

PROJECT INFORMATION

ADDRESS: 11000 FLATLANDS AVENUE, BROOKLYN, NY 11207
 BLOCK: 8235
 LOT: 48
 ZONE DISTRICT: C2-1 MAPPED AND C2-2 IN R-5 DISTRICT
 ZONING MAP: 17d
 LOT TOTAL AREA: 264,369 S.F.

ZONING INFORMATION

APPLICABLE SECTION	ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED	COMPLIANCE
ZR 32-15	PERMITTED USE GROUP	IN DISTRICT C2-1, USE GROUP 6 (PRC-8) EATING OR DRINKING ESTABLISHMENTS ARE PERMITTED.	USE GROUP 6 RETAIL STORES, EATING & DRINKING ESTABLISHMENT (IHOP), AND SUPERMARKET	EXISTING USE GROUP 6 EATING ESTABLISHMENT TO EXPAND.	COMPLY
ZR 33-12	MAXIMUM FLOOR AREA RATIO	ZR 32-121 DISTRICT C2-1 AND C2-2 MAPPED IN R5 MAX. F.A.R.=1.00 MAXIMUM BUILDING PERMITTED: 264,369 SF x 1.00 = 264,369 SF	EXIST. BLDG (1 STORY SHOPPING CENTER)= 63,430 EXIST. SUPER MARKET = 50,930 SF EXIST. RETAIL STORES = 12,500 SF EXISTING IHOP (1 STORY RESTAURANT) = 3,814 TOTAL 67,244	PROPOSED ENLARGED IHOP BUILDING: NEW FLOOR AREA = 2,210 SF TOTAL (NEW AND EXISTING) = (67,244+2,210)=69,454 SF < 264,369 SF	COMPLY
ZR 33-23	PERMITTED OBSTRUCTION IN REQUIRED YARDS OR REAR YARD EQUIVALENT - N/A	N/A	N/A	N/A	N/A
ZR 33-25	MINIMUM REQUIRED SIDE YARD	NO SIDE YARD REQUIRED, IF AN OPEN AREA IS PROVIDED, IT SHOULD BE AT LEAST EIGHT FEET WIDE.	85'-4" FT. PROVIDED ON EAST SIDE 114'-3" FT. PROVIDED ON WEST SIDE 627'-10" FT. PROVIDED ON THE SOUTH SIDE	85'-4" FT. PROVIDED ON EAST SIDE 114'-3" FT. PROVIDED ON WEST SIDE 605'-9" FT. PROVIDED ON THE SOUTH SIDE	COMPLY
ZR 33-26	MINIMUM REAR YARD - N/A	N/A	N/A	N/A	N/A
ZR 33-43	MAXIMUM HEIGHT OF WALLS AND REQUIRED SETBACK	ZR 33-431 MAX. HEIGHT OF FRONT WALL WITHIN THE INITIAL SETBACK DISTANCE: 30 FEET OR TWO STORES WHICHEVER IS LESS.	FRONT WALL HEIGHT 22'-8"; PORTICO PEAK 25'-5"; BUILDING HEIGHT TO TOP OF ROOF 18'-4 1/2".	PROPOSED WALL HEIGHT 22'-8"	COMPLY
ZR 36-20	PROPOSED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL ZONE	ZR 36-21 C2-1 PARKING REQUIREMENTS 1 SPACE REQUIRED PER 150 SF ZR 36-21 C2-2 PARKING REQUIREMENTS 1 SPACE REQUIRED PER 200 SF AS PER RESTRICTIVE DECLARATION NO. D-47 (CP/ULURP NO. M770445 (A) ZMK) - LOT 53 AND 48 HAS A JOINT PARKING AGREEMENT - MAXIMUM 409 PARKING IS ALLOWED	LOT 53 RETAIL STORE: 10,500 SF / 150 = 70 SPACES LOT 48 EXISTING IHOP RESTAURANT: 3,814 SF / 150 = 25 SPACES EXISTING SUPERMARKET: 50,930 SF / 200 = 255 SPACES EXISTING RETAIL STORE: 12,500 SF / 300 = 42 SPACES TOTAL SPACES REQUIRED: 392 TOTAL SPACES PROVIDED: 382 (19 ON LOT 53 & 373 ON LOT 48)	PROPOSED IHOP RESTAURANT ADDITION: 2,210 SF / 150 = 15 ADDITIONAL SPACES REQUIRED TOTAL SPACES REQUIRED: 407 (70 FOR LOT 53 & 337 FOR LOT 48) TOTAL SPACES PROPOSED: 407 (19 ON LOT 53 & 388 ON LOT 48) INCLUDING 21 H.C. PARKING.	COMPLY
ZR 36-62	REQUIRED ACCESSORY OFF STREET LOADING BERTH	COMMERCIAL USES: FIRST 67,220 SF FLOOR AREA - 4 LOADING BERTHS REQUIRED.	N/A	6 PROVIDED PER CofO#221461	COMPLY
ZR 62-511	LOCATION OF VISUAL CORRIDORS	VISUAL CORRIDORS MUST BE PROVIDED THROUGH LOT EVERY 600'	N/A	VISUAL CORRIDOR PROVIDED 300' FROM VADALIA AVE.	COMPLY
ZR 62-512	DIMENSION OF VISUAL CORRIDORS	MINIMUM 50' WIDE	N/A	50' WIDE	COMPLY
ZR 62-513(a)	PERMITTED OBSTRUCTIONS IN VISUAL CORRIDORS	MOVING OR PARKED VEHICLES ARE PERMITTED	N/A	PAVED FOR PARKING LOT	COMPLY

NY State E-Designation of Licensed Professional Engineer
INRD
 ARCHITECTS & ENGINEERS
 2800 Madison Highway, Durham, NC 27713
 Tel: 919 547-7251 Fax: 919 544-9399



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IHOP RESTAURANT
 CUSTOM ICON 2.0
 ADDITION
 Project location: FLATLANDS AVENUE
 BROOKLYN, NY 11207

Date: 4/23/2012
 SHEET DATA:
 ZONING AND BUILDING CODE ANALYSIS
 Drawn By: [] Checked By: []

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: SHELDON LOBEL, P.C.

I represent: APPLICANT

Address: 11000 FLATLANDS AVE, BKLYN

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0098 & 99 Res. No. _____

in favor in opposition

Date: July 21, 2014

(PLEASE PRINT)

Name: Jessica Loeser

Address: Akerman / 666 Fifth Ave

I represent: Applicant / Hunters Pt LLC

Address: _____

Please complete this card and return to the Sergeant-at-Arms