

Y: 6065 STRICKLAND AVE (ALT 1) Z-001 SITE PLAN 6065 STRICKLAND ZONING

ZONING ANALYSIS

SITE: 6065 STRICKLAND AVENUE, BROOKLYN, NEW YORK  
BLOCK: 8470  
LOT: 1070  
ZONE DISTRICT: R3-1  
MAP #23B  
COMMUNITY BOARD: 318  
NO CHANGE IN OCCUPANCY OR EGRESS  
EXISTING USE GROUP: 16C COMMERCIAL OPEN VEHICLE STORAGE  
PROPOSED USE GROUP: 16C COMMERCIAL OPEN VEHICLE STORAGE (NO CHANGE)

SCOPE OF WORK

APPLICATION FILED TO OBTAIN CERTIFICATE OF OCCUPANCY ONLY, NO CHANGE OF USE, EGRESS  
AND OCCUPANCY. (NO WORK PROPOSED)  
REVIEWED REQUESTED UNDER THE 1968 CODE

- TOTAL LOT AREA:  
LOT AREA: 305'-5" X 520'-2" (IRR) = 103,558.71 SQFT (NO CHANGE)
- ZR (52-11) GENERAL PROVISIONS  
A NON CONFORMING USE MAY BE CONTINUED, EXCEPT AS OTHERWISE PROVIDED BY THIS CAPER
- ZR (52-21) REPAIRS & INCIDENTAL ALTERATIONS  
NO REPAIRS OR INCIDENTAL ALTERATION PROPOSED
- ZR (52-30) CHANGE OF NON CONFORMING USE  
NO CHANGE OF USE PROPOSED
- ZR (52-40) ENLARGEMENTS OR EXTENSIONS  
NO ENLARGEMENT OR EXTENSION PROPOSED
- ZR (52-50) DAMAGE OR DESTRUCTION  
NO DESTRUCTION PROPOSED
- ZR (52-60) DISCONTINUANCE  
USE HAS NOT BEEN DISCONTINUED FOR A PERIOD OF MORE THAN 2 YEARS
- ZR (52-70) TERMINATION OF CERTAIN NON CONFORMING USES  
NO USE TO BE TERMINATED UNDER THIS SECTION
- ZR (52-80) NON CONFORMING SIGNS  
NO NON CONFORMING SIGN EXIST
- ZR 22-142 MAXIMUM ALLOWABLE FLOOR AREA:  
FAR = 0.50  
(L.A.) 103558.71 SQ.FT. X 0.50 = 51779.35 SQ.FT.  
MAX. ALLOWABLE RESIDENTIAL FLOOR AREA = 0.00 SQ.FT.  
EXISTING RESIDENTIAL FLOOR AREA = 0.00 SQ.FT.  
EXISTING COMMERCIAL FLOOR AREA = 3,653.11 SQ.FT. EXIST'G NON COMPLYING OK  
(REFER TO FLOOR AREA SCHEDULE THIS SHEET)
- ZR (23-142) MAXIMUM ALLOWABLE LOT COVERAGE (RESIDENTIAL)  
INTERIOR LOT:  
ALLOWABLE LOT COVERAGE: = 35%  
INTERIOR LOT AREA: = 103,558.71 SQFT  
MAX ALLOWABLE LOT COV.: 103,558.71 SQ.FT. X 35% = 36,245.54 SQ. FT.  
EXISTING RESIDENTIAL LOT COVERAGE:  
EXISTING RESIDENTIAL LOT COV. = 0.00 SQ.FT. EXISTING NON COMPLYING OK
- ZR (23-22) DENSITY REGULATIONS RESIDENTIAL BUILDINGS  
MAXIMUM PERMITTED RESIDENTIAL FLOOR AREA 51,779.35 SQ. FT. / 625 FACTOR  
MAXIMUM ALLOWABLE DWELLING UNITS: = 82.8 DWELLING UNITS PERMITTED  
PROPOSED DWELLING UNITS: = 0 DWELLING UNITS PROPOSED  
(REFER TO DWELLING UNIT/FLOOR AREA SCHEDULE)
- ZR (23-32) MINIMUM LOT AREA OR LOT WIDTH FOR RESIDENCES  
REQ LOT AREA = 1,700 SQFT; REQ LOT WIDTH = 18'-0"  
PROPOSED LOT AREA = 103,558.71 SQFT; PROPOSED LOT WIDTH = 305'-5" OK  
YARDS:
- ZR (23-45) FRONT YARD: 15'-0"  
PROPOSED: NONE (NO RESIDENTIAL PROPOSED, EXISTING NON COMPLYING COMMERCIAL USE)
- ZR (23-46) SIDE YARD: 2  
PROPOSED: NONE (NO RESIDENTIAL PROPOSED, EXISTING NON COMPLYING COMMERCIAL USE)
- ZR (23-47) REAR YARD: INTERIOR LOT:  
REQUIRED: 30'-0"  
EXISTING: NONE (NO RESIDENTIAL PROPOSED, EXISTING NON COMPLYING COMMERCIAL USE)
- ZR (23-63 (b)) HEIGHTS & SETBACKS  
REQUIRED PERIMETER WALL: 2'-0" PERMITTED  
EXISTING: NONE (NO RESIDENTIAL PROPOSED, EXISTING NON COMPLYING COMMERCIAL USE)
- ZR (26-40) STREET TREE PLANTING REQUIREMENTS  
REQUIRED: ONE (1) STREET TREE FOR EVERY 25 FEET OF STREET FRONTAGE.  
STREET FRONTAGE: = 305'-5" = EIGHT (8) TREES REQUIRED.  
PROPOSED: 0 TREES NO REQUIRED AS PER ZR 23-03
- ZR (25-23) RESIDENTIAL PARKING:  
ACCESSORY OFF-STREET PARKING PROVIDED FOR 100% OF TOTAL NUMBER OF DWELLING UNITS.  
DWELLING UNITS X 100% = 0 DWUNIT X 100 = 0 REQUIRED PARKING SPACES.  
0 PARKING SPACES WILL BE PROVIDED
- ZR (25-81.1) BICYCLE PARKING  
REQUIRED RESIDENTIAL (USE GROUP 2) 1 PER 2 DWELLING UNITS  
PROPOSED: 0 NEW DWELLING UNITS NOT REQUIRED BUILDINGS WITH 10 OR LESS DWUS

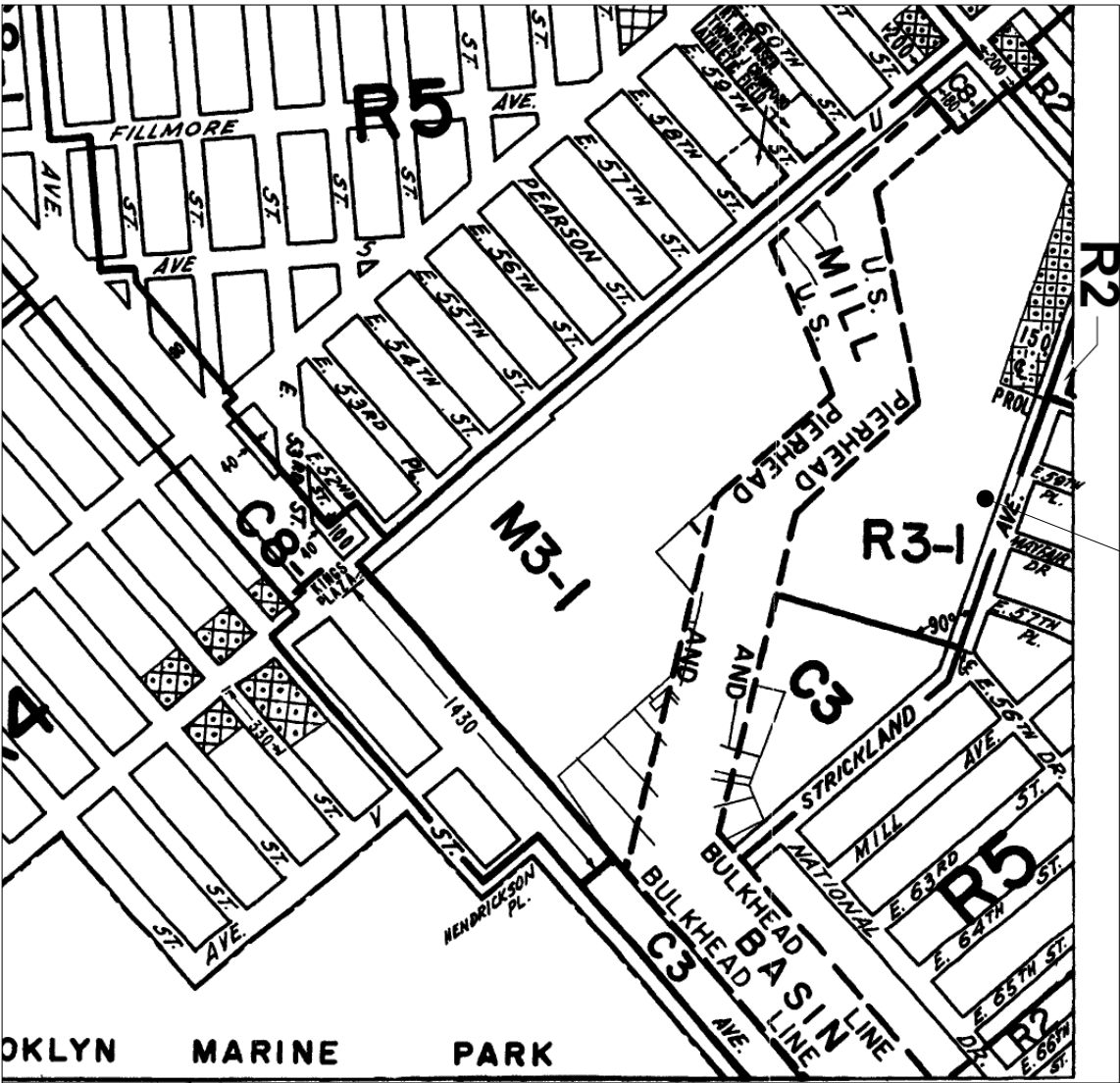
FLOOR AREA SCHEDULE	
BLDG.	FLOOR AREA
2	1,172.13 SQFT
1	2,480.98 SQFT
TOTAL	3,653.11 SQFT (NO CHANGE)

ADJACENT 1 STORY FRAME BUILDING

1 STORY FRAME BUILDING (BUILDING #2)  
56.35' 20.35' 20.35' 20.35' 56.35' 20.35'

EXISTING SITE PLAN  
1:40

SITE NOTES:  
1. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, PER EFFECTIVE 2007 FIRM, IN ADDITION TO THE PRELIMINARY FLOOD MAPS RELEASED IN 2013



ZONING MAP 23B

RELATED JOB #  
321600442 (ALT 1 NO WORK)



Date: 08/22/2022

07-07-22 REVISED ADDRESS FROM 6065 TO 6055

NO	DATE	
GRASSO-MENZIUSO ARCHITECTS A.I.A. 350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
TITLE		PROJECT NO: 0000
SITE PLAN & NOTES		DATE: 5.18.21
LOCATION: 6055 STRICKLAND AVENUE BROOKLYN, NEW YORK		SCALE: AS NOTED
DWG BY: SAM		DWG BY: SAM
Z-001.01		SHEET: 1 OF 1
BIS DOC NO. 321600184		
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