

ZONING ANALYSIS
 1901 EMMONS AVE, BROOKLYN, NY
 BLOCK: 8775
 LOT: 41
 LOT SIZE: 161'-3" X 251'-7"=43,450 SF IRREGULAR
 MAP NO: 29a
 ZONING DISTRICT: R5, C2-2 (SPECIAL SHEEPSHEAD BAY DISTRICT)
 AREA B

USE GROUP
 [ZR 52-11]
 NON CONFORMING USE
 EXISTING SUPERMARKET ON 1ST FLOOR (UG 6A)

USE GROUP SHEEPSHEAD BAY DISTRICT (SB)
 [ZR 94-061] USE PERMITTED AS OF RIGHT

(B) COMMERCIAL USES
 IN AREAS A, B, C, D AND E, AS INDICATED IN APPENDIX A
 (DISTRICT MAP), COMMERCIAL USES SHALL BE LIMITED TO THOSE
 LISTED IN USE GROUP SB AND THOSE LISTED IN SECTION 62-211
 (WATER-DEPENDENT (WD) USES) FROM USE GROUPS 6, 7, 9 AND 14,
 EXCEPT FOR USES PERMITTED UNDER SECTION 94-063 (USES
 PERMITTED BY SPECIAL PERMIT).

[ZR 94-062]
 USE GROUP (SB) (AREA B) ALLOWABLE USE :
 RESIDENTIAL, COMMUNITY FACILITY AND COMMERCIAL

IN AREAS A, B, C, D AND E, EXCEPT AS STATED IN THIS SECTION, ALL
 COMMERCIAL USES PERMITTED BY USE GROUP SB SHALL BE LIMITED
 TO A MAXIMUM FLOOR AREA OF 3,500 SQUARE FEET PER ESTABLISHMENT
 AND TO A MAXIMUM FRONTAGE PER ESTABLISHMENT AT GROUND FLOOR
 LEVEL OF 35 FEET WHEN FACING ANY PLAZA, EMMONS AVENUE,
 SHEEPSHEAD BAY ROAD, OCEAN AVENUE AND BEDFORD AVENUE.
 ANY USE MARKED WITH A SINGLE ASTERISK (*) SHALL NOT BE LOCATED
 ON THE GROUND FLOOR OF A BUILDING.

COMMERCIAL USE ALLOWABLE
 A) EATING AND DRINKING (UG SB)
 B) OFFICES (UG SB)
 EXISTING/PROPOSED USE : SUPERMARKET (NOT ALLOWABLE AS OF RIGHT)
 WITH ACCESSORY RESTAURANT/CAFE

EXISTING/PROPOSED
 1ST FLOOR: UG 6 (SUPERMARKET)
 MEZZANINE: UG SB (RESTAURANT/ACCESSORY CAFE)
 2ND FLOOR: UG SB (OFFICES)
 3RD FLOOR: UG SB (OFFICES)

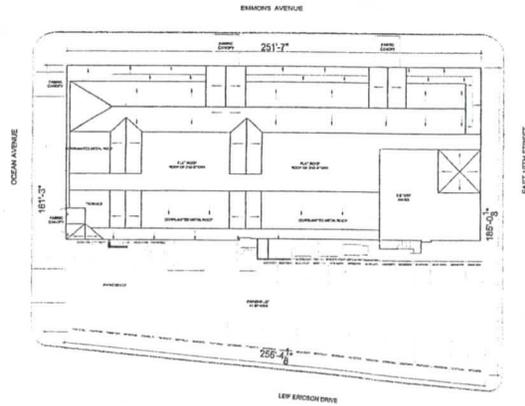
FLOOR AREA
 [ZR 94-092]
 MAX ALLOWABLE FAR: 1.25 FOR RESIDENTIAL/COMMUNITY FACILITY
 1.00 FOR COMMERCIAL
 TOTAL ALLOWABLE FA=1.00 X 43,450 SF = 43,450 SF

TOTAL BUILDING GROSS SF	TOTAL BUILDING ZONING SF
EXISTING/ PROPOSED	EXISTING/PROPOSED
CELLAR: 1,288 SF	CELLAR: 0 SF
1ST FLOOR: 25,821 SF	1ST FLOOR: 25,821 SF
2ND FLOOR: 22,009 SF	2ND FLOOR: 22,009 SF
3RD FLOOR: 2,806 SF	3RD FLOOR: 2,806 SF
TOTAL = 51,924 SF > 43,450 SF;	TOTAL = 50,636 SF

EXISTING NON/CONFORMING /EXISTING FA TO REMAIN

CHERRY HILL	PROPOSED SF ZONING
EXISTING GROSS SF	CELLAR: 0 SF
CELLAR 1,288 SF	1ST FLOOR: 14,230 SF
1ST FLOOR: 14,230 SF	2ND FLOOR: 6,416 SF
2ND FLOOR: 6,416 SF	TOTAL = 20,646 SF
TOTAL = 21,934 SF	

PLOT PLAN (nts)



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PROJECT:

1901 EMMONS AVE
 BROOKLYN, NY

SHEET TITLE:

ZONING ANALYSIS

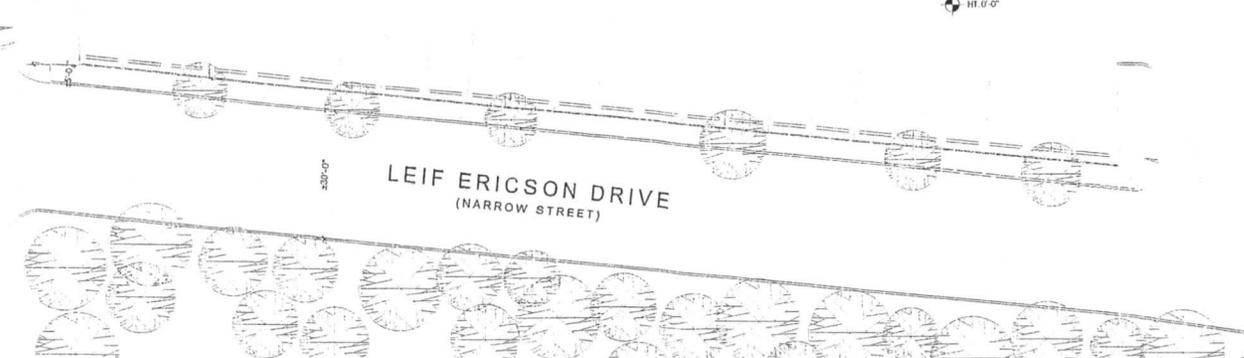
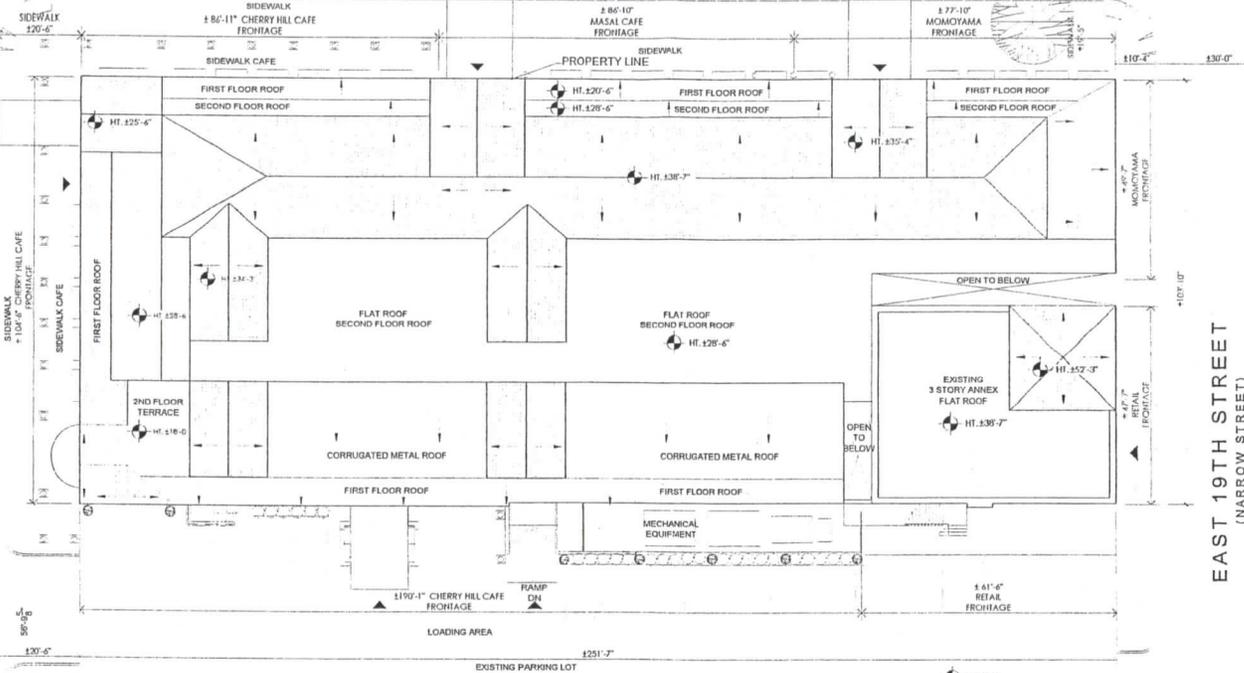
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 Date: 02.20.2014
 Project No. 1459.00
 Drawn by: AR
 Check by: GHS
 DWG No.
Z-001.00
 DWG: X OF X



EMMONS AVENUE
(WIDE STREET)

1251'-7"

OCEAN AVENUE
(WIDE STREET)



SITE PLAN

SCALE: 3/32" = 1'-0" 0'-0" 10'-0" 25'-0"



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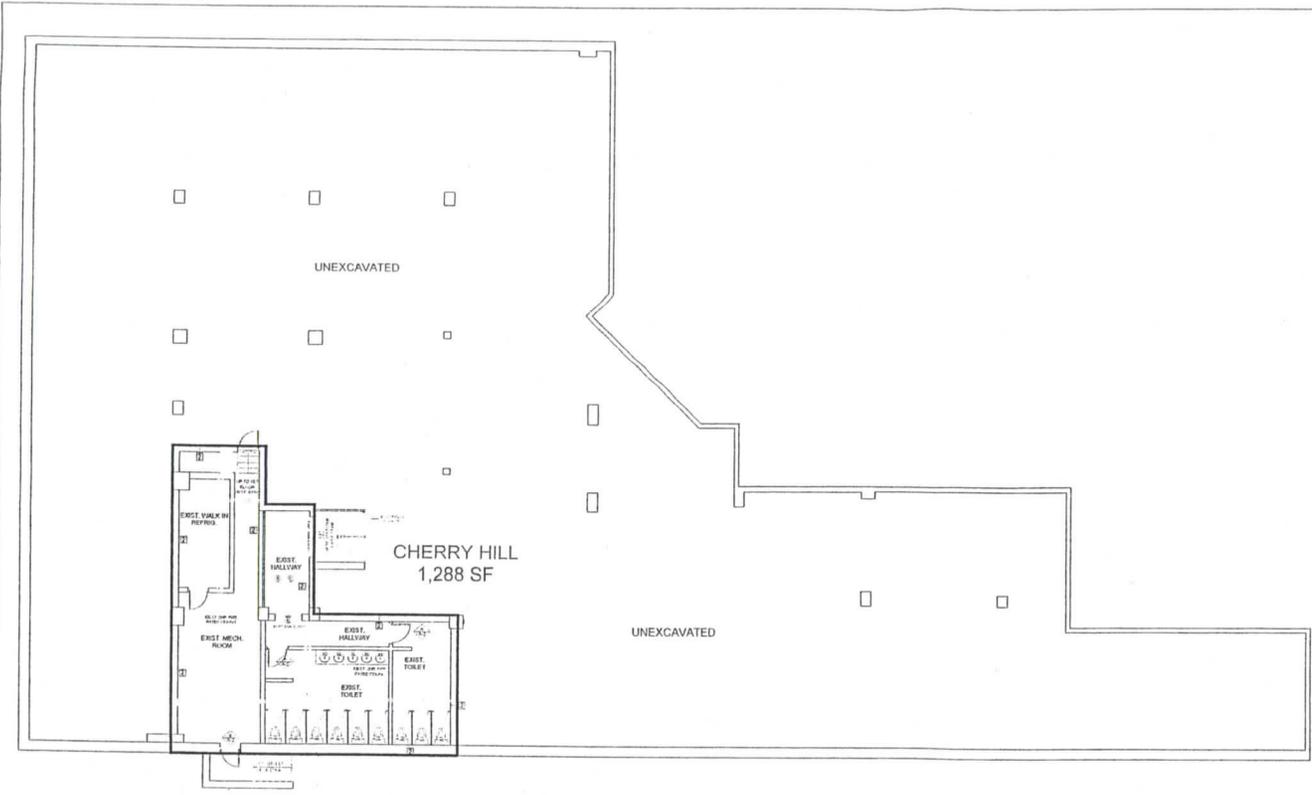
1901 EMMONS AVE
BROOKLYN, NY

SHEET TITLE:

SITE PLAN



SEAL & SIGNATURE Date: 02.20.2011
Project No. 1459.00
Drawn by: AR
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DWG No. A-100.00
DWG: X OF X



LEGEND

(USES PERMITTED AS OF RIGHT PER 84-052 USE GROUP SB)

- | | |
|--|--|
| USE GROUP SB (A) CHERRY HILL - EXISTING OCCUPIED SPACE (20,646 SF) | USE GROUP SB (B) OFFICE - EXISTING OCCUPIED SPACE (15,454 SF) |
| USE GROUP SB (A) CONVENIENCE RETAIL OR SERVICE ESTABLISHMENTS - EXISTING OCCUPIED SPACE (8,658 SF) | USE GROUP SB (C) RETAIL OR SERVICE ESTABLISHMENTS - EXISTING OCCUPIED SPACE (2,750 SF) |
| USE GROUP SB (A) CHERRY HILL - EXISTING ACCESSORY USE (SIDEWALK CAFE) (1,998 SF) | EXISTING COMMON AREAS - LOBBY, STAIRS, BATHS, MECH SPACE (2,905 SF) |

TOTAL LOT AREA: 43,450 SF
 TOTAL BLDG GROSS: 51,924 SF
 TOTAL BLDG ZONING: 50,638 SF
 EXISTING NONCONFORMING

- FIRST FLOOR: 25,821 SF
- SECOND FLOOR: 22,009 SF
- THIRD FLOOR: 2,806 SF

84-052 USE GROUP SB

IN AREAS A, B, C, D AND E, EXCEPT AS STATED IN THIS SECTION, ALL #COMMERCIAL USES# PERMITTED BY USE GROUP SB SHALL BE LIMITED TO A MAXIMUM #FLOOR AREA# OF 3,500 SQUARE FEET PER ESTABLISHMENT AND TO A MAXIMUM FRONTAGE PER ESTABLISHMENT AT GROUND FLOOR LEVEL OF 35 FEET WHEN FACING ANY PLAZA, EMMONS AVENUE, SHEEPSHEAD BAY ROAD, OCEAN AVENUE AND BEDFORD AVENUE. ANY #USE# MARKED WITH A SINGLE ASTERISK (*) SHALL NOT BE LOCATED ON THE GROUND FLOOR OF A #BUILDING#.

- A. CONVENIENCE RETAIL OR SERVICE ESTABLISHMENTS EATING OR DRINKING PLACES, WITH NO RESTRICTION ON #FLOOR AREA# OR FRONTAGE PER ESTABLISHMENT, INCLUDING THOSE WHICH PROVIDE OUTDOOR TABLE SERVICE OR INCIDENTAL MUSICAL ENTERTAINMENT
- B. OFFICES
- * OFFICES, BUSINESS, PROFESSIONAL OR GOVERNMENTAL
- C. RETAIL OR SERVICE ESTABLISHMENTS
- D. CLUBS
- E. #ACCESSORY USES#

CELLAR PLAN
 SCALE: 1/8" = 1'-0"
 0'-0" 10'-0" 25'-0" N

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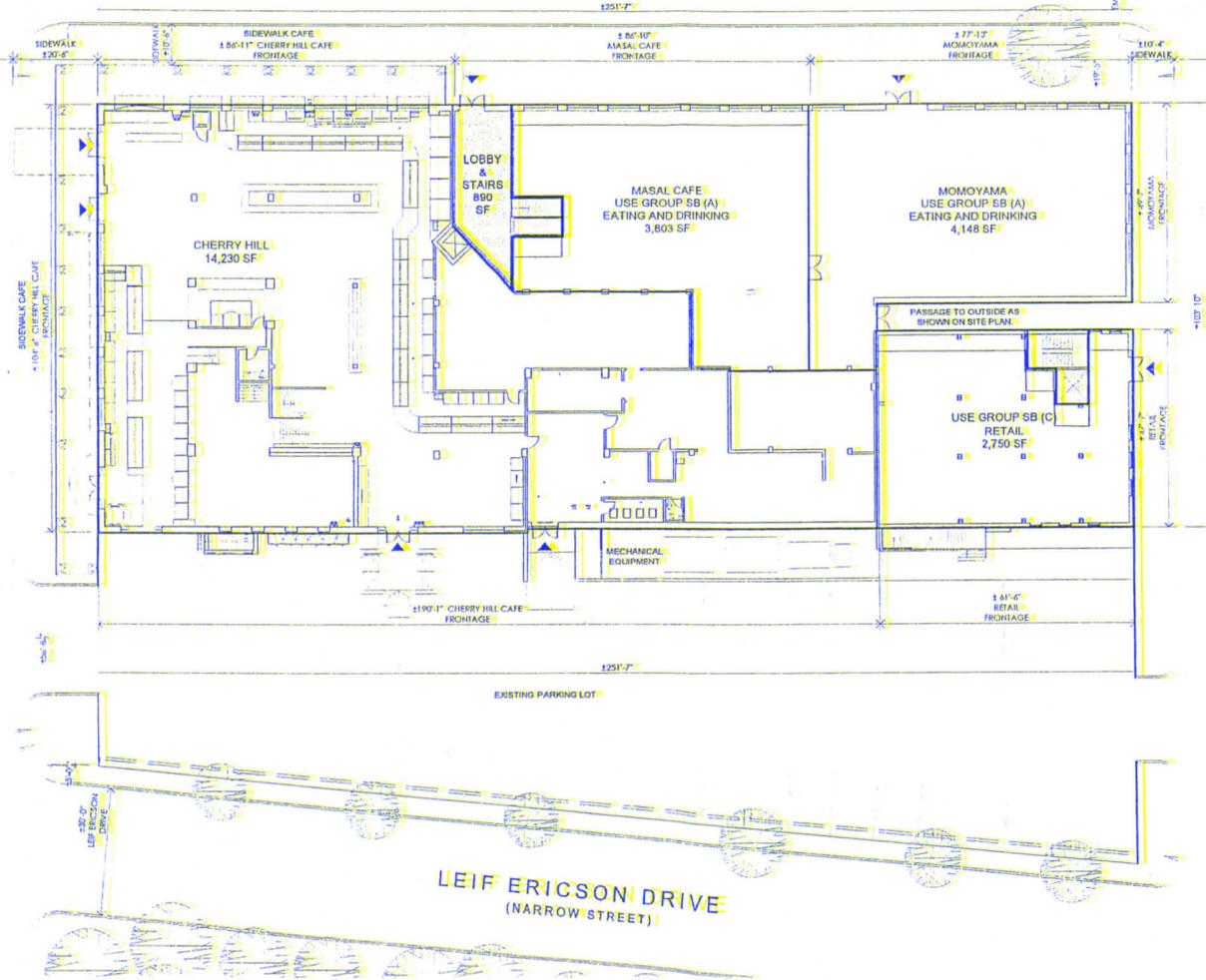
SHEET TITLE:
 CELLAR PLAN

SEAL & SIGNATURE
 Date: 02.20.2014
 Project No. 1459.00
 Drawn by: AR
 Check by: GHS
 DWG No.
 A-101.00
 DWG: X OF X

EMMONS AVENUE
(WIDE STREET)

OCEAN AVENUE
(WIDE STREET)

EAST 19TH STREET
(NARROW STREET)



LEGEND

<p>1. 1/2" CHERRY HILL CAFE FRONTSIDE</p> <p>2. 1/2" CHERRY HILL CAFE REAR SIDE</p> <p>3. 1/2" CHERRY HILL CAFE SIDEWALK</p> <p>4. 1/2" CHERRY HILL CAFE SIDEWALK</p>	<p>5. 1/2" MASAL CAFE FRONTSIDE</p> <p>6. 1/2" MASAL CAFE REAR SIDE</p> <p>7. 1/2" MASAL CAFE SIDEWALK</p> <p>8. 1/2" MASAL CAFE SIDEWALK</p>	<p>9. 1/2" MOMOYAMA FRONTSIDE</p> <p>10. 1/2" MOMOYAMA REAR SIDE</p> <p>11. 1/2" MOMOYAMA SIDEWALK</p> <p>12. 1/2" MOMOYAMA SIDEWALK</p>	<p>13. 1/2" RETAIL FRONTSIDE</p> <p>14. 1/2" RETAIL REAR SIDE</p> <p>15. 1/2" RETAIL SIDEWALK</p> <p>16. 1/2" RETAIL SIDEWALK</p>
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FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0" 0'-0" 10'-0" 25'-0"

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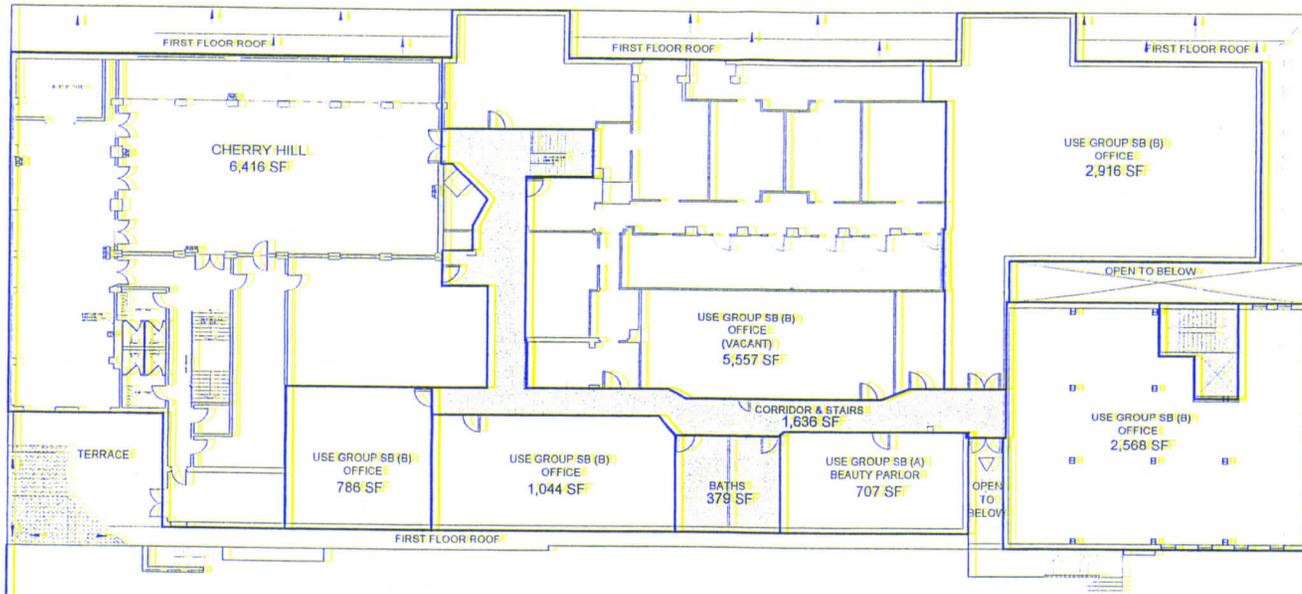
SHEET TITLE:
FIRST FLOOR PLAN

SEAL & SIGNATURE: Date: 01-20-2014
Project No.: 1459 (09)
Drawn by: ALL
Checked by: GHS
DWG No.: A-102.00
DWG: X OF X

EMMONS AVENUE

OCEAN AVENUE

EAST 19TH STREET



LEIF ERICSON DRIVE

LEGEND		(USES PERMITTED AS OF FRONT POR. # AND USE GROUP SB)	
	USE GROUP SB (A) CHERRY HILL EXISTING OCCUPIED SPACE (1,204 SF)		USE GROUP SB (B) OFFICE EXISTING OCCUPIED SPACE (1,054 SF)
	USE GROUP SB (A) CONVENIENCE RETAIL OR SERVICE ESTABLISHMENTS EXISTING OCCUPIED SPACE (8,924 SF)		USE GROUP SB (C) RETAIL OR SERVICE ESTABLISHMENTS EXISTING OCCUPIED SPACE (2,290 SF)
	USE GROUP SB (A) CHERRY HILL EXISTING ACCESSORY USE (SIDEWALK CAFE) (1,308 SF)		EXISTING COMMON AREAS: LOBBY, STAIRS, BATHS, MECH SPACE (2,909 SF)
		TOTAL LOT AREA *	43,426 SF
		TOTAL BLDG GROSS	51,924 SF
		TOTAL BLDG ZONING	58,800 SF
		EXISTING NON CONFORMING	
		- FIRST FLOOR	24,211 SF
		- SECOND FLOOR	22,009 SF
		- THIRD FLOOR	2,500 SF

REQUIRE USE GROUP SB

REARRANGEMENTS A, B, C, D AND E, EXCEPT AS STATED IN THIS SECTION, ALL ACCESSIBLE USES PERMITTED BY THE USE GROUP SB SHALL BE LOCATED TO A MAXIMUM FLOOR AREA OF 7,500 SQUARE FEET PER ESTABLISHMENT AND TO A MAXIMUM FRONTAGE PER ESTABLISHMENT AT GROUND FLOOR LEVEL OF 35 FEET. WALKWAY PLACES, CROSSING AVENUE, SIDEWALK BAY ROAD, OCEAN AVENUE AND BEDFORD AVENUE. ANY USES MARKED WITH A SINGLE ASTERISK (*) SHALL NOT BE LOCATED ON THE GROUND FLOOR OF A BUILDING.

A. CONVENIENCE RETAIL OR SERVICE ESTABLISHMENTS
EATING OR DRINKING PLACES, WITH NO RESTRICTION ON FRONT AREA OR FRONTAGE PER ESTABLISHMENT, INCLUDING THOSE WHICH PROVIDE OUTDOOR TABLE SERVICE OR INCIDENTAL MEAL ENTERTAINMENT.

B. OFFICES
OFFICES: BUSINESS, PROFESSIONAL OR GOVERNMENTAL.

C. RETAIL OR SERVICE ESTABLISHMENTS

D. CLUBS

E. ACCESSORY USES

SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"
0'-0" 10'-0" 25'-0"

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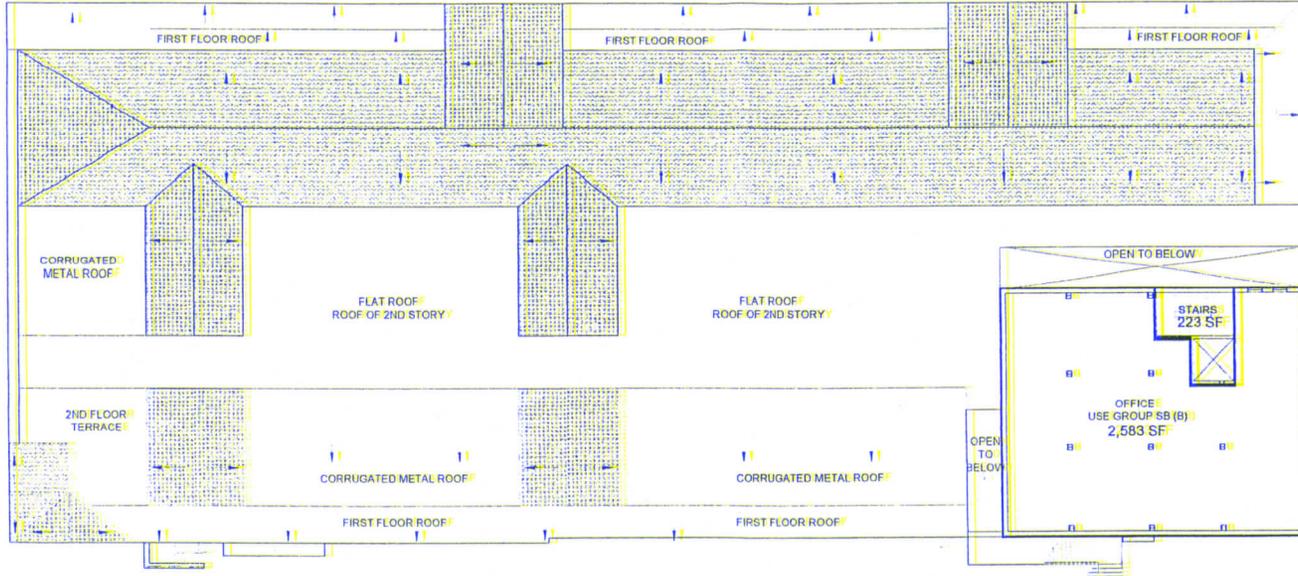
SHEET TITLE:
2ND FLOOR PLAN

DATE & SIGNATURE: Date: 07-20-2014
Project No: 149000
Drawn by: AL
Check by: GHS
DWG No.: A-103.00
DWG: X OF X

EMMONS AVENUE

OCEAN AVENUE

EAST 19TH STREET



LEIF ERICSON DRIVE

LEGEND
(USES PERMITTED AS OF RIGHT PER R-402 USE GROUP 59)

USE GROUP SB (A) CHERRY HILL EXISTING OCCUPIED SPACE (1,205.6 SF)	USE GROUP SB (B) OFFICE EXISTING OCCUPIED SPACE (1,545.3 SF)	TOTAL LOT AREA: 41,457 SF
USE GROUP SB (A) CHERRY HILL EXISTING ACCESSORY USE (SIDEWALK GATE) (1,008 SF)	USE GROUP SB (C) DETAIL OR SERVICE ESTABLISHMENTS EXISTING OCCUPIED SPACE (2,750 SF)	TOTAL BLDG GROSS: 51,924 SF
USE GROUP SB (A) CHERRY HILL EXISTING ACCESSORY USE (SIDEWALK GATE) (1,008 SF)	EXISTING COMMON AREAS-LOBBY STAIRS BATHS MECH SPACE (2,998 SF)	TOTAL BLDG COVERD: 30,028 SF
		EXISTING NON OUPFORMING:
		• FIRST FLOOR: 25,824 SF
		• SECOND FLOOR: 22,300 SF
		• THIRD FLOOR: 2,098 SF

3400 USE GROUP SB

IF AREAS A, B, C, D AND E, EXCEPT AS STATED IN THIS SECTION, ALL COMMERCIAL USES PERMITTED BY USE GROUP SB SHALL BE LIMITED TO A MAXIMUM FLOOR AREA OF 3,200 SQUARE FEET PER ESTABLISHMENT AND TO A MAXIMUM FRONTAGE PER ESTABLISHMENT AT GROUND FLOOR LEVEL OF 75 FEET (WHEN FOUND ON PLAZA, EMMONS AVENUE, QUEENSBURY ROAD, OCEAN AVENUE AND BEDFORD AVENUE. ANY USES MARKED WITH A SINGLE ASTERISK, SHALL NOT BE LOCATED ON THE GROUND FLOOR OF A BUILDING.)

A. CONVENIENCE RETAIL OR SERVICE ESTABLISHMENTS (FRESH OR DRESSED FLICES, VENDOR RESTRICTION ON FLOOR AREA OR FRONTAGE PER ESTABLISHMENT INCLUDING THOSE WHICH PROVIDE OUTDOOR TABLE SERVICE OR RECREATIONAL ENTERTAINMENT)

B. OFFICES
• OFFICES: BUSINESS, PROFESSIONAL OR GOVERNMENTAL

C. DETAIL OR SERVICE ESTABLISHMENTS

D. CLUBS

E. ACCESSORY USES

THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"
0'-0" 10'-0" 25'-0"

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BROOKLYN, NY

SHEET TITLE:
3RD FLOOR PLAN

SEAL & SIGNATURE: Date: 01.30.2014
Project No. 1459.00
Drawn by: A.B.L.
Check by: G.H.S.
DWG No.:
A-104.00
DWG: X OF X



PHOTO 1

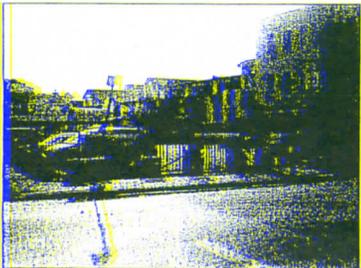


PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

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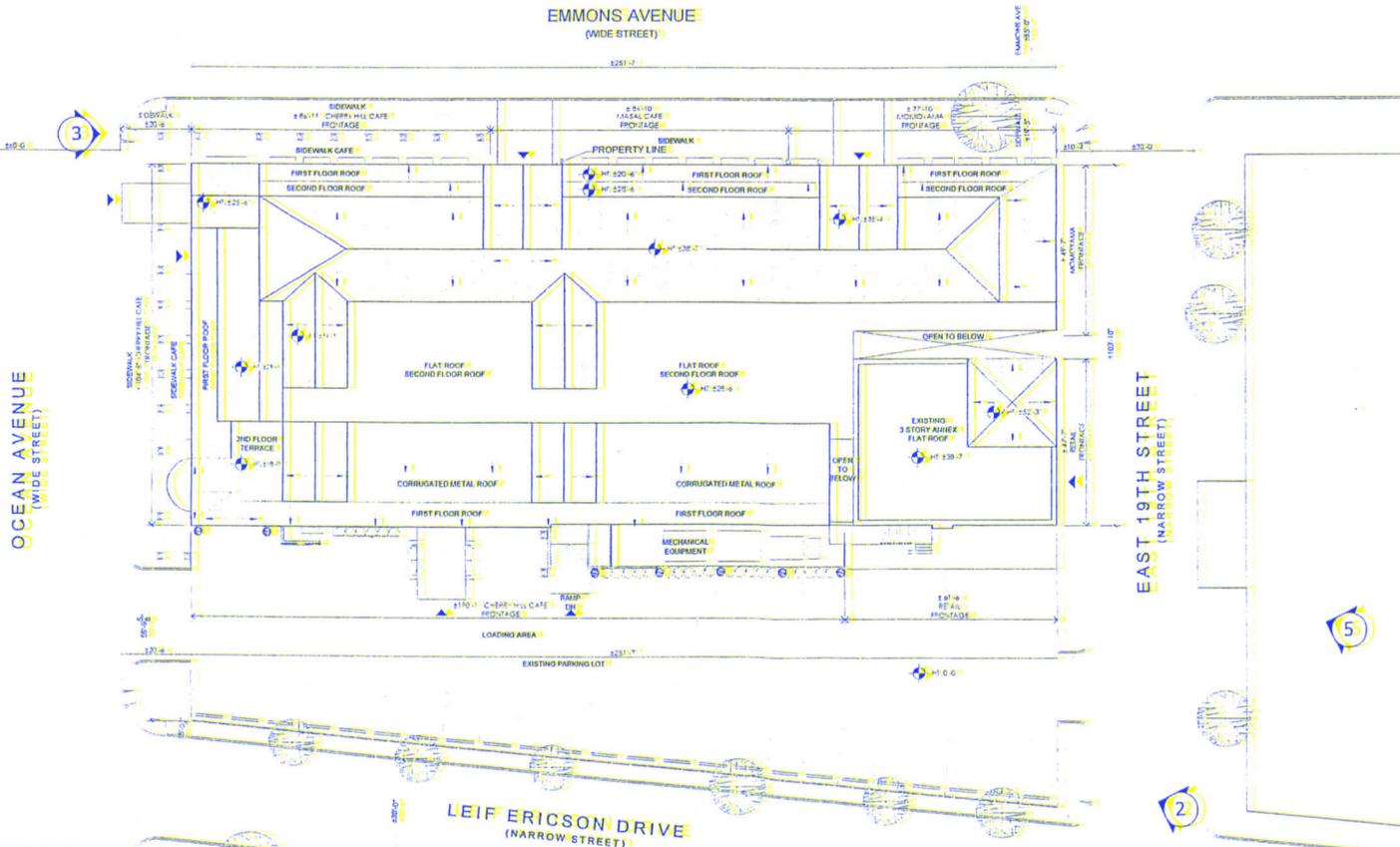
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PHOTO KEY PLAN

SEAL & SIGNATURE: Date: 07.20.2014
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1



4

5

2

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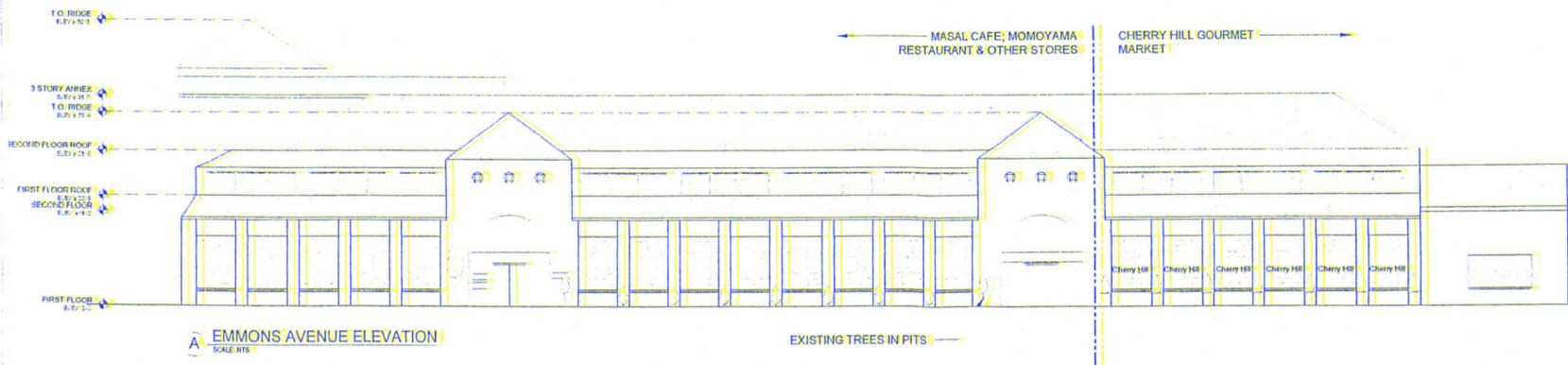
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ELEVATIONS

SEAL & SIGNATURE: Date: 02.20.2014
 Project No.: 159.001
 Drawn by: A.R.L.
 Check by: G.H.S.
 DWG No.: A-300.00
 DWG: X OF X



B OCEAN AVENUE ELEVATION
 SCALE NTS



A EMMONS AVENUE ELEVATION
 SCALE NTS

EXISTING TREES IN PITS