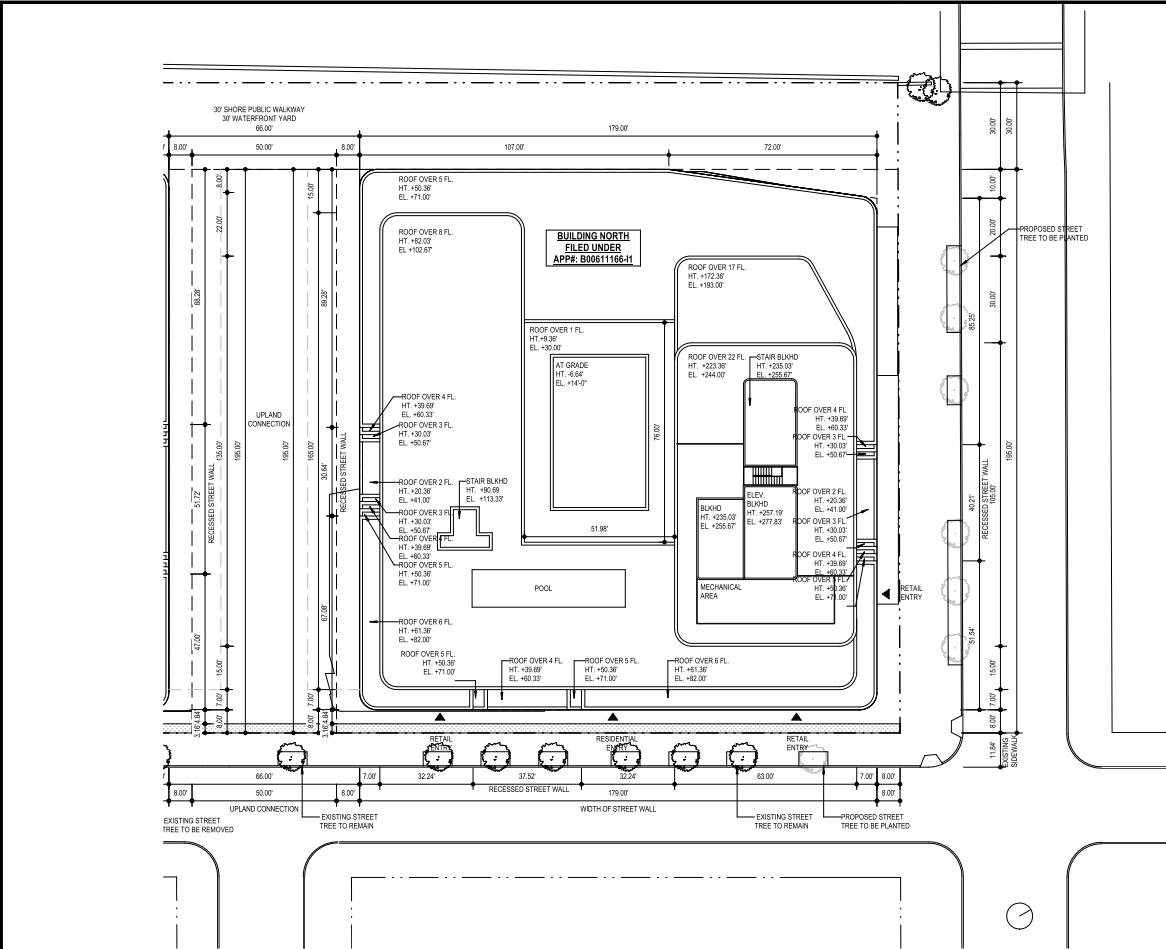


P.E. / R.A. Seal (apply seal, then sign and date over seal)

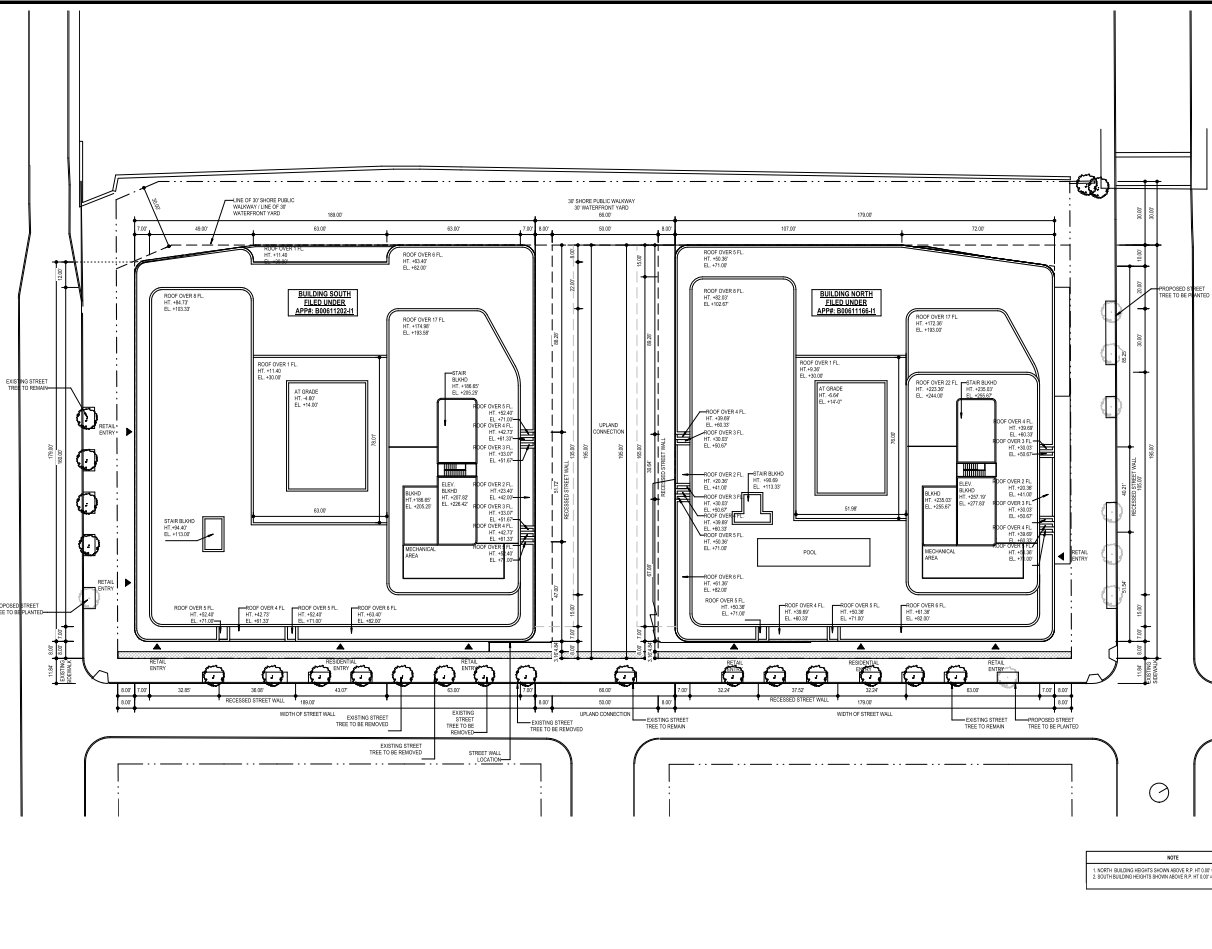
Internal Use Only

BIS Doc #

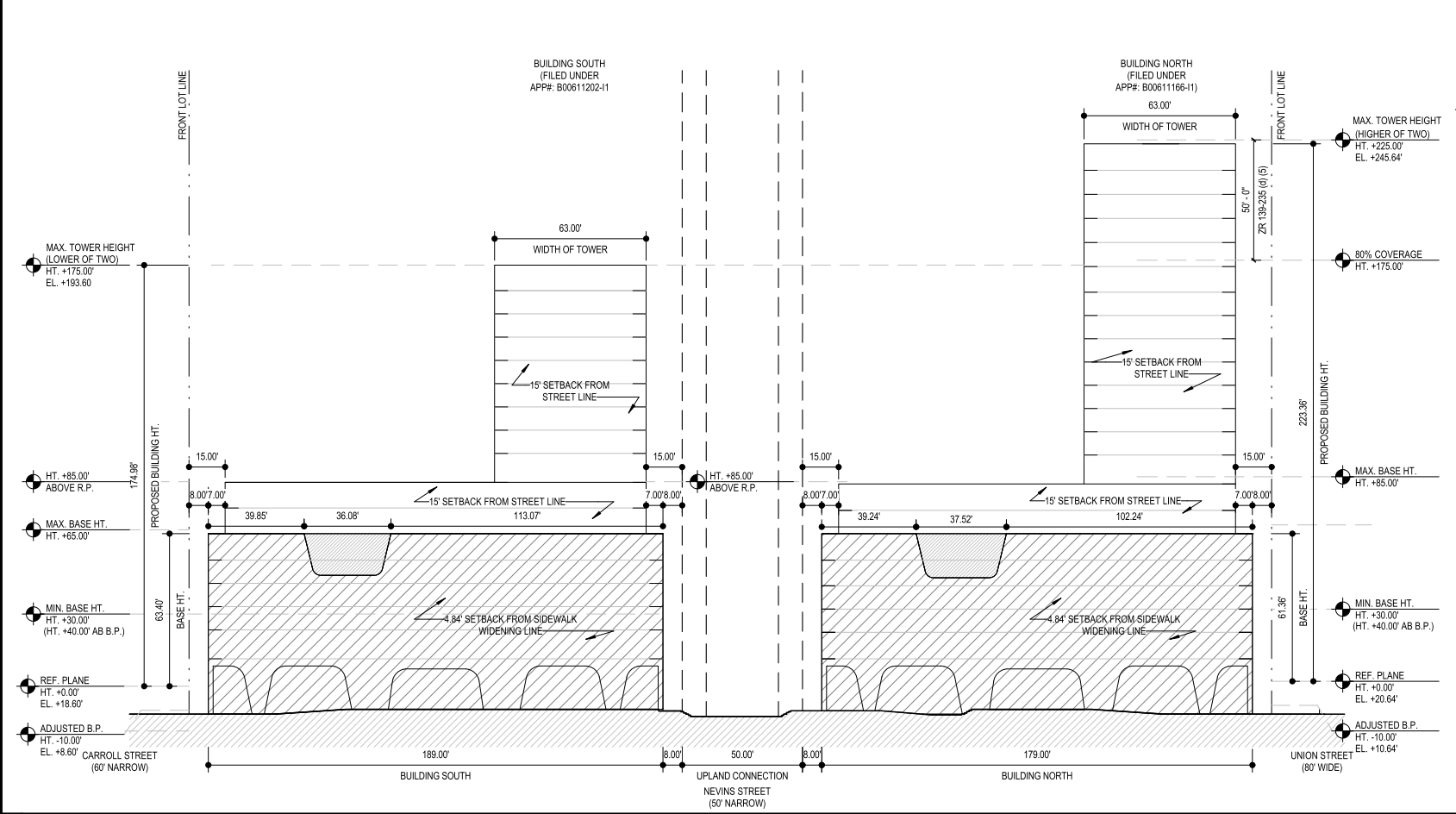
PLAN EXAMINER SIGN AND DATE



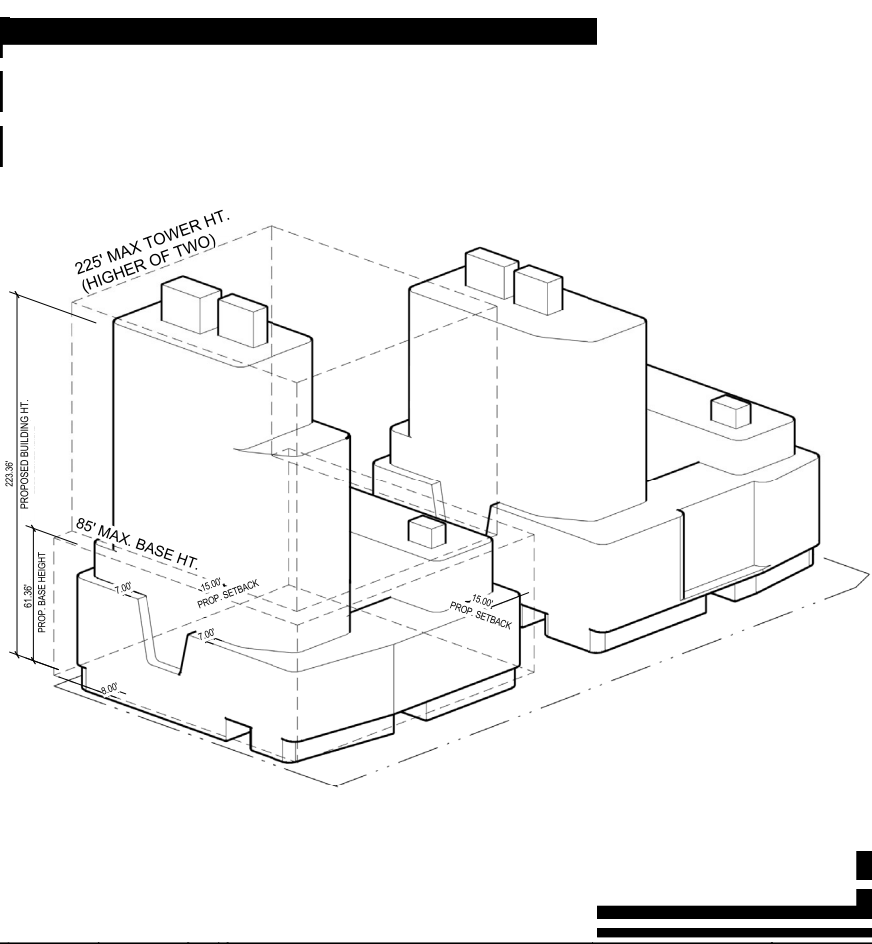
1 ENLARGED SITE PLAN  
SCALE: NTS



2 SITE PLAN  
SCALE: NTS



3 SECTION - NEVINS STREET  
SCALE: NTS



4 AXONOMETRIC DIAGRAM  
SCALE: NTS



## ZD1 Zoning Diagram

*Must be typewritten.*  
Sheet 1 of 4

1	<b>Applicant Information</b> <i>Required for all applications.</i>			
	Last Name Christopher		First Name Fogarty	
	Middle Initial			
	Business Name Fogarty Finger LLC		Business Telephone (212) 966-7450	
	Business Address 69 Walker Street		Business Fax	
	City New york	State NY	Zip 10013	Mobile Telephone
E-Mail chris.fogarty@fogartyfiger.com			License Number 028860	
2	<b>Additional Zoning Characteristics</b> <i>Required as applicable.</i>			
	Dwelling Units 654.0	Parking area 0	sq. ft.	Parking Spaces: Total 0
3	<b>BSA and/or CPC Approval for Subject Application</b> <i>Required as applicable.</i>			

<b>Board of Standards &amp; Appeals (BSA)</b>		
<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section _____
<input type="checkbox"/> Other	Cal. No. _____	
<b>City Planning Commission (CPC)</b>		
<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Other	App. No. _____	

4	<b>Proposed Floor Area</b> <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	
498 Union Street - NB B00611166-11 North Building							
001	24,908.0	2	4,050.0	0	0	0	0.04
		6	0	0	13,012.0	0	0.13
Mez 1	2,841.0	2	85.0	0	0	0	.001
002	28,950.0	2	24,882.0	0	0	0	0.25
003	28,573.0	2	24,513.0	0	0	0	0.24
004	28,429.0	2	24,448.0	0	0	0	0.24
005	28,000.0	2	24,063.0	0	0	0	0.24
006	21,139.0	2	17,690.0	0	0	0	0.18
007	19,357.0	2	16,956.0	0	0	0	0.17
008	19,357.0	2	15,797.0	0	0	0	0.16
009	8,163.0	2	855.0	0	0	0	.008

## ZD1

Sheet 2 of 4

4	<b>Proposed Floor Area</b> <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	
010	8,013.0	2	6,616.0	0	0	0	0.07
011	8,013.0	2	6,616.0	0	0	0	0.07
012	8,013.0	2	6,617.0	0	0	0	0.07
013	8,013.0	2	6,625.0	0	0	0	0.07
014	8,013.0	2	6,625.0	0	0	0	0.07
015	8,013.0	2	6,625.0	0	0	0	0.07
016	8,013.0	2	6,621.0	0	0	0	0.07
017	8,013.0	2	6,621.0	0	0	0	0.07
018	6,395.0	2	5,372.0	0	0	0	0.05
019	6,395.0	2	5,363.0	0	0	0	0.05
020	6,395.0	2	5,363.0	0	0	0	0.05
021	6,395.0	2	5,448.0	0	0	0	0.05
022	6,395.0	2	5,448.0	0	0	0	0.05
Roof	874.0	2	0	0	0	0	0.00
TOTAL	306,675.0		233,299.0	0	13,012.0	0	2.43
Totals							

Total Zoning Floor Area	
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## ZD1 Zoning Diagram

Must be typewritten.  
Sheet 3 of 4

1	<b>Applicant Information</b> <i>Required for <b>all</b> applications.</i>
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Last Name Christopher		First Name Fogarty		Middle Initial	
Business Name Fogarty Finger LLC			Business Telephone (212) 966-7450		
Business Address 69 Walker Street			Business Fax		
City New york		State NY	Zip 10013	Mobile Telephone	
E-Mail chris.fogarty@fogartyfiger.com			License Number 028860		

2	<b>Additional Zoning Characteristics</b> <i>Required as applicable.</i>
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Dwelling Units	654	Parking area	0	sq. ft.	Parking Spaces: Total	0	Enclosed	0
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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)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section _____
<input type="checkbox"/> Other	Cal. No. _____	

**City Planning Commission (CPC)**

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Other	App. No. _____	

4	<b>Proposed Floor Area</b> <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	
417 Carroll Street - NB B00611202-I1 South Building							
Cellar	1,876.0	2	0	0	0	0	0.00
001	26,50.0	2	4,846.0	0	0	0	0.05
		3	0	819.0	0	0	0.01
		6	0	0	16,876.0	0	0.17
002	29,579.0	2	16,796.0	0	0	0	0.17
		3	0	9,873.0	0	0	0.10
003	29,344.0	2	25,306.0	0	0	0	0.25
004	29,321.0	2	25,346.0	0	0	0	0.25
005	28,919.0	2	24,977.0	0	0	0	0.25
006	28,917.0	2	24,977.0	0	0	0	0.25
007	19,595.0	2	17,223.0	0	0	0	0.17
008	19,593.0	2	17,280.0	0	0	0	0.17

## ZD1

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<b>4</b>	<b>Proposed Floor Area</b> <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	
009	8,273.0	2	933.0	0	0	0	0.01
010	8,011.0	2	6,716.0	0	0	0	
011	8,011.0	2	6,720.0	0	0	0	0.07
012	8,011.0	2	6,718.0	0	0	0	0.07
013	8,011.0	2	6,711.0	0	0	0	0.07
014	8,011.0	2	6,711.0	0	0	0	0.07
015	8,011.0	2	6,711.0	0	0	0	0.07
016	8,011.0	2	6,781.0	0	0	0	0.07
017	8,011.0	2	6,781.0	0	0	0	0.07
Roof	792.0	2	0	0	0	0	0.00
TOTAL	289,371.0		211,617.0	10,692.0	16,876.0	0	2.36
Totals	596,046.0		444,916.0	10,692.0	29,888.0	0.0	4.80

Total Zoning Floor Area	485,496.0
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