

25, 26, 28, 39-44, 46, 48, 50-59, 164, 1001 and 1002

BSA CALENDAR NO. 289-13-BZ
 SUBJECT SITE ADDRESS 505-525 6th Street, Brooklyn
 APPLICANT Kramer Levin Naftalis & Frankel LLP

BLOCK 1084 LOT

R6(C1-1 overlay)/
 R6B/
 ZONING DISTRICT R7B

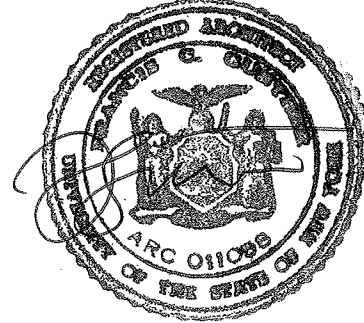
PRIOR BSA# 142-92-BZ

COMPLIANT: "Y"
 IF NOT: "N" and INDICATE AMT OVER/UNDER

SPECIAL/HISTORIC DISTRICT
 COMMUNITY BOARD 6

	APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	
LOT AREA	NA		NA		120,569	120,569	Y
LOT WIDTH	NA		NA		696'	696'	Y
USE GROUP (S)	22-10, 32-10	1-4, 6			2, 3, 4, 6	3, 4, 6	Y ¹
FA RESIDENTIAL	22-11				NA	0	Y ²
FA COMMUNITY FACILITY	24-11	531,120			145,529	449,391	Y
FA COMMERCIAL/INDUST.	33-121				16,005	16,005	Y
FLOOR AREA TOTAL	24-11	531,120			161,534	465,396	Y ³
FAR RESIDENTIAL	NA				NA	0	Y ³
FAR COMMUNITY FACILITY	24-11	4.8, 2, 3			1.31	3.73	Y
FAR COMMERCIAL/INDUST.	NA					0.13	Y
FAR TOTAL	24-11	4.8, 2, 3			1.31	3.86	Y ³
OPEN SPACE	NA		NA		NA	NA	Y
OPEN SPACE RATIO	NA		NA		NA	NA	Y
LOT COVERAGE (%)	24-11	66.89 (avg)			26	64.4	N ⁴
NO. DWELLING UNITS	NA	NA			NA	0	Y ²
WALL HEIGHT R6B/R7B	24-522	40' / 60'			NA	73' / 60'	N (33') / Y
TOTAL HEIGHT R6B/R7B	24-522	50' / 75'			NA	141' / 89'	N (91' / 14')
NUMBER OF STORIES					NA	7	N ⁵
FRONT YARD	24-34		None		NA	None	Y
SIDE YARD	24-35		None		NA	None	Y
SIDE YARD	24-35		None		NA	NA	Y
REAR YARD	24-36,24-382		30' / 60'		30' / 60'	30' / 60'	N ⁶
SETBACK (S)	24-552		20' / 10'		NA	Varied	N
SKY EXP. PLANE (SLOPE)	24-522	2.7 to 1			NA	NA	N
NO. PARKING SPACES	25-31		+417				Y ⁷
LOADING BERTH (S)	25-72	NA	NA		2	4	Y
OTHER: Signage ⁸							

* 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 DOB Denial/Objection are included. NOTES: See attached.



BSA ZONING ANALYSIS

NOTES

¹Calculations for lot area and width, use group, floor area and FAR, lot coverage, required rear yards, parking, and loading are for the zoning lot. Other calculations are for the development site, which comprises a majority of the zoning lot and is located in R6, R6B and R7B zoning districts.

²Existing residential floor area and dwelling units on the zoning lot will be demolished.

³The proposed building would not utilize all of the available floor area on the zoning lot, but it would require the distribution of permitted floor area across zoning district boundaries, from the R6 portion to the R6B and R7B portions, contrary to ZR 24-11 and 77-02. Proposed floor area includes existing floor area to remain on zoning lot.

⁴The proposed lot coverage in the R6, R6B and R7B portions of the zoning lot exceeds the maximum percentage of lot coverage permitted in such portions by ZR 24-11.

⁵The proposed building exceeds maximum height/stories of front wall and intrudes on sky exposure plane in R6 district contrary to ZR-522.

⁶Portions of the proposed building exceeding a height of 23 feet and located within rear yard equivalents in the R6 and R6B portions of the zoning lot are not permitted obstructions, contrary to ZR 24-33 and 24-382. Rear yard is complying in the interior lot portion of the R6 district.

⁷A modification to the drawings approved in connection with the Board's special permit for the existing garage on the zoning lot (BSA Cal. No. 142-92-BZ) is needed to accommodate the required parking for the proposed building.

⁸The proposed signs exceed the maximum permitted number and surface area, contrary to ZR 22-321. One identification sign, with an area not exceeding 12 square feet, and one bulletin board, with an area not exceeding 16 square feet, are permitted. The proposed building would have a total of four signs to provide wayfinding for pedestrians and vehicles: a 120-square-foot sign demarcating the pedestrian and vehicular entrances on 6th Street, two 19-square-foot signs demarcating the corner pedestrian entrance at 8th Avenue and 6th Street (one on each frontage), and a 16-square-foot building directory located near the main vehicular driveway and pedestrian lobby entrance.