SITE DATA

ADDRESS: 783-791 4th AVE., a.k.a. 198-220 27th ST., a.k.a. 183-187 28th ST., BROOKLYN, NY 11232

BLOCK: 661
LOT: 5, 13, 14, 66
MAP: 16d
ZONE: C2-4(R8A), 7RA, M1-1D
C.B.: 307
BIN#: 3009757
C OF O: NEW

USE GROUP: 2, 4, 6
OCC. GROUP: B, M, R-2
CONSTR. CL: I-B (2022 BC)
FIRE INDEX: 2

INSIDE FIRE DISRICT

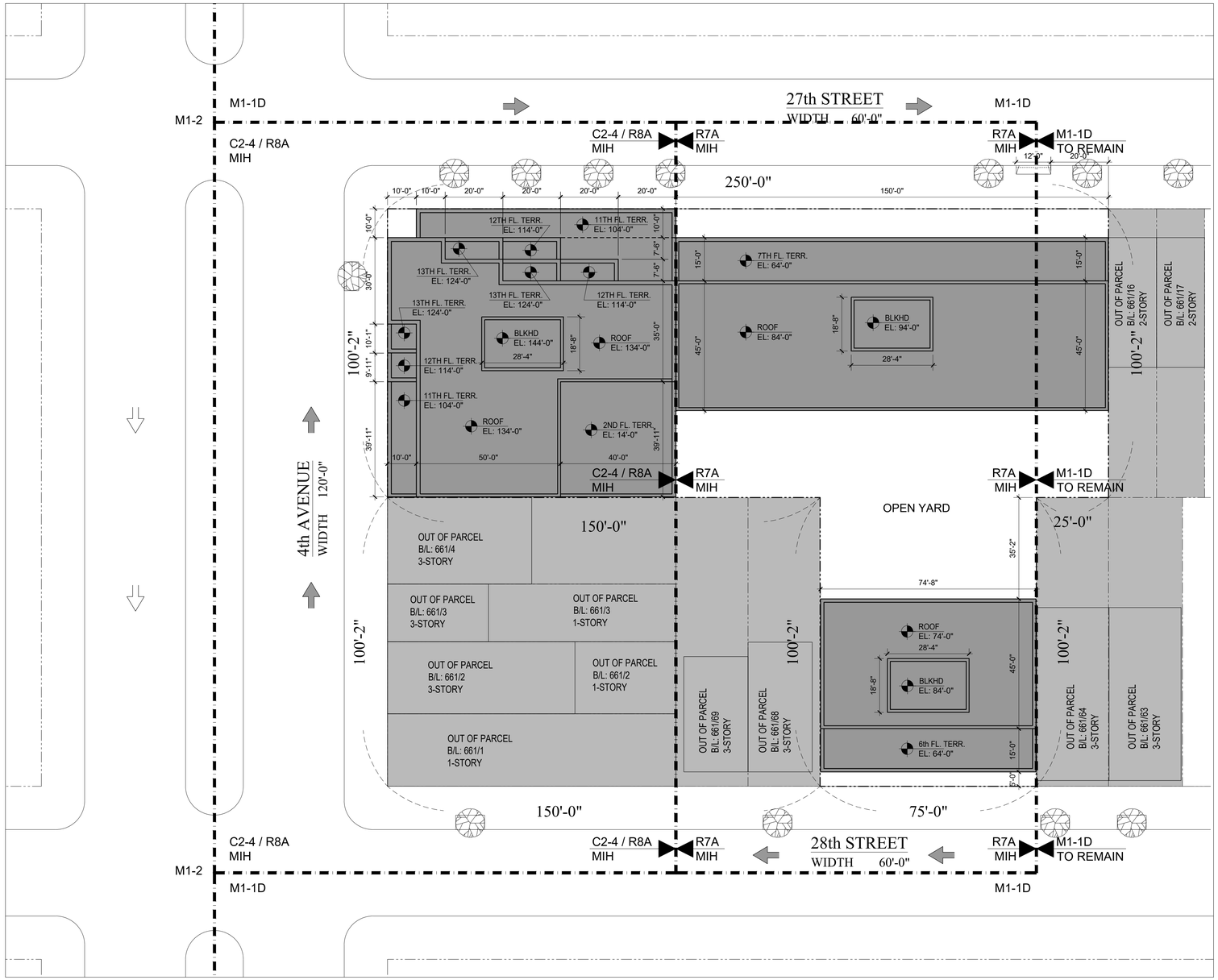
SPECIAL DISTRICT: PARTIALLY INSIDE EC-1 SPECIAL PURPOSE DISTRICT, PARTIALLY WITHIN INCLUSIONARY HOUSING DESIGNATED AREA, OUTSIDE FLOOD ZONE

LOT AREA IN C2-4(R8A) ZD: 10,016.67 sf
LOT AREA IN R7A ZD: 20,033.33 sf
LOT AREA IN M1-1D ZD: 2,504.17 sf
TOTAL LOT AREA: 32,554.17 sf

CITY PLANNING COMMISSION REQUIRED ACTIONS

Special permit per ZR 74-533 to modify parking requirements per ZR 25-23

ZR Section No.	ITEM	PERMITTED / REQUIRED		PROPOSED	
		ZONING DISTRICT			
		C2-4(R8A)	R7A	C2-4(R8A)	R7A
	Residential Parking				
ZR 36-33 & ZR 25-23	Parking for Non-Income Restricted DU's - required	40% of the number of DU's	50% of the number of DU's	None proposed	None proposed
ZR 36-35 & ZR 25-251	Parking for Income Restricted DU's - required	None required	None required	None proposed	None proposed
	Commercial Parking				
ZR 36-21 & ZR 36-232	Parking for General Retail Uses - required	1 per 1000 sf of Floor Area	N/A	None proposed	N/A
		Not required for up to 40 p.s.			



SITE PLAN

SCALE 1"=20'-0"

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.09S FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. BUILDING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, RETAIL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
5. ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE. ESTIMATED ZFA PER NYC ZOLA WEBSITE
6. PROJECT HEIGHTS ARE MEASURED FROM BASE PLANE TO ROOF
7. CONTEXT BUILDING LINES ARE ILLUSTRATIVE
8. CURB CUT WIDTH IS ILLUSTRATIVE AND SUBJECT TO CHANGE IN ACCORDANCE WITH REQUIREMENTS OF ZR SECTION 25-631; REQUIRED PARKING TO BE THE LESSER OF 80 SPACES OR THE NUMBER OF SPACES REQUIRED BY APPLICABLE ZONING REGULATIONS

REVISION #	DATE	REMARKS

GENERAL NOTES:
1. BUILDING WITHIN THE PROPOSED ILLUSTRATIVE BUILDINGS, MECHANICAL BULKHEAD, BUILDING ENTRANCES, CURB CUT, AND LANDSCAPING ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
2. PROJECT HEIGHTS ARE MEASURED FROM BASE PLANE TO ROOF.
3. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND:
TAX LOT LINE
ZONING LOT LINE
ZONING DISTRICT BOUNDARY
ILLUSTRATIVE BUILDING LINE
ROAD DIRECTION
R7D / C2-4 ZONING DISTRICT
EXISTING BUILDING FOOTPRINT
PROPOSED CONCEPT PLAN FOOTPRINT
47-YR-HT ILLUSTRATIVE BUILDING HEIGHT
STREET TREE

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DOB BIS#: XXXXXXXXX
BLOCK: 661 LOT: 5,13,14 & 66

PROJECT
PROPOSED NEW BUILDING AT:
783 4th AVENUE,
BROOKLYN, NY 11232

DWG TITLE
PARKING WAIVER APPLICATION
SITE PLAN, ZONING ANALYSIS

SEAL & SIGNATURE
REGISTERED ARCHITECT NATALYA DONSKOY NO. 027457 STATE OF NEW YORK

DATE: 7/22/2024
PROJECT No.: 22006
DWG BY: SP
CHK BY: ND
DWG No.: Z-002.00
CAD FILE No.: DWG
SHEET No.: of of

G:\My Drive\006 Architecture\22006 - 783 4th Ave\Architecture\22006 ZR 74-533 Parking Waiver 7-1-21-2023.dwg, Z-002, 7/22/2024 1:24:02 PM, office_AutoCAD PDF (General Documentation).pc3