

1928 BAY AVENUE
3RD FLOOR
BROOKLYN, NY
11230

CLIENT NAME AND ADDRESS

PROJECT:
NAME

ADDRESS

DATE: 06/20/23
PROJECT NO: 21001
REVISION: DATE

NOTES:

DOB JOB #

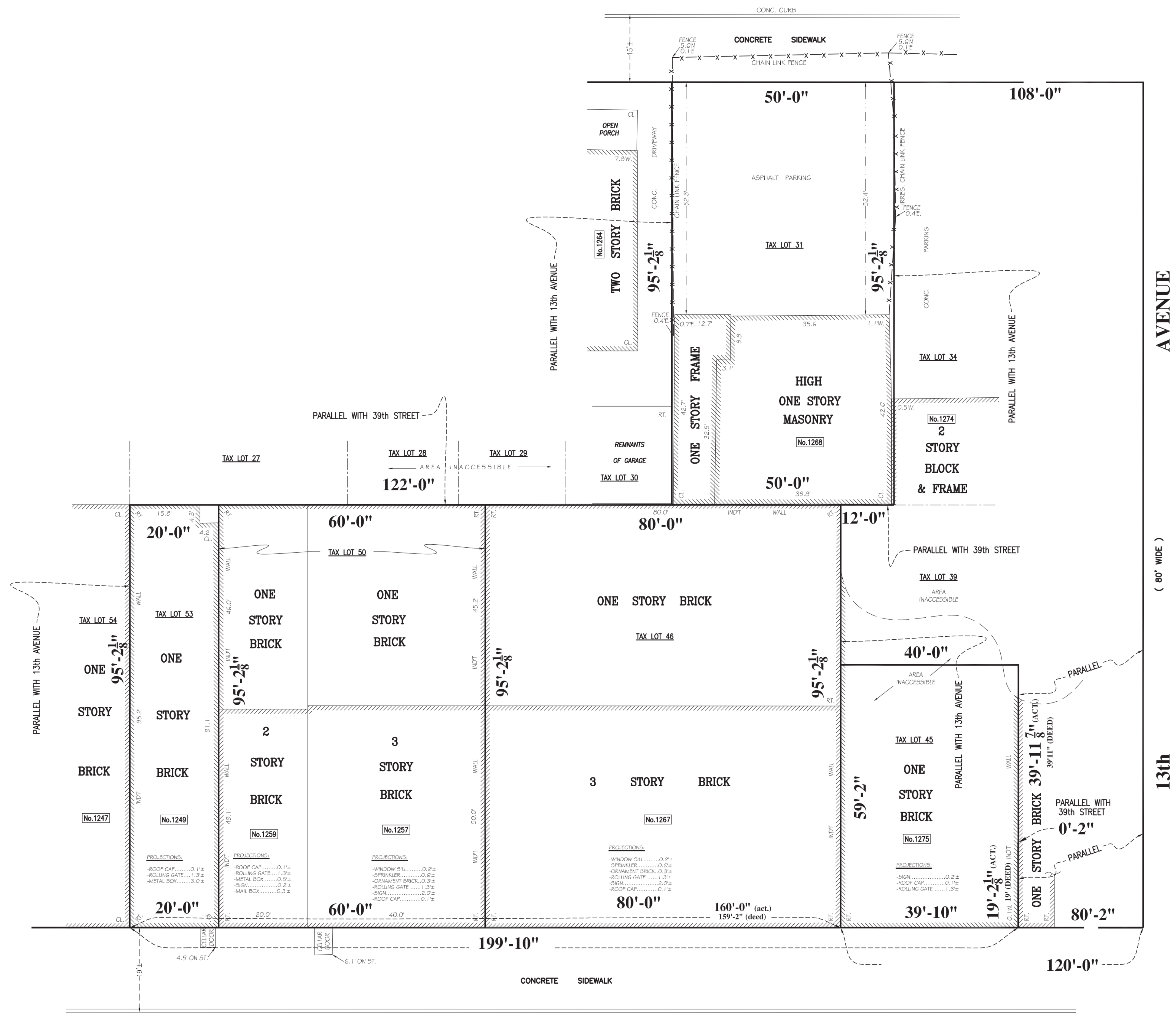
DOB JOB #

SITE

SCALE: 1" = 10'-0"

Z-000.00

DRAWN BY: ISAAC



AVENUE

(80' WIDE)

13th

CONCRETE SIDEWALK

BASE

1928 BAY AVENUE
3RD FLOOR
BROOKLYN, NY
11230

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DATE:	06/20/23
PROJECT NO	21001
REVISION	DATE

NOTES:

**VERSION 01
RESIDENTIAL**

DOB JOB #

DOB JOB #

RESIDENTIAL

SCALE:

Z-100.00

DRAWN BY: **ISAAC**

BLOCK 5294
 LOT 53,50,46,45,31
 BOROUGH BROOKLYN
 PROJECT ADDRESS 1249,1259,1257,1267,1275 39th st & 1268 38th st
 LOT AREA 22,350.66 SF
 ZONING DISTRICT M1-2/R6B, M1-2/R6A, MX-12
 ZONING MAP 22C

ZONING ANALYSIS

BASE

ZR SECTION	ITEM/ DESCRIPTION	PERMITTED/ REQUIRED	EXISTING	PROPOSED	NOTES
ZR 22-12	USE GROUP II – RESIDENCES	MULTIFAMILY		MULTIFAMILY	
ZR 23-61	STREET TREE PLANTING	249' 10"=10 TREES	1	9	
ZR 23-612	PLANTING STRIP IN RESIDENTIAL DISTRICTS	REQUIRED			
ZR 23-12	LOT AREA AND LOT WIDTH REGULATIONS IN R1 THROUGH R5 DISTRICTS R6	LOT AREA AND LOT WIDTH REGULATIONS IN R1 THROUGH R5 DISTRICTS R6- 1700 SF MINIMUM 18' WIDTH	22,350.66 SF 199' WIDTH	22,350.66 SF 199' WIDTH	
ZR 123-632, 23-361	LOT COVERAGE	80% (80% x 21,170.72 SF= 16,936.576 SF) 100% (100% x 1179.94 SF = 1,179.94 SF) TOTAL= 18,116.516 SF	19,726.47 SF		
ZR 23-20	FLOOR AREA REGULATION				
ZR 123-61, 23-22	FLOOR AREA RATIO	R6B 2.0 X 21,170.72= 42,341.44 SF R6A 3.0 X 1179.94= 3,539.82 SF TOTAL=45,881.26 SF	32,714.01 SF		
	ADDITIONAL FLOOR AREA RATIO IF PROVIDING AFFORDABLE UAP UNITS	R6B 0.4 X 21,170.72= 8,468.288 SF R6A 0.9 X 1179.94= 1,061.946 SF TOTAL=9,530.234 SF AFFORDABLE 45,881.26/680=67 UNITS +			
ZR 23-52	DWELLING UNIT FACTOR	9,530.234/680= 14 AFFORDABLE UNITS= 81 MAX OR MAX 60 UNITS +14 AFFORDABLE IF NOT PROVIDING PARKING			
AREA CALCULATIONS					
FLOORS	USE GROUP	PROPOSED GROSS AREA (sf)	PROPOSED ZONING AREA (sf)	HEIGHT	
1	II	13600	13600	15	
2	II	13600	13600	27	
3	II	13600	13600	39	
4	II	5000	5000	55	
TOTALS		45,800	45,800	55	
ZR 23-322	MINIMUM REQUIRED FRONT YARD	NONE		NONE	
ZR 123-631, 23-335	MINIMUM REQUIRED SIDE YARD	0' OR 5'		0' OR 5'	
ZR 23-343 (B)(1)	REAR YARD EQUIVALENT REQUIREMENTS	190' 4 1/4" LOT LENGTH (STANDARD LOT)= 40' OPEN AREA REQUIRED UNDER 75' TALL OVER 75' TALL = 60' OPEN AREA REQUIRED MUST BE LOCATED WITHIN 10' OF MIDWAY		0' OR 5'	
ZR 23-344	ADDITIONAL REAR YARD MODIFICATIONS	WITHIN 100' OF CORNERS = NO REAR YARD (APPRX 20' WITHIN EXISTING LOT 45)			
ZR 23-40	HEIGHT AND SETBACK				
ZR 123-652, 23-432		R6B MAX PERMITTED STREET WALL HEIGHT = 45' MAX HEIGHT= 55' (AFFORDABLE 65') SETBACK 10' R6A MAX PERMITTED STREET WALL HEIGHT = 65' MAX HEIGHT= 75' (AFFORDABLE 95')			
ZR 123-651, 23-431	STREET WALL LOCATION	OR AT LEAST 70% OF STREET WALL SHALL BE WITHIN 8' TO STREET AND EXTEND AT LEAST THE BASE HEIGHT			
ZR 23-63	REQUIRED REC. SPACE IN MULTIPLE DWELLINGS	3% OF FLOOR AREA = 1,376.44 SF			
ZR 25-20	PARKING REGULATION				
ZR 25-222		PARKING REQUIRED FOR 25% OF UNITS UNDER 16 SPACES WAIVED	PARKING WAIVED FOR 60 UNITS AND 14 AFFORDABLE UNITS		

KEY TAKEAWAY
 MAXIMUM FLOOR AREA AS OF RIGHT = 45,881 SF
 MAXIMUM AFFORDABLE FLOOR AREA BONUS (APPROVAL BY HPD REQ)= 9,530 SF

KEY TAKEAWAY
 40' REAR YARD REQUIRED

KEY TAKEAWAY
 A MAJORITY OF THE SITE CAN GO 55' TALL

KEY TAKEAWAY
 PARKING WAIVED FOR UP TO 60 UNITS
 OTHERWISE 1 SPACE FOR 4 UNITS

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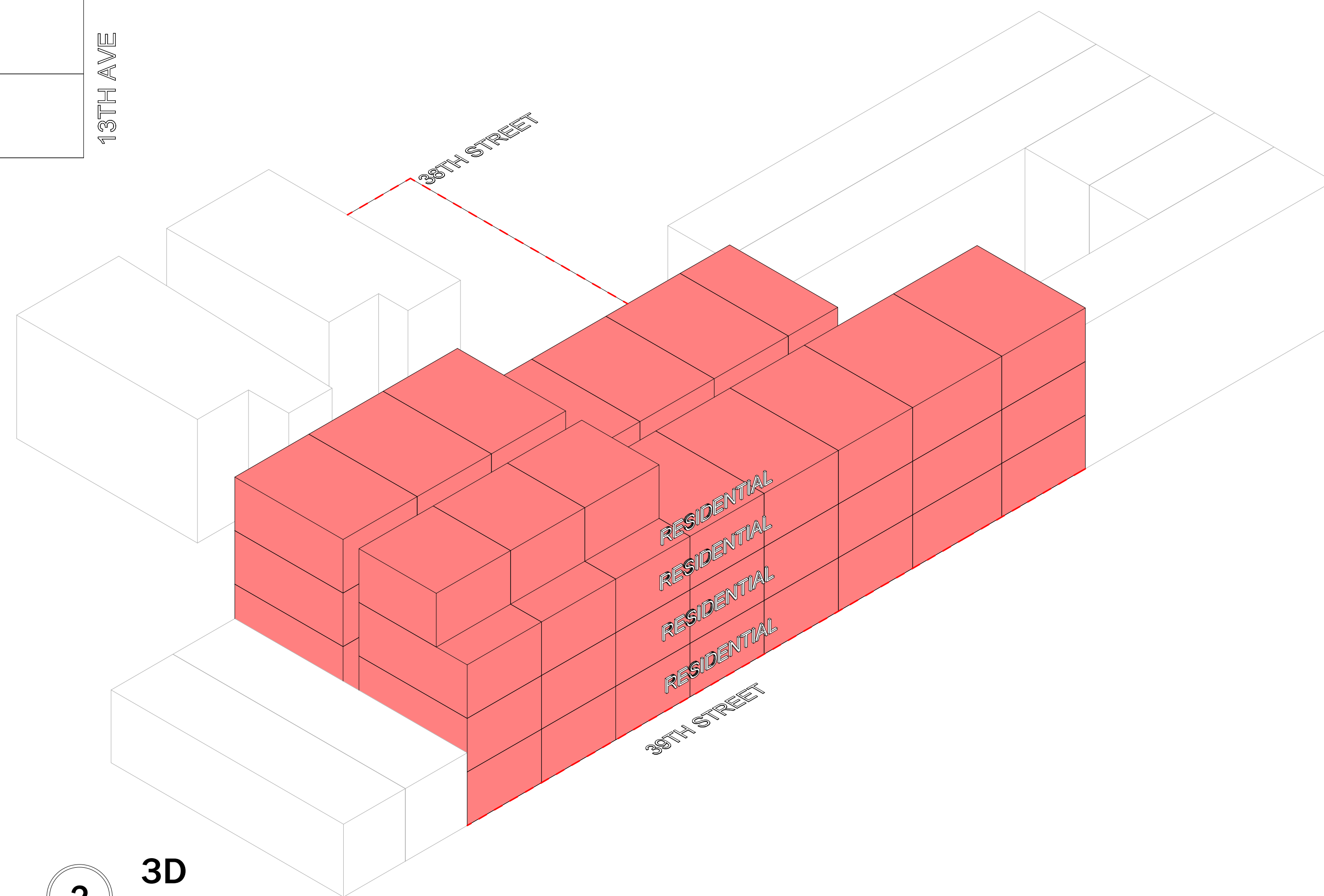
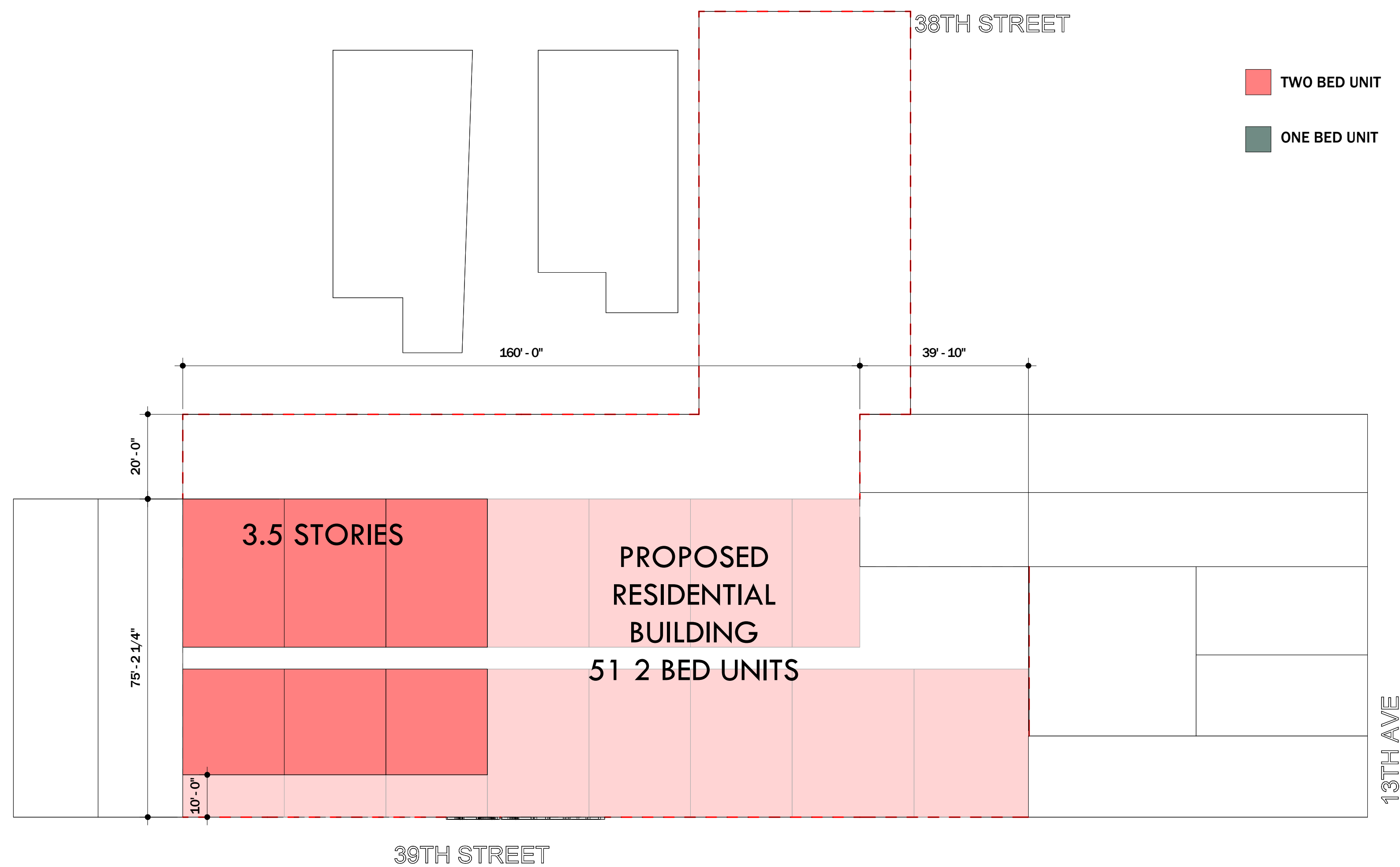
ZONING ANALYSIS V1

SCALE: 1/4" = 1'-0"

Z-101.00

DRAWN BY: ISAAC

TWO BED UNIT
ONE BED UNIT



2 3D
SCALE:

1 SITE PLAN
SCALE: 1" = 20'-0"



3 SECTION
SCALE: 1" = 20'-0"

KEY TAKEAWAY

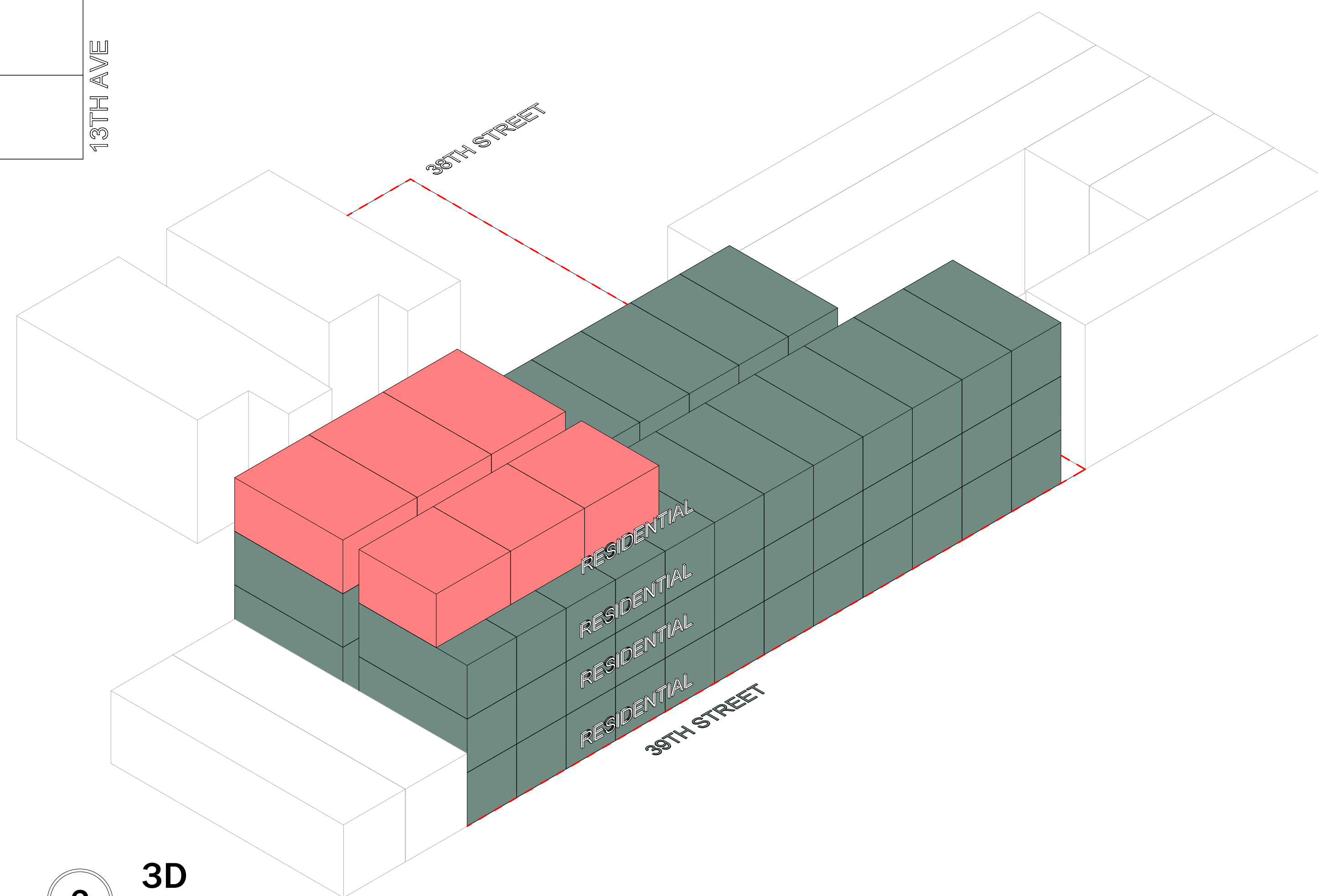
THIS IS A GOOD OPTION FOR A BUILDING WITH ONLY BIG UNITS

TWO BED UNIT

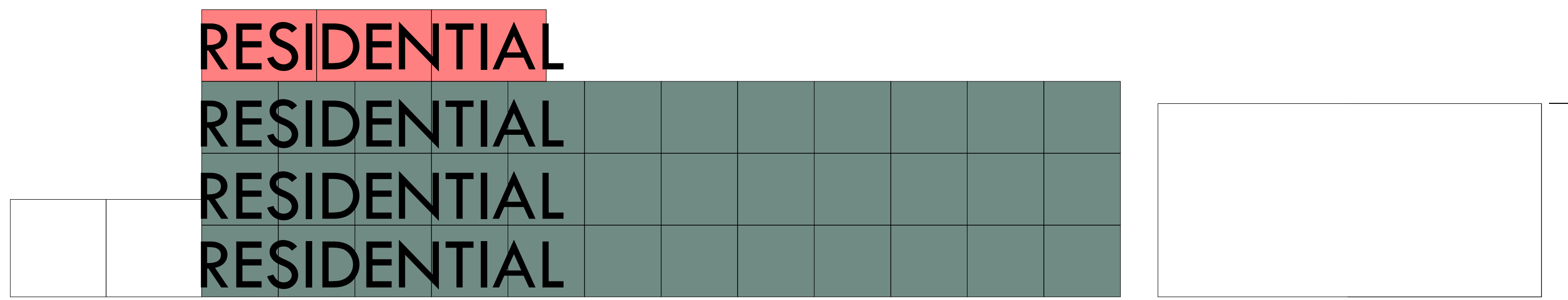
ONE BED UNIT



1 SITE PLAN
SCALE: 1" = 20'-0"



2 3D
SCALE:

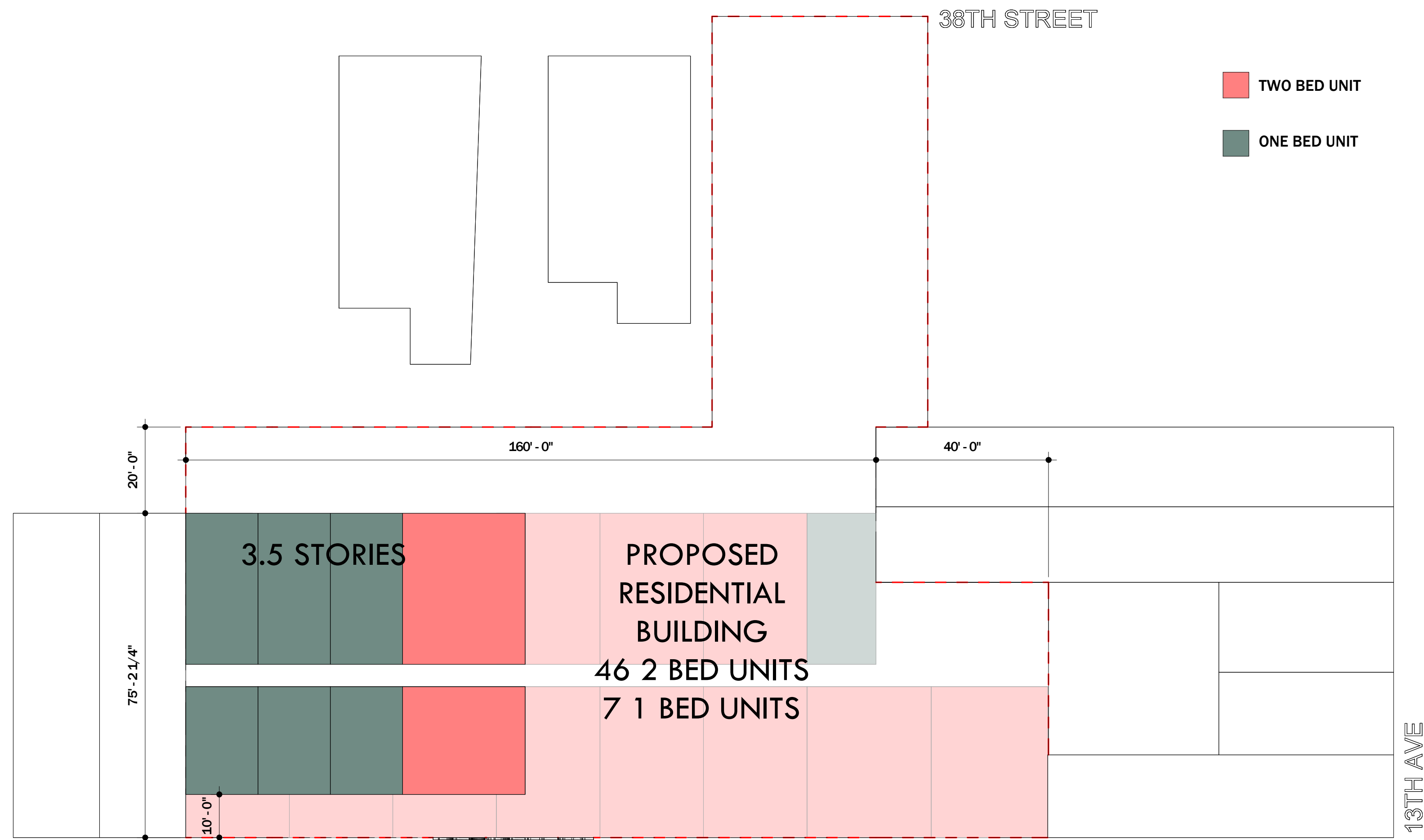


3 SECTION
SCALE: 1" = 20'-0"

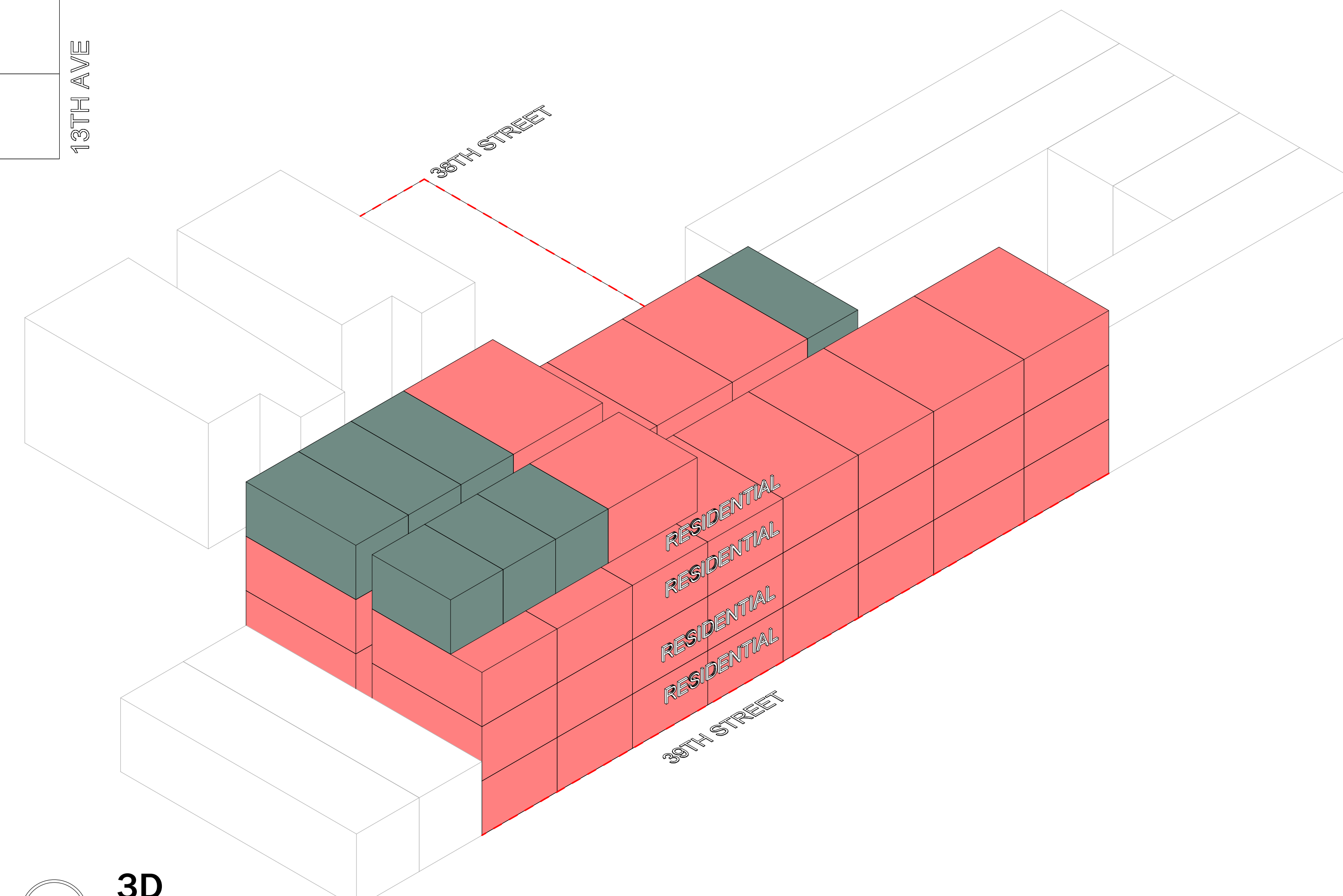
KEY TAKEAWAY

THIS IS A GOOD OPTION FOR
MAXIMIZING UNIT COUNT

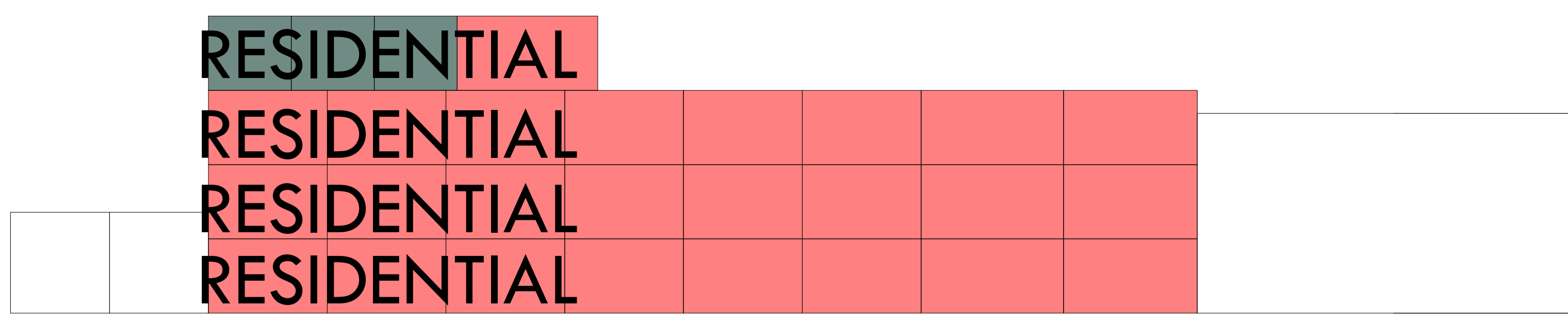
TWO BED UNIT
ONE BED UNIT



1 SITE PLAN
SCALE: 1" = 20'-0"



2 3D
SCALE:



3 SECTION
SCALE: 1" = 20'-0"

KEY TAKEAWAY

THIS IS A GOOD OPTION FOR GETTING CLOSE TO THE MAXIMUM UNIT COUNT, WHILE MAINTAINING LARGER UNITS

BASE

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NOTES:

**VERSION 02
COMMERCIAL**

DOB JOB #

DOB JOB #

COMMERCIAL

SCALE:

Z-105.00

DRAWN BY: **ISAAC**

BLOCK 5294
 LOT 53,50,46,45,31
 BOROUGH BROOKLYN
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 LOT AREA 22,350.66 SF
 ZONING DISTRICT M1-2/R6B, M1-2/R6A, MX-12
 ZONING MAP 22C

ZONING ANALYSIS

BASE

ZR SECTION	ITEM/ DESCRIPTION	PERMITTED/ REQUIRED	EXISTING	PROPOSED	NOTES
ZR 22-12	USE GROUP VI, VII	RETAIL, OFFICES		RETAIL, OFFICES	
ZR 23-61	STREET TREE PLANTING	249' 10"=10 TREES	1	9	
ZR 23-612	PLANTING STRIP IN RESIDENTIAL DISTRICTS	REQUIRED			
ZR 123-632	LOT COVERAGE	NO REQUIREMENT	19,726.47 SF		
FLOOR AREA REGULATION					
ZR 123-623, 43-12	FLOOR AREA RATIO	M1-2- 2.0= 44,701SF	32,714.01 SF		
AREA CALCULATIONS					
FLOORS	USE GROUP	PROPOSED GROSS AREA (sf)	PROPOSED ZONING AREA (sf)	HEIGHT	
C	PARKING	16,800	0	0	
1	VI	16,800	16,800	20	
2	VII	13600	13600	33	
3	VII	13600	13600	45	
TOTALS		60,800	44,000	45	
ZR 43-24	MINIMUM REQUIRED SIDE YARD		0' OR 8'	0' OR 8'	
ZR 43-28	REAR YARD FOR THROUGH LOTS		AN OPEN AREA WITH 40' WITHIN 5' OF BEING MIDWAY TWO OPEN AREAS OF 20' ALONG SIDE LOT LINE	0' OR 5'	
ZR 23-344	ADDITIONAL REAR YARD MODIFICATIONS		WITHIN 100' OF CORNERS = NO REAR YARD (APPRX 20' WITHIN EXISTING LOT 45)		
ZR 23-40			HEIGHT AND SETBACK		
ZR 123-652, 23-432			R6B MAX PERMITTED STREET WALL HEIGHT = 45' MAX HEIGHT= 55' (AFFORDABLE 65') SETBACK 10' R6A MAX PERMITTED STREET WALL HEIGHT = 65' MAX HEIGHT= 75' (AFFORDABLE 95')		
ZR 123-651, 23-431	STREET WALL LOCATION		OR AT LEAST 70% OF STREET WALL SHALL BE WITHIN 8' TO STREET AND EXTEND AT LEAST THE BASE HEIGHT		
PARKING REGULATION					
ZR 25-20		PARKING REQUIRED FOR 1 PER 300 SF	149 SPACES REQUIRED	BSA CAN REDUCE TO 75 SPACES	
ZR 123-71					

KEY TAKEAWAY
 MAXIMUM FLOOR AREA AS OF RIGHT = 44,701 SF

KEY TAKEAWAY
 40' REAR YARD REQUIRED EXCEPT BY FIRST FLOOR

KEY TAKEAWAY
 A MAJORITY OF THE SITE CAN GO 55' TALL

KEY TAKEAWAY
 149 SPACES REQUIRED. BSA WILL BE NEEDED TO REDUCE THE PARKING COUNT

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DOB JOB #

ZONING ANALYSIS V2

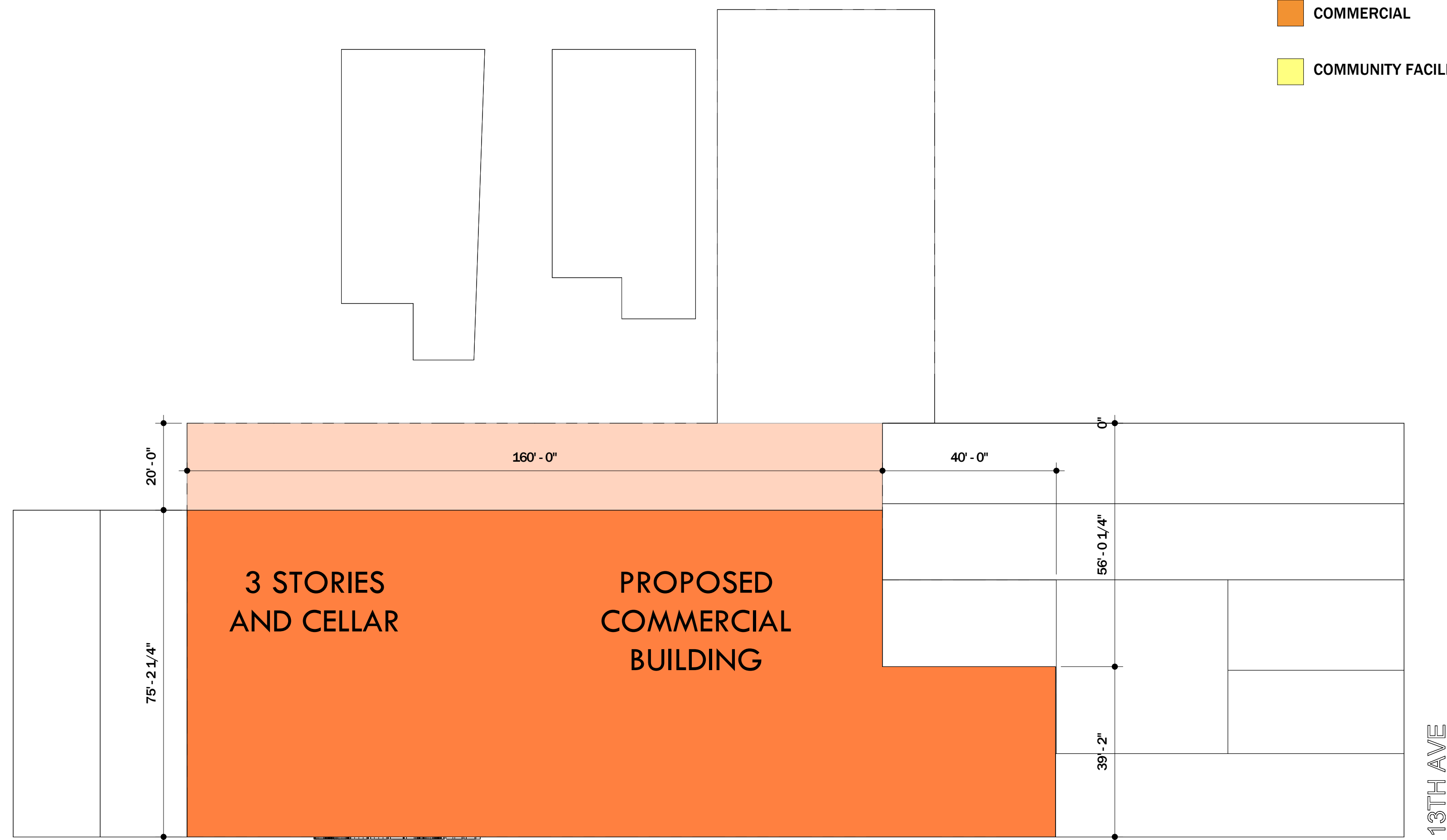
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Z-106.00

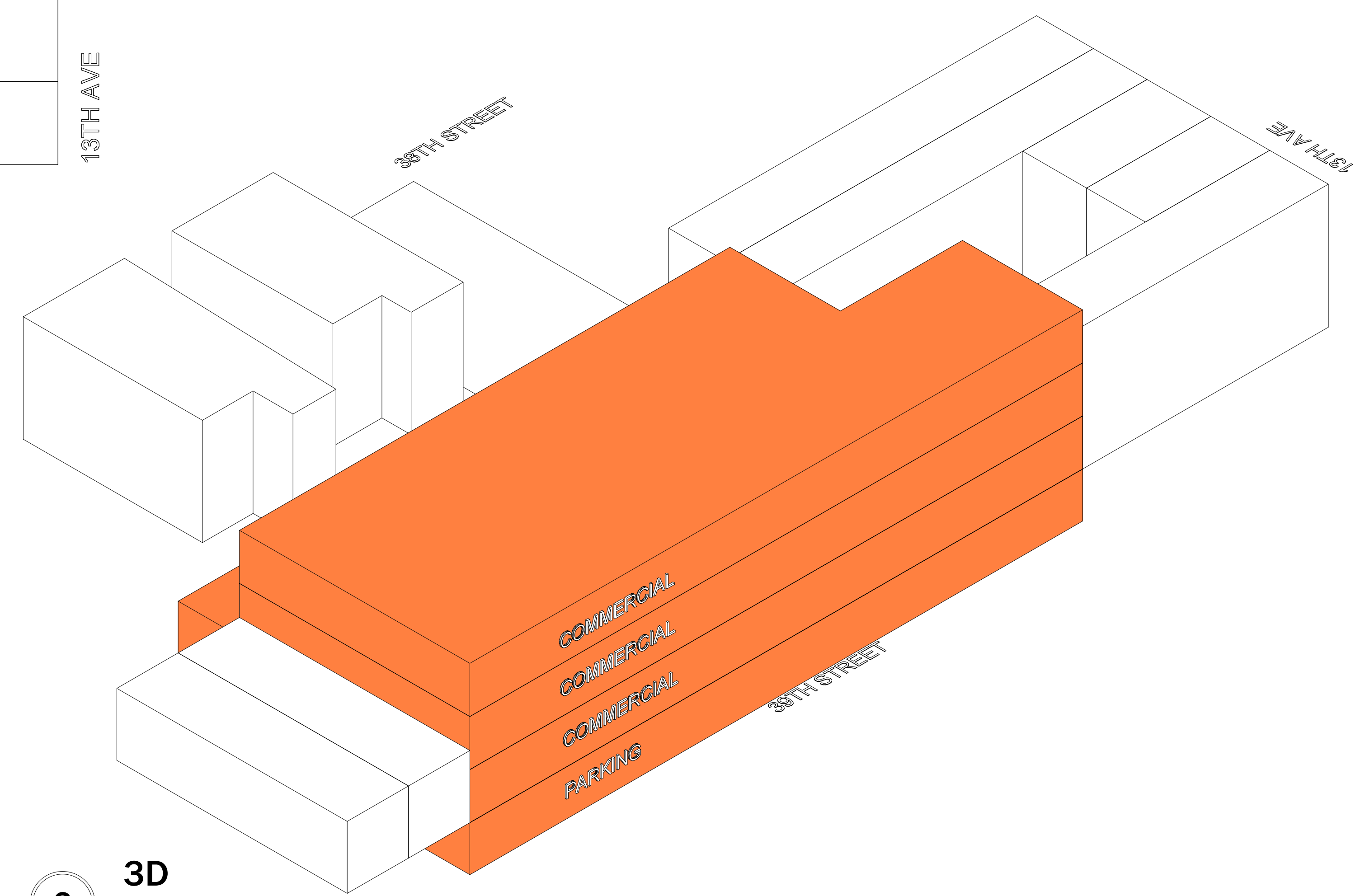
DRAWN BY: ISAAC

38TH STREET

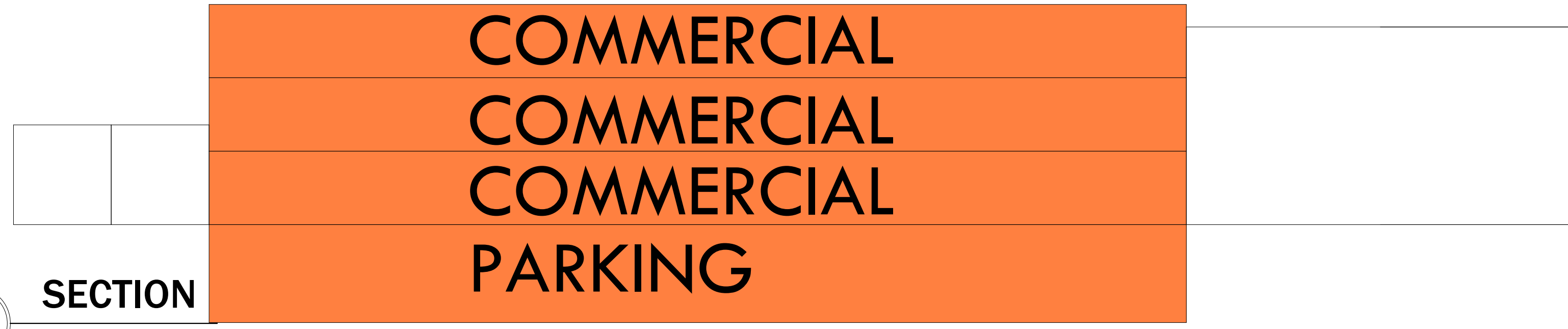
- COMMERCIAL
- COMMUNITY FACILITY



1 SITE PLAN
SCALE: 1" = 20'-0"



2 3D
SCALE:



3 SECTION
SCALE: 1" = 20'-0"

KEY TAKEAWAY

THIS IS A GOOD OPTION FOR A BUILDING WITH ONLY COMMERCIAL UNITS. PARKING IS REQUIRED (CELLAR)

BASE

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REVISION:	DATE

NOTES:

DOB JOB #
DOB JOB #

ZONING
DIAGRAMS V2

SCALE: 1" = 20'-0"

Z-107.00

DRAWN BY: ISAAC

BASE

1928 BAY AVENUE
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CLIENT NAME AND ADDRESS

PROJECT:
NAME

ADDRESS

DATE:	08/20/23
PROJECT NO	21001
REVISION	DATE

NOTES:

**VERSION 03
COMMUNITY FACILITY**

DOB JOB #

DOB JOB #

**COMMUNITY
FACILITY**

SCALE:

Z-108.00

DRAWN BY: **ISAAC**

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 BOROUGH BROOKLYN
 PROJECT ADDRESS 1249,1259,1257,1267,1275 39th st & 1268 38th st
 LOT AREA 22,350.66 SF
 ZONING DISTRICT M1-2/R6B, M1-2/R6A, MX-12
 ZONING MAP 22C

ZONING ANALYSIS

BASE

ZR SECTION	ITEM/ DESCRIPTION	PERMITTED/ REQUIRED	EXISTING	PROPOSED	NOTES
ZR 22-12	USE GROUP III	COMMUNITY FACILITY (AMBULATORY, SCHOOL, HOUSE OF WORSHIP)		COMMUNITY FACILITY (AMBULATORY, SCHOOL, HOUSE OF WORSHIP)	
ZR 23-61	STREET TREE PLANTING	249' 10"=10 TREES	1	9	
ZR 23-612	PLANTING STRIP IN RESIDENTIAL DISTRICTS	REQUIRED			
ZR 123-632	LOT COVERAGE	NO REQUIREMENT	19,726.47 SF		
FLOOR AREA REGULATION					
ZR 123-623, 43-12	FLOOR AREA RATIO	R6B 2.0 X 21,170.72= 42,341.44 SF R6A 3.0 X 1179.94= 3,539.82 SF TOTAL=45,881.26 SF	32,714.01 SF		
AREA CALCULATIONS					
FLOORS	USE GROUP	PROPOSED GROSS AREA (sf)	PROPOSED ZONING AREA (sf)	HEIGHT	
C	VI	16,800	0	0	
1	VI	16,800	16,800	20	
2	VII	13600	13600	33	
3	VII	13600	13600	45	
TOTALS		60,800	44,000	45	
ZR 43-24	MINIMUM REQUIRED SIDE YARD		0' OR 8'	0' OR 8'	
ZR 43-28	REAR YARD FOR THROUGH LOTS		AN OPEN AREA WITH 40' WITHIN 5' OF BEING MIDWAY TWO OPEN AREAS OF 20' ALONG SIDE LOT LINE	0' OR 5'	
ZR 23-344	ADDITIONAL REAR YARD MODIFICATIONS		WITHIN 100' OF CORNERS = NO REAR YARD (APPRX 20' WITHIN EXISTING LOT 45)		
ZR 23-40			HEIGHT AND SETBACK		
ZR 123-652, 23-432			R6B MAX PERMITTED STREET WALL HEIGHT = 45' MAX HEIGHT= 55' (AFFORDABLE 65') SETBACK 10' R6A MAX PERMITTED STREET WALL HEIGHT = 65' MAX HEIGHT= 75' (AFFORDABLE 95')		
ZR 123-651, 23-431	STREET WALL LOCATION		OR AT LEAST 70% OF STREET WALL SHALL BE WITHIN 8' TO STREET AND EXTEND AT LEAST THE BASE HEIGHT		
PARKING REGULATION					
ZR 25-20			NO PARKING REQUIRED FOR HOUSE OF WORSHIP, SCHOOL	0 REQUIRED	
ZR 123-71					

KEY TAKEAWAY
 MAXIMUM FLOOR AREA AS OF RIGHT = 45,881 SF

KEY TAKEAWAY
 40' REAR YARD REQUIRED

KEY TAKEAWAY
 A MAJORITY OF THE SITE CAN GO 55' TALL

KEY TAKEAWAY
 NO PARKING SPACES REQUIRED. CELLAR CAN BE USED FOR MORE SQUARE FOOTAGE WITHOUT COUNTING TOWARD ALLOWABLE FLOOR AREA

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ZONING ANALYSIS V3

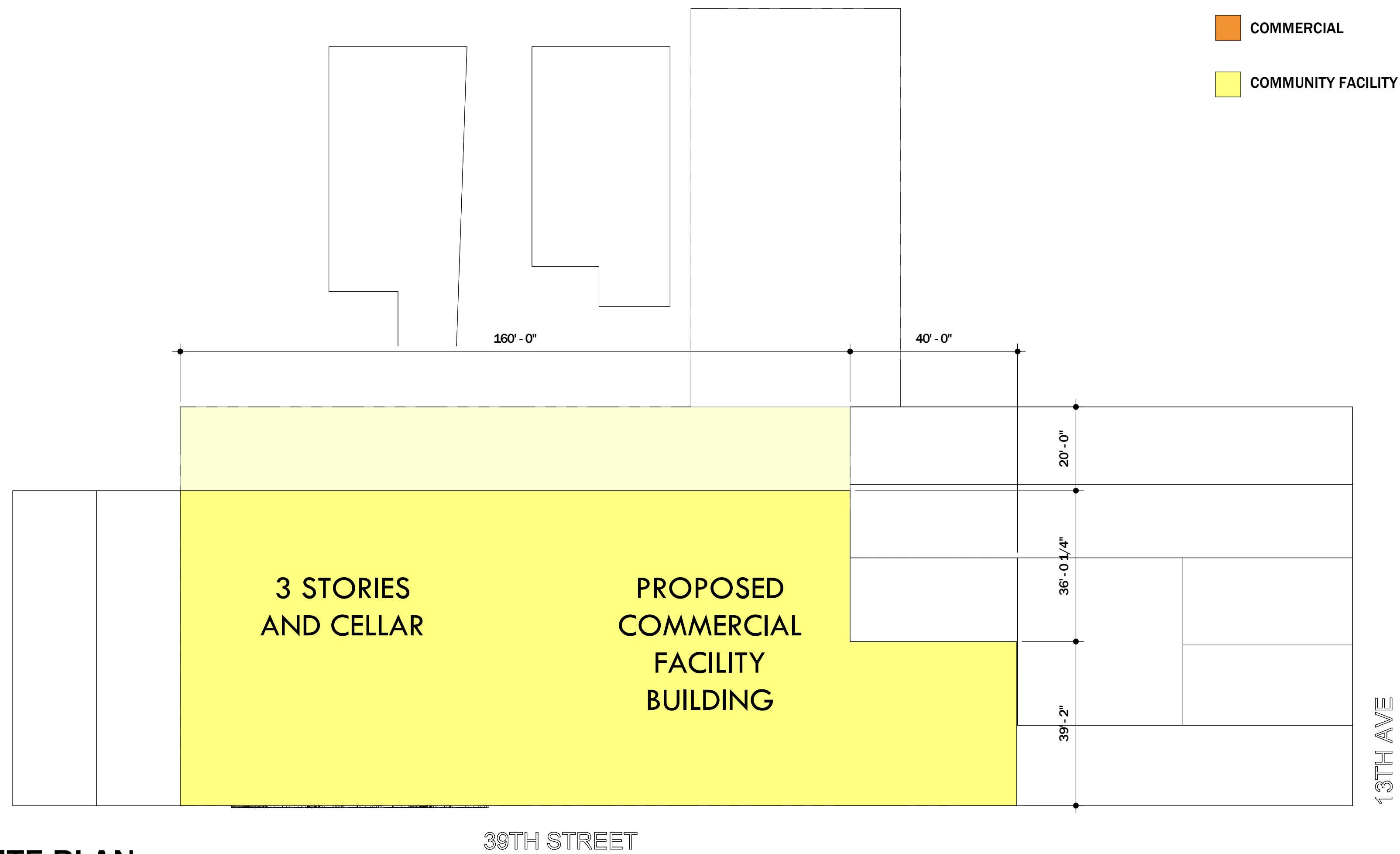
SCALE: 1/4" = 1'-0"

Z-109.00

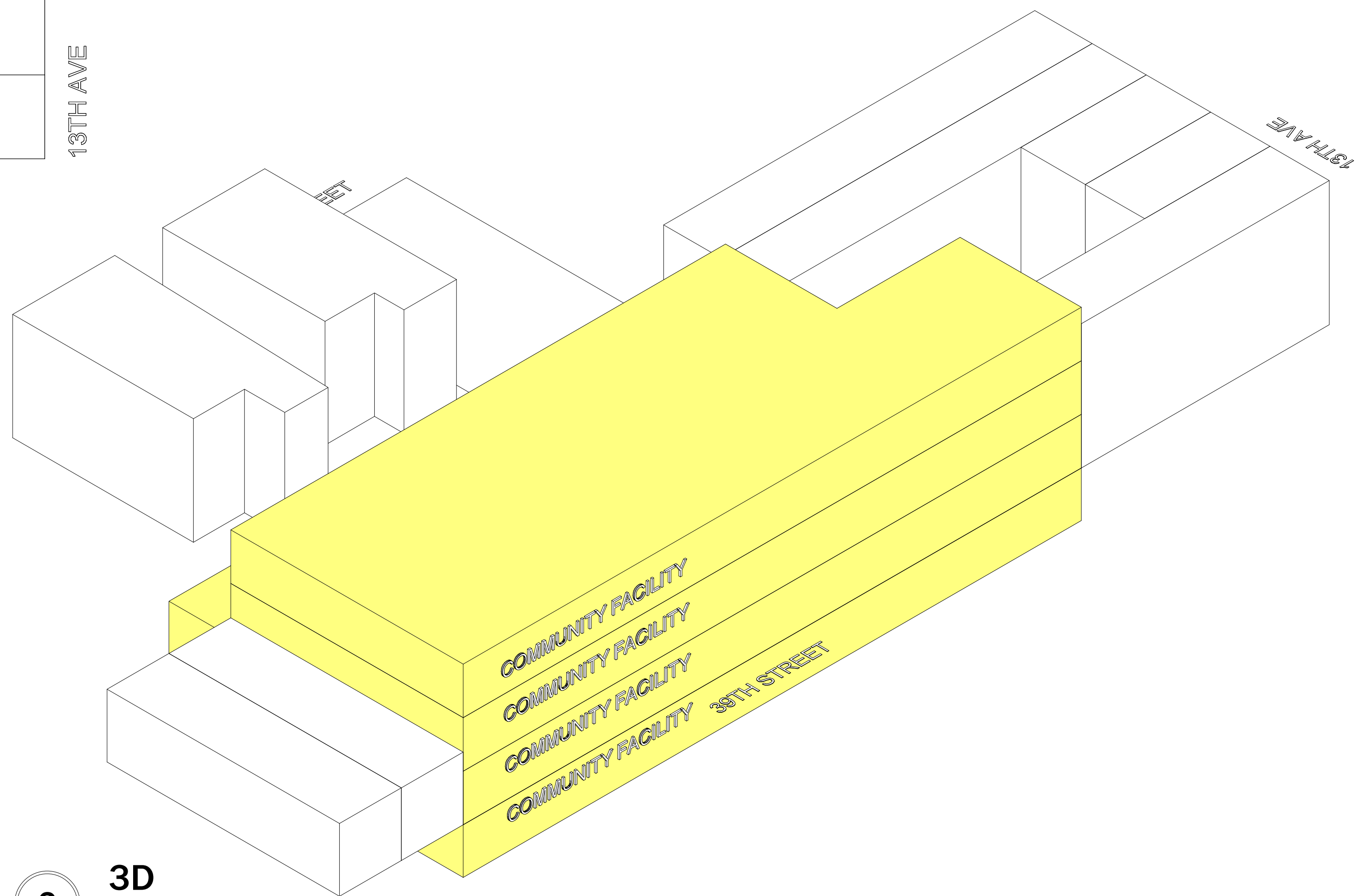
DRAWN BY: ISAAC

38TH STREET

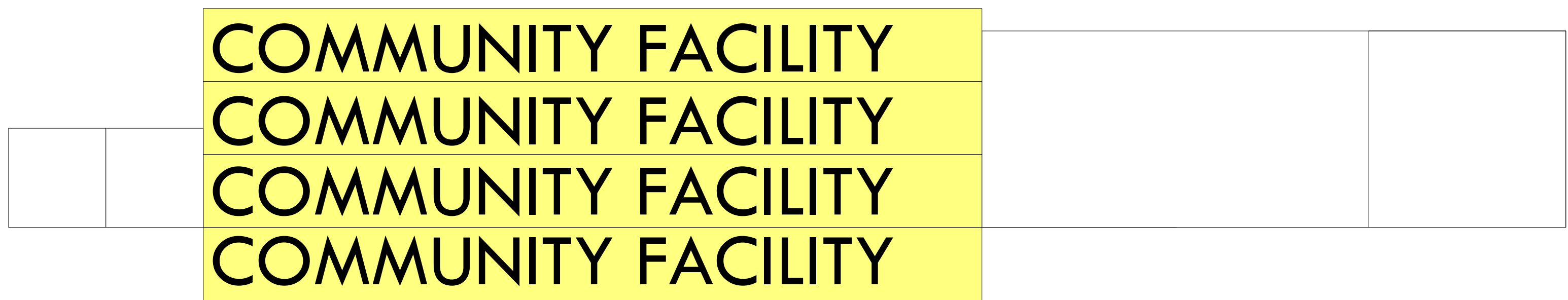
- COMMERCIAL
- COMMUNITY FACILITY



1 SITE PLAN
SCALE: 1" = 20'-0"



2 3D
SCALE:



KEY TAKEAWAY

THIS IS A GOOD OPTION FOR A BUILDING WITH ONLY COMMUNITY FACILITY (SHUL/SCHOOL). PARKING IS WAIVED & A CELLAR MAY BE USED AS C.F. WITHOUT COUNTING TOWARD FLOOR AREA

BASE

1928 BAY AVENUE
3RD FLOOR
BROOKLYN, NY
11230

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DOB JOB #

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ZONING
DIAGRAMS V3

SCALE: 1" = 20'-0"

Z-110 .00

DRAWN BY: ISAAC

BASE

1928 BAY AVENUE
3RD FLOOR
BROOKLYN, NY
11230

CLIENT NAME AND ADDRESS

PROJECT:
NAME

ADDRESS

DATE:	08/20/23
PROJECT NO	21001
REVISION	DATE

NOTES:

**VERSION 04
MIXED USE**

DOB JOB #

DOB JOB #

MIXED USE

SCALE:

Z-111.00

DRAWN BY: **ISAAC**

BLOCK 5294
 LOT 53,50,46,45,31
 BOROUGH BROOKLYN
 PROJECT ADDRESS 1249,1259,1257,1267,1275 39th st & 1268 38th st
 LOT AREA 22,350.66 SF
 ZONING DISTRICT M1-2/R6B, M1-2/R6A, MX-12
 ZONING MAP 22C

ZONING ANALYSIS

BASE

ZR SECTION	ITEM/ DESCRIPTION	PERMITTED/ REQUIRED	EXISTING	PROPOSED	NOTES
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ZR 23-612	PLANTING STRIP IN RESIDENTIAL DISTRICTS	REQUIRED			
ZR 23-12	LOT AREA AND LOT WIDTH REGULATIONS IN R1 THROUGH R5 DISTRICTS R6	LOT AREA AND LOT WIDTH REGULATIONS IN R1 THROUGH R5 DISTRICTS R6- 1700 SF MINIMUM 18' WIDTH	22,350.66 SF 199' WIDTH	22,350.66 SF 199' WIDTH	
ZR 123-632, 23-361	LOT COVERAGE	80% (80% x 21,170.72 SF= 16,936.576 SF) 100% (100% x 1179.94 SF = 1,179.94 SF) TOTAL= 18,116.516 SF	19,726.47 SF		
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ZR 123-61, 23-22	FLOOR AREA RATIO	R6B 2.0 X 21,170.72= 42,341.44 SF R6A 3.0 X 1179.94= 3,539.82 SF TOTAL=45,881.26 SF	32,714.01 SF		
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ZR 23-52	DWELLING UNIT FACTOR	9,530.234/680= 14 AFFORDABLE UNITS= 81 MAX OR MAX 60 UNITS +14 AFFORDABLE IF NOT PROVIDING PARKING			
ZR 123-623, 43-12	FLOOR AREA RATIO	M1-2- 2.0= 44,701SF	32,714.01 SF		
AREA CALCULATIONS					
FLOORS	USE GROUP	PROPOSED GROSS AREA (sf)	PROPOSED ZONING AREA (sf)	HEIGHT	
1	II, VI	13600	13600 (R200 RESI (R200 COMM))	15	
2	II	13600	13600	27	
3	II	13600	13600	39	
4	II	5000	5000	55	
TOTALS		45,800	45,800	55	
ZR 23-322	MINIMUM REQUIRED FRONT YARD	NONE		NONE	
ZR 123-631, 23-335	MINIMUM REQUIRED SIDE YARD	0' OR 5'		0' OR 5'	
ZR 23-343 (B)(1)	REAR YARD EQUIVALENT REQUIREMENTS	190' 4 1/4" LOT LENGTH (STANDARD LOT)= 40' OPEN AREA REQUIRED UNDER 75' TALL OVER 75' TALL = 60' OPEN AREA REQUIRED MUST BE LOCATED WITHIN 10' OF MIDWAY		0' OR 5'	
ZR 23-344	ADDITIONAL REAR YARD MODIFICATIONS	WITHIN 100' OF CORNERS = NO REAR YARD (APPRX 20' WITHIN EXISTING LOT 45)			
ZR 23-40	HEIGHT AND SETBACK				
ZR 123-652, 23-432		R6B MAX PERMITTED STREET WALL HEIGHT = 45' MAX HEIGHT= 55' (AFFORDABLE 65') SETBACK 10' R6A MAX PERMITTED STREET WALL HEIGHT = 65' MAX HEIGHT= 75' (AFFORDABLE 95')			
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ZR 23-63	REQUIRED REC SPACE IN MULTIPLE DWELLINGS	3% OF FLOOR AREA = 1,376.44 SF			
ZR 25-20	PARKING REGULATION				
ZR 25-222		PARKING REQUIRED FOR 25% OF UNITS UNDER 16 SPACES WAIVED 1 OR 300 SF OF COMM SPACE UNDER 15 SPACES WAIVED		NO PARKING	

KEY TAKEAWAY

MAXIMUM FLOOR AREA AS OF RIGHT = 45,881 SF
 MAXIMUM AFFORDABLE FLOOR AREA BONUS (APPROVAL BY HPD REQ)= 9,530 SF

MAXIMUM COMMERCIAL = 44,701

THE ENTRIE BUILDING CANNOT EXCEED 45,881 SF

KEY TAKEAWAY

40' REAR YARD REQUIRED

KEY TAKEAWAY

A MAJORITY OF THE SITE CAN GO 55' TALL

KEY TAKEAWAY

PARKING WAIVED FOR UP TO 60 UNITS AND UP TO 4320 SF IN COMMERCIAL AREA

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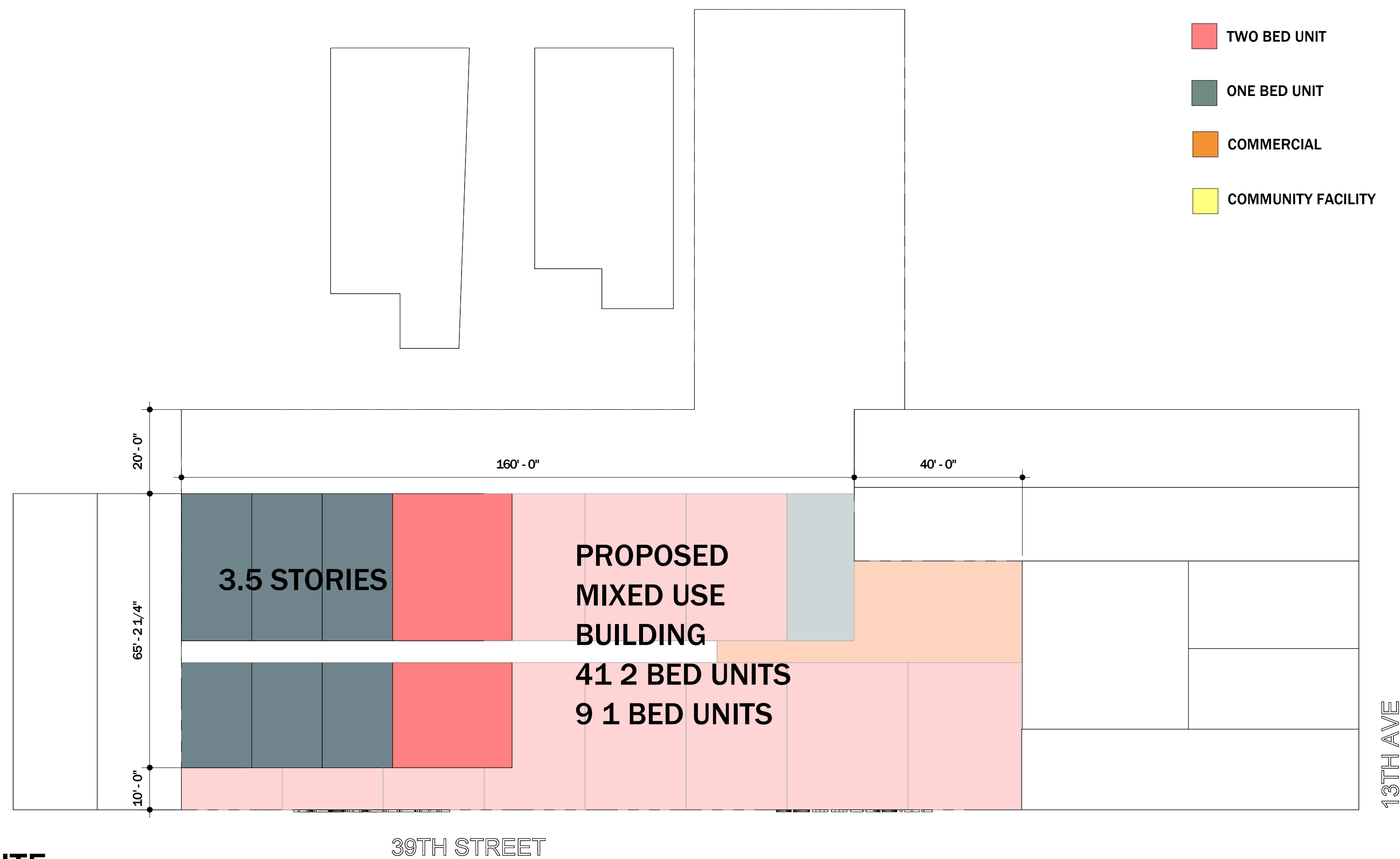
ZONING ANALYSIS V4

SCALE: 1/4" = 1'-0"

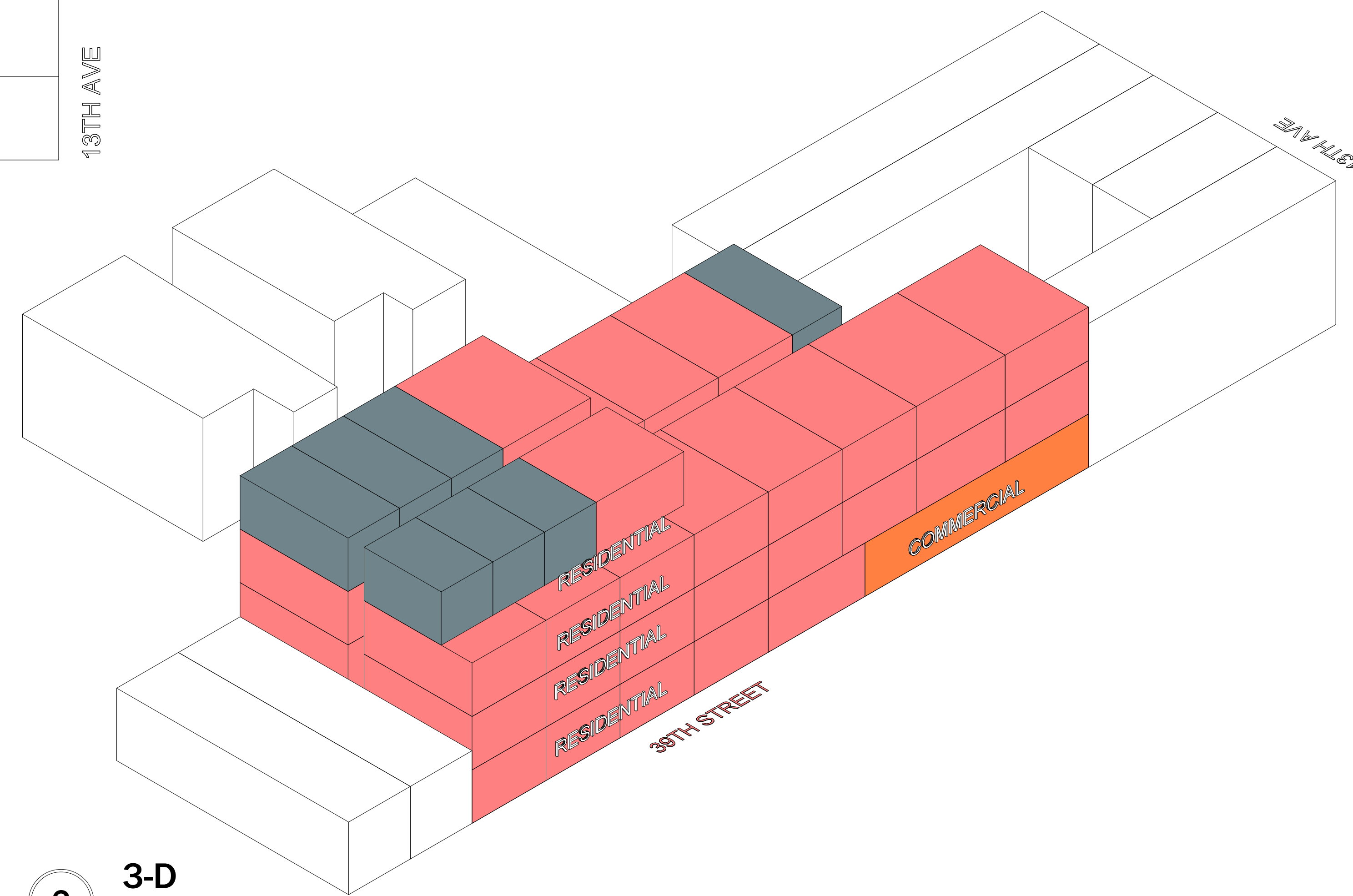
Z-112.00

DRAWN BY: ISAC

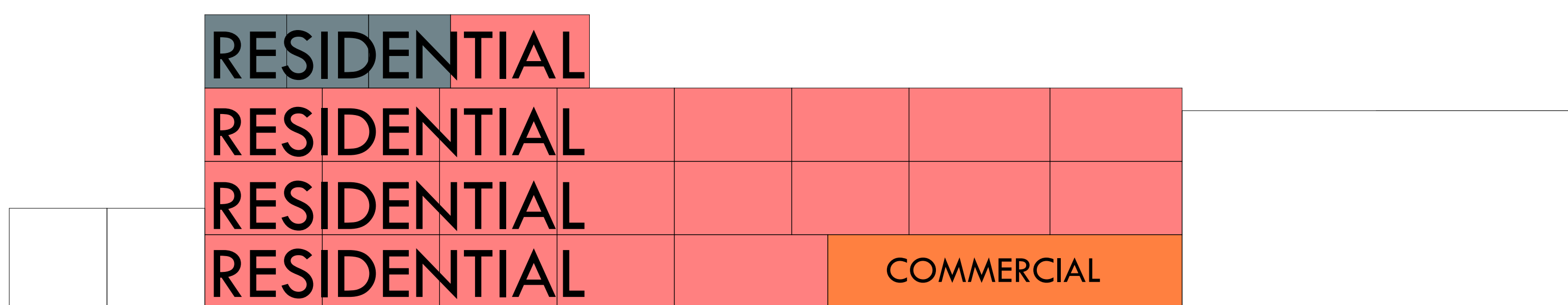
- TWO BED UNIT
- ONE BED UNIT
- COMMERCIAL
- COMMUNITY FACILITY



1 SITE
SCALE: 1" = 20'-0"



2 3-D
SCALE:



3 SECTION MIXED USE
SCALE: 1" = 20'-0"

KEY TAKEAWAY

THIS IS A GOOD OPTION FOR A MIXED USE BUILDING WITH NO REQUIRED PARKING

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 LOT 53,50,46,45,31
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 PROJECT ADDRESS 1249,1259,1257,1267,1275 39th st & 1268 38th st
 LOT AREA 22,350.66 SF
 ZONING DISTRICT M1-2/R6B, M1-2/R6A, MX-12
 ZONING MAP 22C

ZONING ANALYSIS

BASE

ZR SECTION	ITEM/ DESCRIPTION	PERMITTED/ REQUIRED	EXISTING	PROPOSED	NOTES
ZR 22-12	USE GROUP II – RESIDENCES	MULTIFAMILY		MULTIFAMILY	
ZR 23-61	STREET TREE PLANTING	249' 10"=10 TREES	1	9	
ZR 23-61.2	PLANTING STRIP IN RESIDENTIAL DISTRICTS	REQUIRED			
ZR 23-12	LOT AREA AND LOT WIDTH REGULATIONS IN R1 THROUGH R5 DISTRICTS R6	LOT AREA AND LOT WIDTH REGULATIONS IN R1 THROUGH R5 DISTRICTS R6- 1700 SF MINIMUM 18' WIDTH	22,350.66 SF 199' WIDTH	22,350.66 SF 199' WIDTH	
ZR 123-632, 23-361	LOT COVERAGE	80% (80% x 21,170.72 SF= 16,936.576 SF) 100% (100% x 1179.94 SF = 1,179.94 SF) TOTAL= 18,116.516 SF	19,726.47 SF		
ZR 23-20	FLOOR AREA REGULATION				
ZR 123-61, 23-22	FLOOR AREA RATIO	R6B 2.0 X 21,170.72= 42,341.44 SF R6A 3.0 X 1179.94= 3,539.82 SF TOTAL=45,881.26 SF	32,714.01 SF		
	ADDITIONAL FLOOR AREA RATIO IF PROVIDING AFFORDABLE UAP UNITS	R6B 0.4 X 21,170.72= 8,468.288 SF R6A 0.9 X 1179.94= 1,061.946 SF TOTAL=9,530.234 SF AFFORDABLE			
ZR 23-52	DWELLING UNIT FACTOR	45,881.26/680=67 UNITS + 9,530.234/680= 14 AFFORDABLE UNITS= 81 MAX OR MAX 60 UNITS +14 AFFORDABLE IF NOT PROVIDING PARKING			
ZR 123-623, 43-12	FLOOR AREA RATIO	M1-2- 2.0= 44,701SF	32,714.01 SF		
AREA CALCULATIONS					
FLOORS	USE GROUP	PROPOSED GROSS AREA (sf)	PROPOSED ZONING AREA (sf)	HEIGHT	
C	VI	16800	0	0	
1	VI	16800	16800	20	
2	II	13600	13600	33	
3	II	13600	13600	45	
TOTALS		60,800	44,000	45	
ZR 23-322	MINIMUM REQUIRED FRONT YARD	NONE		NONE	
ZR 123-631, 23-335	MINIMUM REQUIRED SIDE YARD	0' OR 5'		0' OR 5'	
ZR 23-343 (B)(1)	REAR YARD EQUIVALENT REQUIREMENTS	190' 4 1/4" LOT LENGTH (STANDARD LOT)= 40' OPEN AREA REQUIRED UNDER 75' TALL OVER 75' TALL = 60' OPEN AREA REQUIRED MUST BE LOCATED WITHIN 10' OF MIDWAY		0' OR 5'	
ZR 23-344	ADDITIONAL REAR YARD MODIFICATIONS	WITHIN 100' OF CORNERS = NO REAR YARD (APPRX 20' WITHIN EXISTING LOT 45)			
ZR 23-40	HEIGHT AND SETBACK				
ZR 123-652, 23-432		R6B MAX PERMITTED STREET WALL HEIGHT = 45' MAX HEIGHT= 55' (AFFORDABLE 65') SETBACK 10' R6A MAX PERMITTED STREET WALL HEIGHT = 65' MAX HEIGHT= 75' (AFFORDABLE 95')			
ZR 123-651, 23-431	STREET WALL LOCATION	OR AT LEAST 70% OF STREET WALL SHALL BE WITHIN 8' TO STREET AND EXTEND AT LEAST THE BASE HEIGHT			
ZR 23-63	REQUIRED REC SPACE IN MULTIPLE DWELLINGS	3% OF FLOOR AREA = 1,376.44 SF			
ZR 25-20	PARKING REGULATION				
ZR 25-222		PARKING REQUIRED FOR 25% OF UNITS UNDER 16 SPACES WAIVED 1 OER 300 SF OF COMM SPACE UNDER 15 SPACES WAIVED	45 SPACES PROVIDED		

KEY TAKEAWAY

MAXIMUM FLOOR AREA AS OF RIGHT = 45,881 SF
 MAXIMUM AFFORDABLE FLOOR AREA BONUS (APPROVAL BY HPD REQ)= 9,530 SF

MAXIMUM COMMERCIAL = 44,701

THE ENTRIE BUILDING CANNOT EXCEED 45,881 SF

KEY TAKEAWAY

40' REAR YARD REQUIRED

KEY TAKEAWAY

A MAJORITY OF THE SITE CAN GO 55' TALL

KEY TAKEAWAY

PARKING WAIVED FOR UP TO 60 UNITS
 OTHERWISE 1 SPACE FOR 4 UNITS

1828 BAY AVENUE
 3RD FLOOR
 BROOKLYN, NY
 11230

CLIENT NAME AND ADDRESS

PROJECT:
NAME

ADDRESS

DATE: 06/20/23
 PROJECT NO: 21001
 REVISION: DATE

NOTES:

DOB JOB #
DOB JOB #

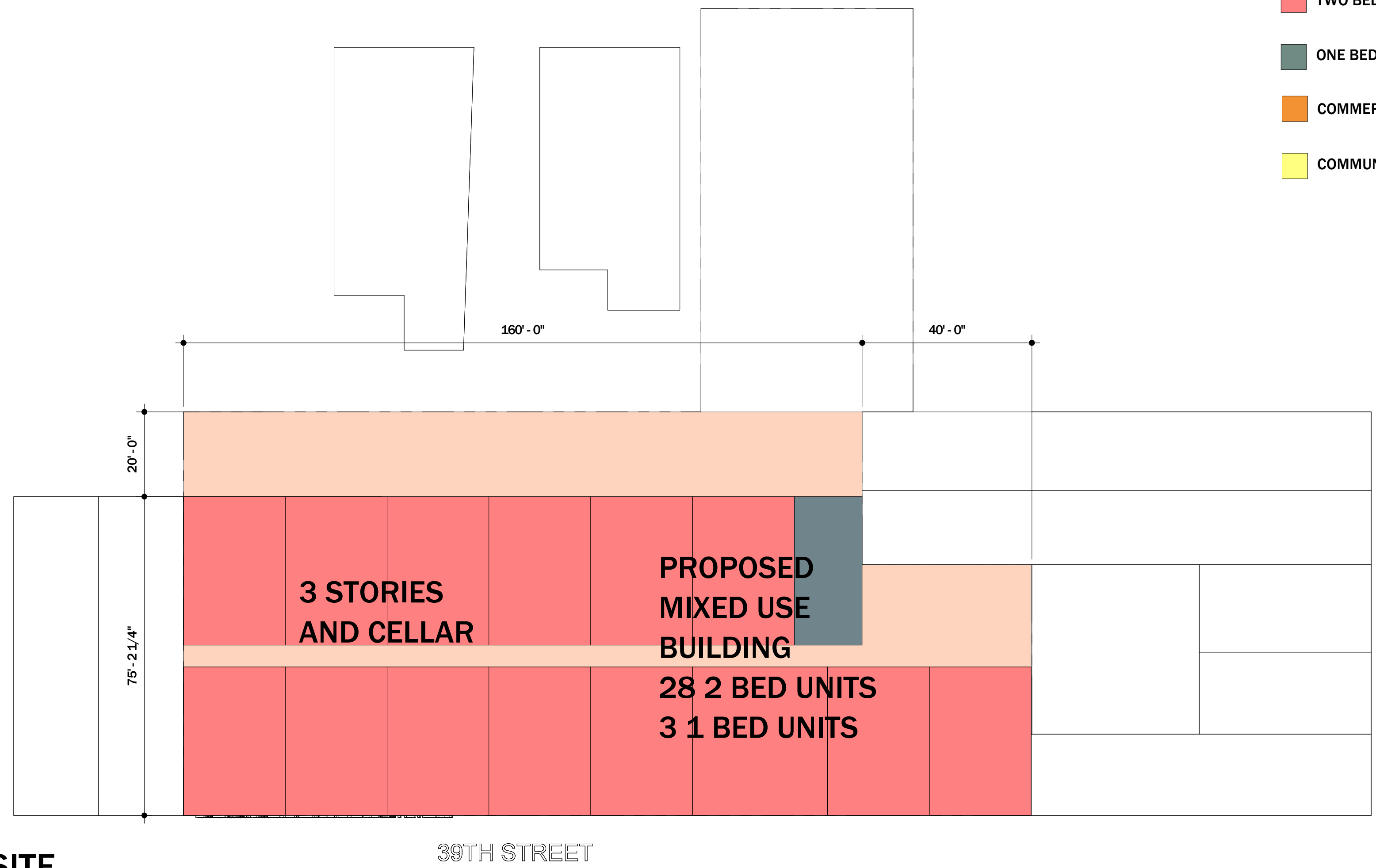
ZONING ANALYSIS V4

SCALE: 1/4" = 1'-0"

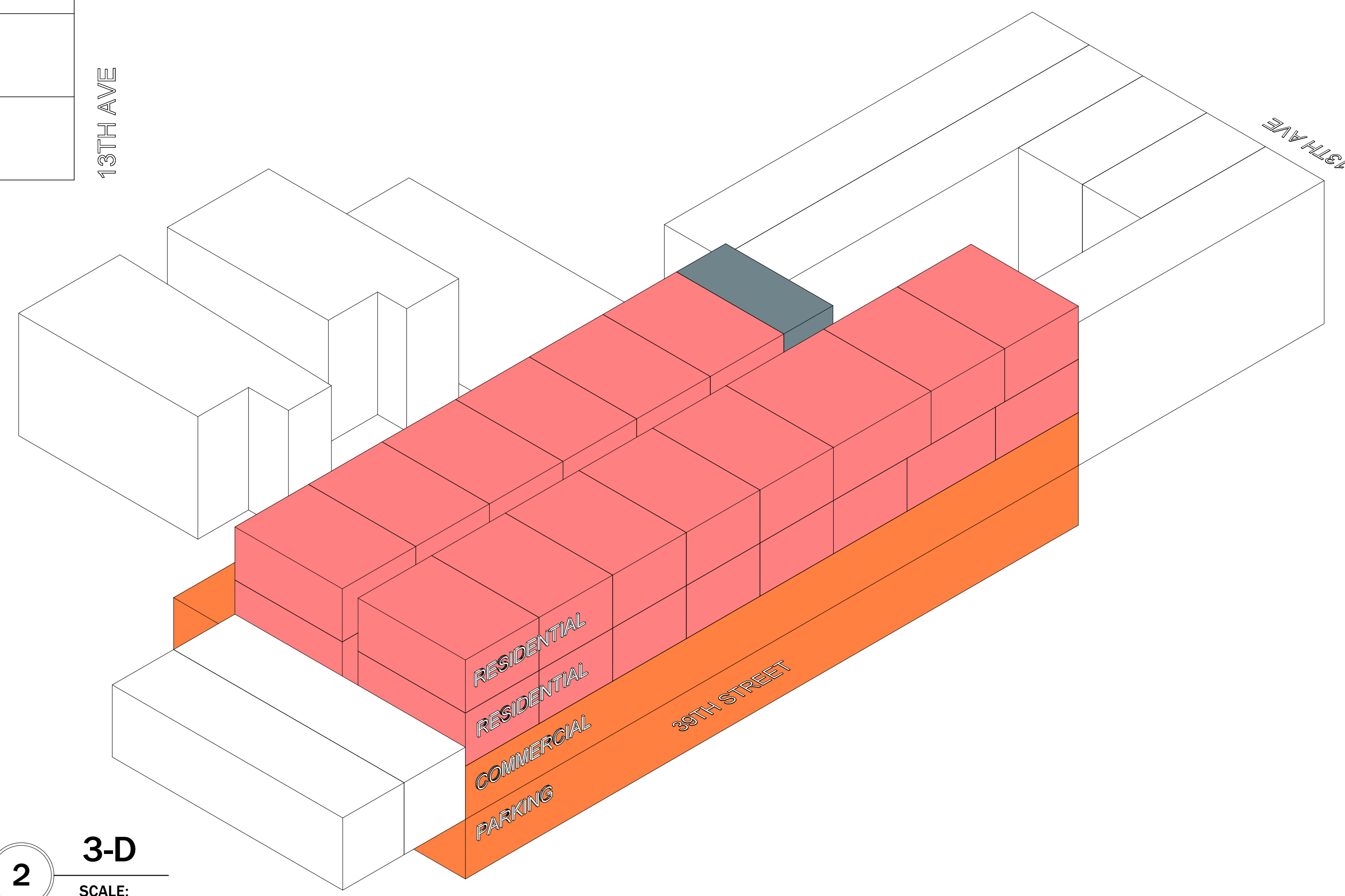
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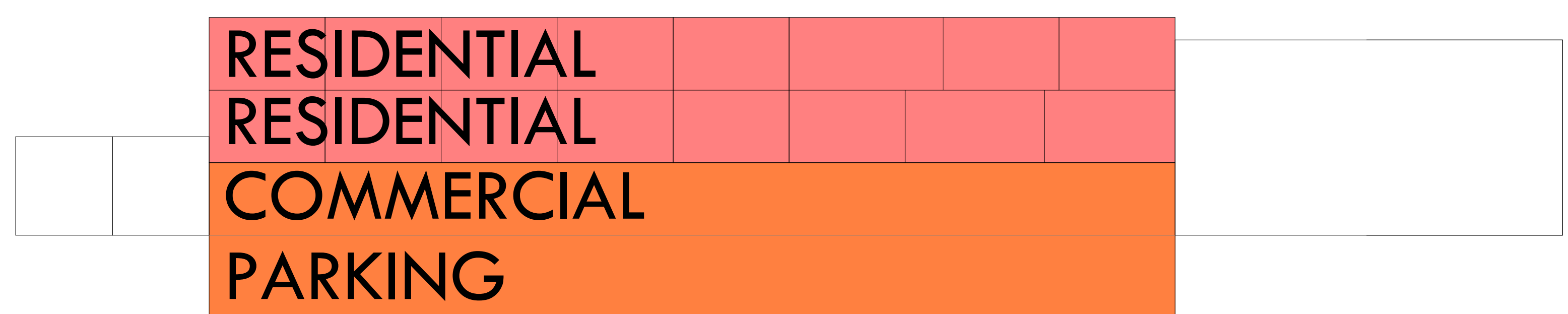
- TWO BED UNIT
- ONE BED UNIT
- COMMERCIAL
- COMMUNITY FACILITY



1 SITE
SCALE: 1" = 20'-0"



2 3-D
SCALE:



3 SECTION MIXED USE
SCALE: 1" = 20'-0"

KEY TAKEAWAY

THIS IS A GOOD OPTION FOR A STANDARD MIXED USE BUILDING. COMMERCIAL FULLY TAKES UP THE FIRST FLOOR AND REQUIRED PARKING IS IN THE CELLAR.

BASE

1928 BAY AVENUE
3RD FLOOR
BROOKLYN, NY
11230

CLIENT NAME AND ADDRESS

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NAME

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DATE:	06/20/23
PROJECT NO:	21001
REVISION	DATE

NOTES:

DOB JOB #
DOB JOB #

ZONING
DIAGRAMS V4

SCALE: 1" = 20'-0"

Z-115.00

DRAWN BY: ISAAC

BLOCK 5294
 LOT 53,50,46,45,31
 BOROUGH BROOKLYN
 PROJECT ADDRESS 1249,1259,1257,1267,1275 39th st & 1268 38th st
 LOT AREA 22,350.66 SF
 ZONING DISTRICT M1-2/R6B, M1-2/R6A, MX-12
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ZONING ANALYSIS

BASE

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	AREA CALCULATIONS				
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ZR 25-20	PARKING REGULATION				
ZR 25-222		NO PARKING REQUIRED		0 SPACES PROVIDED	

KEY TAKEAWAY

MAXIMUM FLOOR AREA AS OF RIGHT = 45,881 SF
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THE ENTRIE BUILDING CANNOT EXCEED 45,881 SF

KEY TAKEAWAY

40' REAR YARD REQUIRED

KEY TAKEAWAY

A MAJORITY OF THE SITE CAN GO 55' TALL

KEY TAKEAWAY

PARKING WAIVED FOR UP TO 60 UNITS
 OTHERWISE 1 SPACE FOR 4 UNITS

NO PARKING FOR SCHOOL AND HOUSE OF WORSHIP

1928 BAY AVENUE
 3RD FLOOR
 BROOKLYN, NY
 11230

CLIENT NAME AND ADDRESS

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NAME

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REVISION: DATE

NOTES:

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DOB JOB #

ZONING ANALYSIS V4

SCALE: 1/4" = 1'-0"

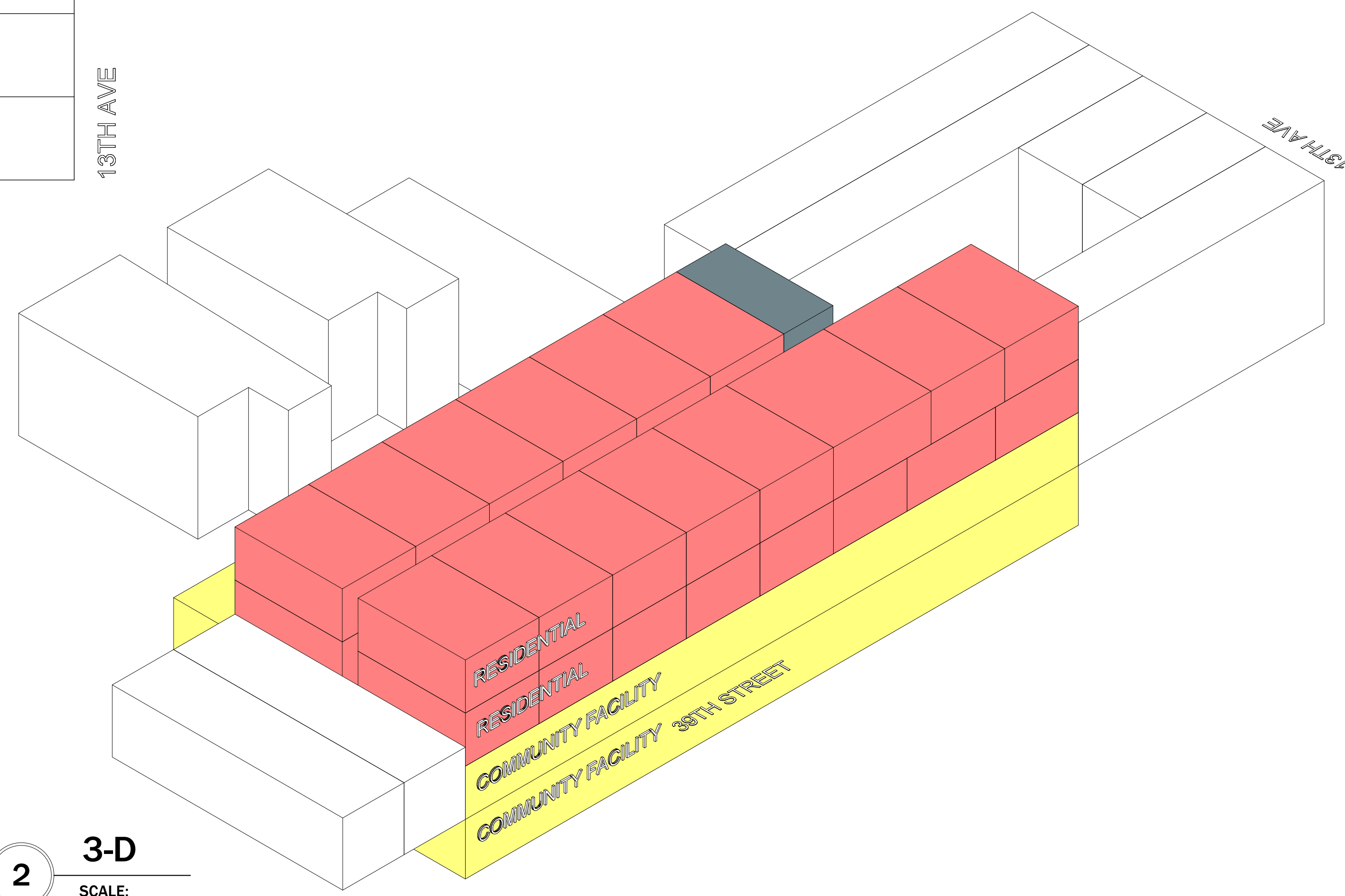
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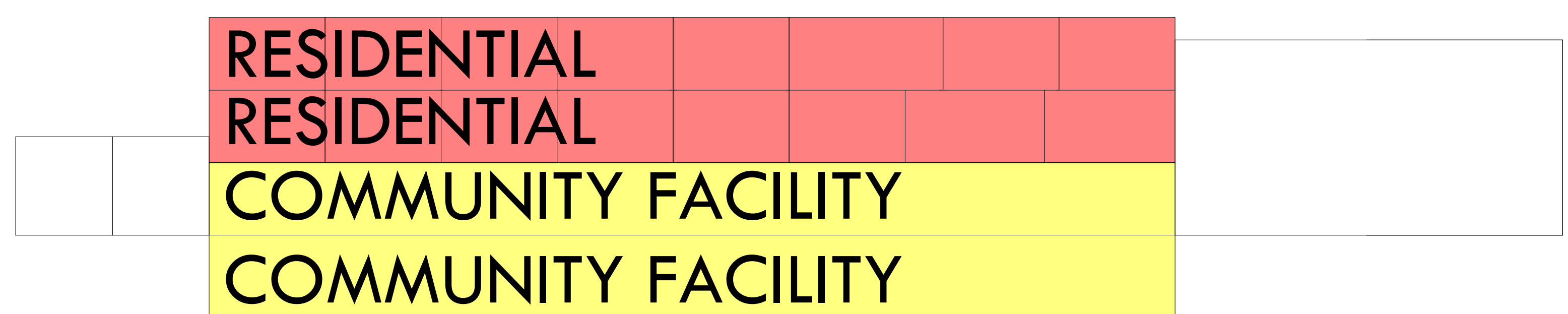
- TWO BED UNIT
- ONE BED UNIT
- COMMERCIAL
- COMMUNITY FACILITY



1 SITE
SCALE: 1" = 20'-0"



2 3-D
SCALE:



3 SECTION MIXED USE
SCALE: 1" = 20'-0"

KEY TAKEAWAY

THIS IS A GOOD OPTION FOR A MIXED USE BUILDING. A SHUL/SCHOOL/URGENT CARE CAN OCCUPY THE FIRST FLOOR AND CELLAR. NO PARKING IS REQUIRED

(URGENT CARE LIMITED TO 19.5K SF)

BASE

1928 BAY AVENUE
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ZONING DIAGRAMS V4

SCALE: 1" = 20'-0"

Z-117.00

DRAWN BY: ISAAC