

NYS RA / PE SEAL AND SIGN **BSA ZONING ANALYSIS** REVISED APRIL 2005

BSA CALENDAR NO. 247-08-BZ BLOCK 7362 LOT 10

SUBJECT SITE ADDRESS 3454 Nostrand Ave., Brooklyn NY 11229

APPLICANT Giuseppe Anzalone

ZONING DISTRICT C1-2 / R4 PRIOR BSA # 247-08-BZ, CEQR #09-BSA-032K COMPLIANT: "Y"

SPECIAL/HISTORIC DISTRICT N/A INDICATE AMT

COMMUNITY BOARD Brooklyn 15 OVER/UNDER

	* APPLICABLE	MAXIMUM	MINIMUM	LEGAL PER	EXISTING	PROPOSED	
	ZR SECTION	PERMITTED	REQUIRED	C of O or BSA			

LOT AREA	6567SF				6567SF	6567SF	Y
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LOT WIDTH					49'+49'	49'+49'	Y
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USE GROUP (S)	ZR 32-15					6	N*
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FA RESIDENTIAL	N/A						
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FA COMMUNITY FACILITY	N/A						
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FA COMMERCIAL/INDUST.	ZR 33-121	6567SF			1766SF	1766SF	Y
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FLOOR AREA TOTAL	ZR 33-121	6567SF			1766SF	1766SF	Y
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FAR RESIDENTIAL	N/A						
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FAR COMMUNITY FACILITY	N/A						
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FAR COMMERCIAL/INDUST.	ZR 33-121	1.0			.27	.27	Y
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FAR TOTAL	ZR 33-121	1.0			.27	.27	Y
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OPEN SPACE	N/A		N/A		N/A	N/A	
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OPEN SPACE RATIO	N/A		N/A		N/A	N/A	
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LOT COVERAGE (%)	N/A	N/A			N/A	N/A	
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NO. DWELLING UNITS	N/A	N/A			N/A	N/A	
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WALL HEIGHT	ZR 33-431	30FT			15FT	15FT	Y
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TOTAL HEIGHT	N/A	N/A					
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NUMBER OF STORIES					1	1	Y
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FRONT YARD	ZR 33-431		0FT		0FT	0FT	Y
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SIDE YARD	ZR 33-25		0' OR 8'		26.92FT	26.92FT	Y
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SIDE YARD	ZR 33-25		0' OR 8'		15.75FT	15.75FT	Y
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REAR YARD	ZR 33-26		0FT		0FT	0FT	Y
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SETBACK (S)	ZR 33-431		15' @ 30'		0FT	0FT	Y
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SKY EXP. PLANE (SLOPE)	ZR 33-431	1:1			0FT	0FT	Y
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NO. PARKING SPACES	ZR 36-21	12	5		5	5	Y
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LOADING BERTH (S)	ZR 36-62	0	0		0	0	Y
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OTHER:							
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* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to current R district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DCB Denial/Objection are included. NOTES: *Use group 6 permitted within C1-2 zoning district. Application seeks a

special permit pursuant to section ZR 73-243, to authorize the proposed drive through.