



Board of Standards and Appeals

250 Broadway, 29th Floor
 New York, NY 10007
 212-386-0009 - Phone
 646-500-6271 - Fax
 www.nyc.gov/bsa

ZONING (BZ) CALENDAR
 Application Form

BSA APPLICATION NO. 2016-4133-BZ
 CEQR NO. 16-BSA-087K

Section A

Applicant/
Owner

<u>Law Office of Lyra J. Altman</u> NAME OF APPLICANT	<u>BD 2018 East 4th LLC</u> OWNER OF RECORD
<u>23 Morningside Drive</u> ADDRESS	<u>2018 East 4th Street</u> ADDRESS
<u>Greenwich</u> <u>CT</u> <u>06830</u> CITY STATE ZIP	<u>Brooklyn</u> <u>NY</u> <u>11223</u> CITY STATE ZIP
<u>(212)</u> AREA CODE	<u>452-4284</u> TELEPHONE
<u>lyra@lyraesq.com</u> EMAIL	<u>LESSEE / CONTRACT VENDEE</u> ADDRESS CITY STATE ZIP

Section B

Site
Data

2018 East 4th Street 11223
 STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

West side of East 4th Street between Avenue S and Avenue T
 DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

7106 176 Brooklyn 15
 BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT LANDMARK/HISTORIC DISTRICT

Mark Treyger R2X (OP) 28c
 CITY COUNCIL MEMBER ZONING DISTRICT (include special district, if any) ZONING MAP NUMBER

Section C

Dept of Building
Decision

BSA AUTHORIZING SECTION(S) Z.R. 73-622 for VARIANCE SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 23-141

DOB Decision (Objection/ Denial) date: February 10, 2016 Acting on Application No: 321239290

Section D

Description

(LEGALIZATION YES NO IN PART)

This application is filed pursuant to Section 73-622 of the Zoning Resolution of the City of New York, as amended, to request a special permit to allow the enlargement of an existing single family residence located in a residential (R2X (OP)) zoning district.

Section E

BSA History
and
Related Actions

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

	YES	NO
1. Has the premises been the subject of any previous BSA application(s)? PRIOR BSA APPLICATION NO(S): _____	<input type="checkbox"/>	<input type="checkbox"/>
2. Are there any applications concerning the premises pending before any other government agency?...	<input type="checkbox"/>	<input type="checkbox"/>
3. Is the property the subject of any court action?.....	<input type="checkbox"/>	<input type="checkbox"/>

Section F

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Lyra J. Altman ROBERT DE SIMONE SWORN TO ME THIS 10th DAY OF Mar. 2016
 Signature of Applicant, Corporate Officer or Authorized Representative Notary Public
 Connecticut
 My Commission Expires Sep 30, 2016
 Lyra J. Altman Attorney
 NOTARY PUBLIC

BSA CALENDAR NO.

BLOCK 7106

LOT 176

SUBJECT SITE ADDRESS

2018 EAST 4TH STREET

APPLICANT

LYRA ALTMAN, ESQ.

COMPLIANT: "Y"

ZONING DISTRICT R2X

PRIOR BSA #

IF NOT: "N" and

SPECIAL/HISTORIC DISTRICT OP

* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	INDICATE AMT OVER/UNDER
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COMMUNITY BOARD 315

LOT AREA

23-32		2850 sf		4000 sf	4000 sf	Y
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LOT WIDTH

23-32		30'-0"		40'-0"	40'-0"	Y
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USE GROUP (S)

22-11	1, 3, 4			ONE (1)	ONE (1)	Y
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FA RESIDENTIAL

23-141	3400 sf			2282 sf	4553 sf	N, 1153 sf
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FA COMMUNITY FACILITY

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FA COMMERCIAL/INDUST.

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FLOOR AREA TOTAL

	3400 sf			2282 sf	4553 sf	N, 1153 sf
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FAR RESIDENTIAL

	.85			.57	1.14	N, 34%
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FAR COMMUNITY FACILITY

--	--	--	--	--	--	--

FAR COMMERCIAL/INDUST.

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FAR TOTAL

	.85			.57	1.14	N, 34%
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OPEN SPACE

N/A						
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OPEN SPACE RATIO

N/A						
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LOT COVERAGE (%)

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NO. DWELLING UNITS

23-22	ONE (1)			ONE (1)	ONE (1)	Y
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WALL HEIGHT

23-631 (b)	21'-0"			*22'-3"	21'-9"	N, 4%
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TOTAL HEIGHT

23-631 (b)	35'-0"			31'-0"	34'-11"	Y
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NUMBER OF STORIES

				2	2+ATTIC	Y
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FRONT YARD

23-45		15'-0"		13'- 10"	15'- 0"	Y
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SIDE YARD

23-461		2'- 0"		2'- 9 1/2"	3'- 5 1/2"	Y
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SIDE YARD

23-461		8'- 0"		14'- 8 1/2"	8'- 4 1/2"	Y
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REAR YARD

23-631(b)(6)(ii)		20'-0"		26'-10 1/2"	20'- 0"	Y
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SETBACK (S)

N/A						
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SKY EXP. PLANE (SLOPE)

N/A						
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NO. PARKING SPACES

25-15 & 25-22	THREE (3)	ONE (1)		ONE (1)	ONE (1)	Y
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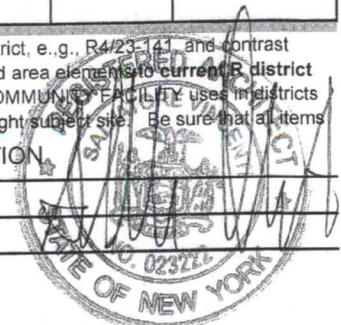
LOADING BERTH (S)

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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 DOB Denial/Objection are included. NOTES: *DENOTES PRE-EXISTING CONDITION



LAW OFFICE OF LYRA J. ALTMAN
23 MORNINGSIDe DRIVE
GREENWICH, CONNECTICUT 06830
(212) 452-4284

March 10, 2016

STATEMENT OF FACTS AND FINDINGS

BSA Calendar No.:
Premises: 2018 East 4th Street
Brooklyn, New York

This application is filed pursuant to Section 73-622 of the Zoning Resolution of the City of New York, as amended (hereinafter "Zoning Resolution"), to request a special permit to allow the enlargement of an existing single family residence located in a residential (R2X) zoning district in the Special Ocean Parkway District. The subject premises has the address of 2018 East 4th Street, Brooklyn, New York and is known as Block 7106, Lot 176 on the New York City tax map. The site is located within Community District 15 and has a lot area of 4,000 square feet.

Plans have been filed with the Department of Buildings in order to permit the desired enlargement. On February 10, 2016, the following objection was issued for the subject Premises:

The proposed enlargement of the existing one family residence in an R2X zoning district:

- 1. Creates non-compliance with respect to floor area by exceeding the allowable floor area ratio and is contrary to Section 23-141 of the Zoning Resolution.*

The proposal complies with all other applicable sections of the Zoning Resolution, including the regulations for the Special Ocean Parkway District.

SECTION 73-622

Pursuant to Section 73-622 of the Zoning Resolution, the Board of Standards and Appeals has the authority to permit the enlargement of one and two family residences creating new non-compliances within designated areas provided that several conditions and findings of the said section can be satisfied. I submit that those conditions have been met and that the findings can be made in the instant matter as set forth below.

LOCATION

The Premises is located within Community District 15 in the Borough of Brooklyn which is the area described under subsection (a) of Section 73-622 of the Zoning Resolution.

NON-COMPLIANCES

Floor Area Ratio:

Section 23-141 of the Zoning Resolution provides a maximum permitted floor area ratio of .85 (3,400 square feet). The existing home has a floor area ratio of .57 (2,282 square feet). The instant proposal increases the floor area ratio to 1.14 (4,553 square feet). Said floor area ratio is permitted pursuant to Section 73-622 of the Zoning Resolution.

FINDINGS

In order to permit the proposed enlargement, the Board of Standards and Appeals must find that the proposal “will not alter the essential character of the neighborhood or district in which the building is located, nor impair the future use or development of the surrounding area.” This proposal is in keeping with the development of the area. The overall design of the home is

LAW OFFICE OF LYRA J. ALTMAN

similar to the neighborhood conditions and the proposed use is a single-family residence. The Zoning Resolution permits single-family residential use; therefore the essential character of the area will not be altered, nor will this proposal impair the future use or development of the surrounding area.

CONCLUSION

As set forth above, the proposed enlargement is located within a designated area and meets the conditions of Zoning Resolution Section 73-622. The proposal also conforms to the character of the neighborhood and will not impair the future use or development of the area. I therefore submit that the conditions and findings of Zoning Resolution Section 73-622 have been satisfied in the instant matter, and respectfully request that the Board grant the special permit as it is both appropriate and fully supported by the facts.

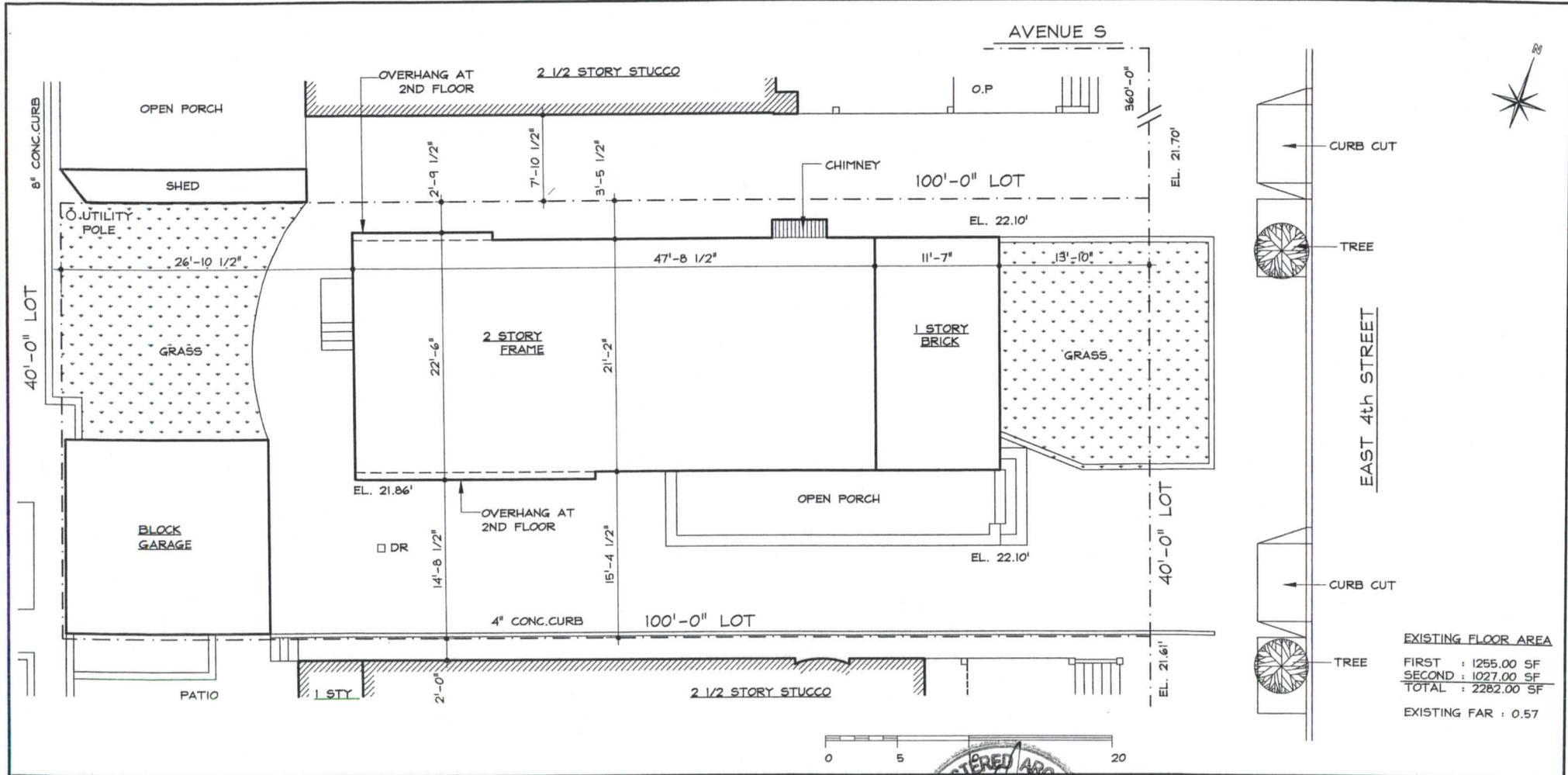
Respectfully submitted,



Lyra J. Altman





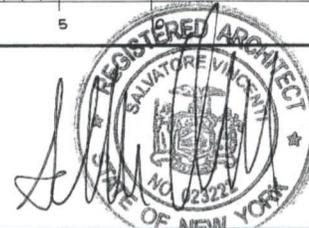


PLOT PLAN (EXISTING CONDITIONS)

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

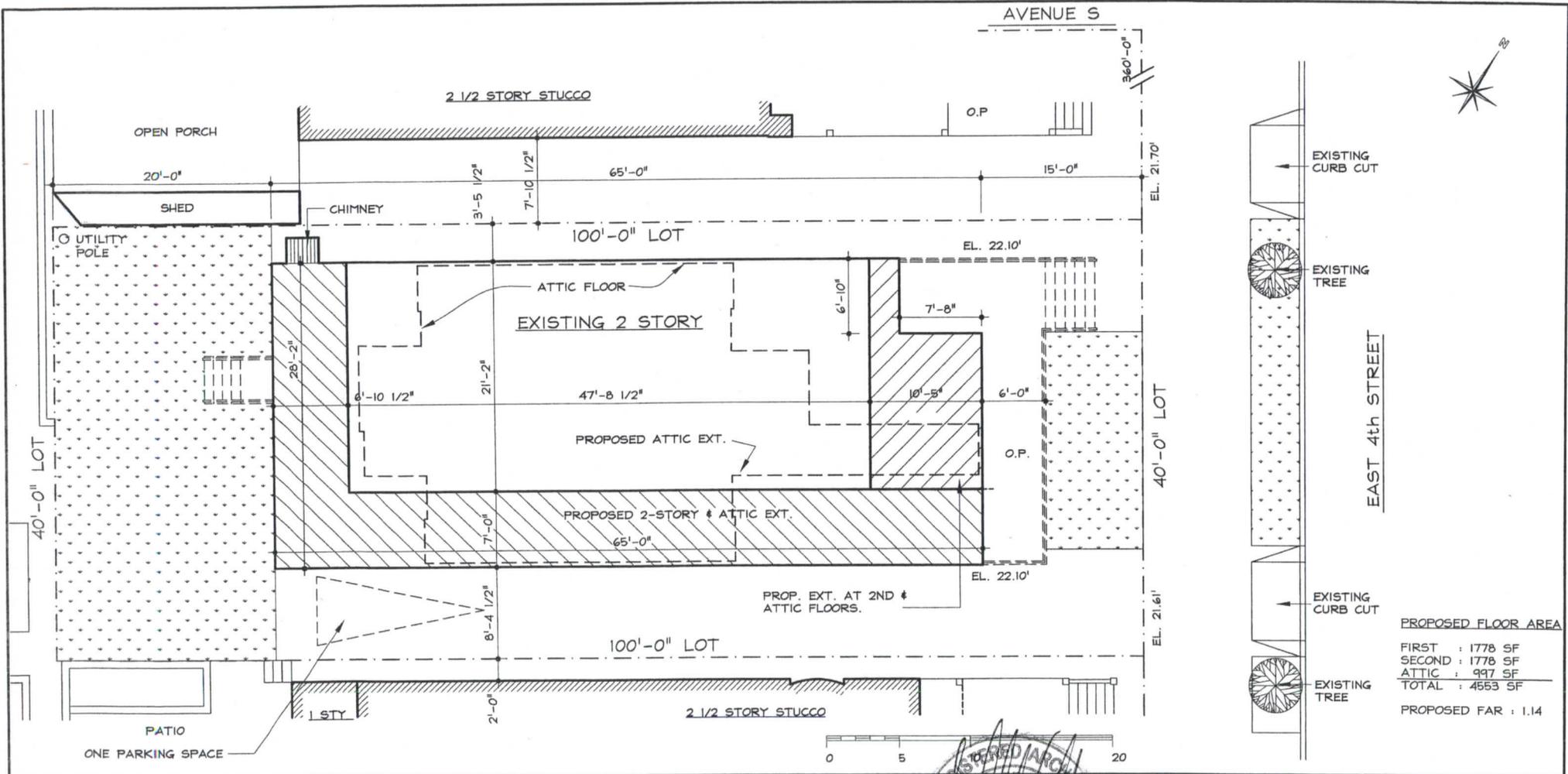
PROPOSED ENLARGEMENT OF 2-STORY RESIDENCE AT 2018 EAST 4TH STREET, BROOKLYN, NY

NOTE: EXISTING GARAGE TO BE DEMOLISHED UNDER A SEPARATE DOB APPLICATION.



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 1362 East 2nd Street
 Brooklyn, New York 11230
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 Fax: (718) 336-1773
 CORNER93@AOL.COM

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PLOT PLAN (PROPOSED CONDITION)

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

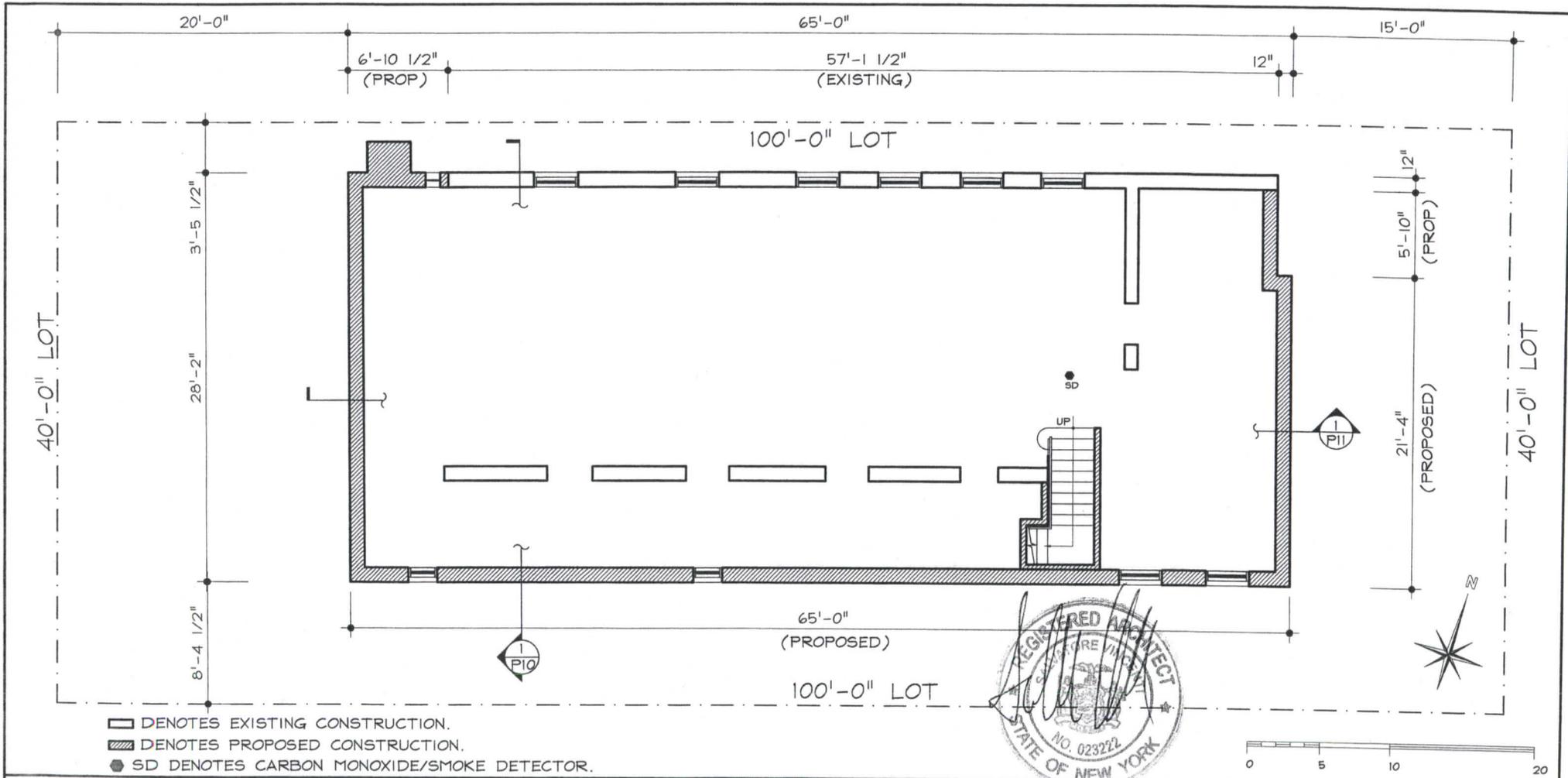
PROPOSED ENLARGEMENT OF 2-STORY RESIDENCE AT 2018 EAST 4TH STREET, BROOKLYN, NY

NOTE: 1) PORCHES TO BE ADDED SUBJECT TO DEPT. OF BUILDINGS APPROVAL.

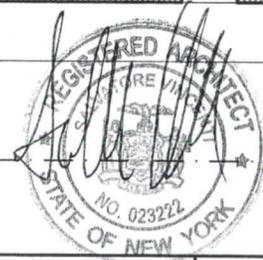


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PI



- ▭ DENOTES EXISTING CONSTRUCTION.
- ▨ DENOTES PROPOSED CONSTRUCTION.
- SD DENOTES CARBON MONOXIDE/SMOKE DETECTOR.



CELLAR FLOOR PLAN (PROPOSED CONDITION)

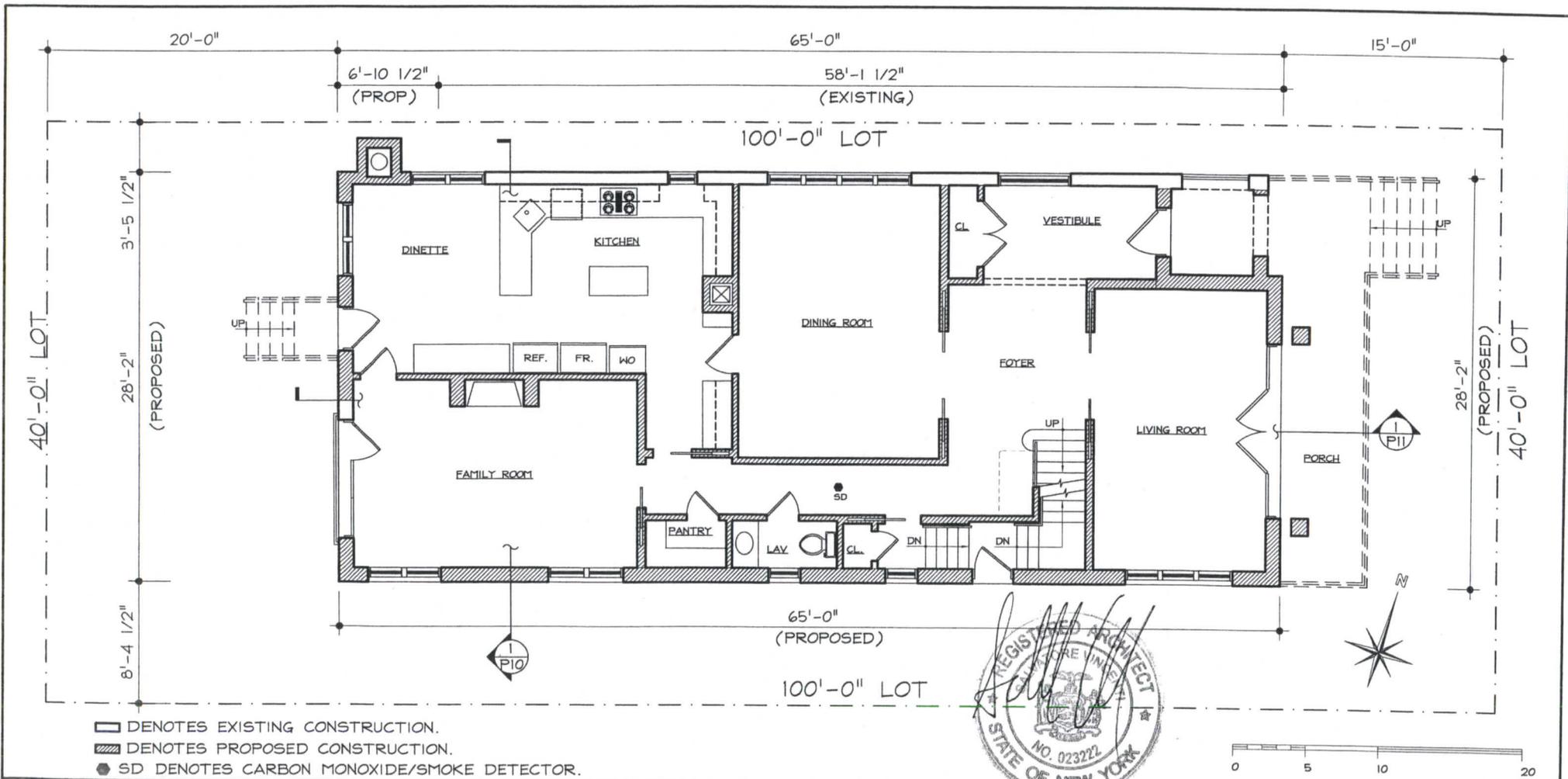
SCALE: 1/8"=1'-0"
 PROPOSED ENLARGEMENT OF 2-STORY
 RESIDENCE AT 2018 EAST 4TH STREET,
 BROOKLYN, NY

NOTE:

- 1) CELLAR SUBMITTED WITHOUT PARTITIONS TO B.S.A. FOR ZONING ENVELOPE ONLY AND SHALL CONFORM AS APPROVED BY THE DEPT. OF BUILDINGS.
- 2) EXISTING BEAMS AT FIRST FLOOR TO REMAIN AND TO BE REINFORCED AS REQUIRED.

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P2



FIRST FLOOR PLAN (PROPOSED CONDITION)

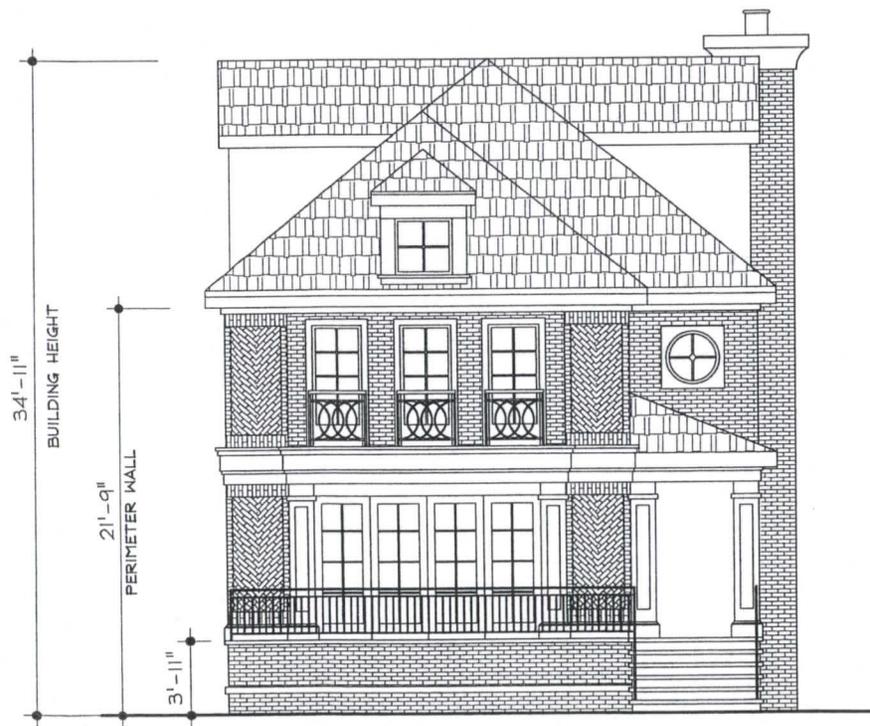
SCALE: 1/8"=1'-0"
 PROPOSED ENLARGEMENT OF 2-STORY
 RESIDENCE AT 2018 EAST 4TH STREET,
 BROOKLYN, NY

NOTE:

1) PORCH TO BE ADDED SUBJECT TO DEPT.
 OF BUILDINGS APPROVAL.

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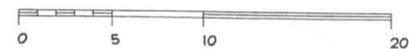
P3



EAST



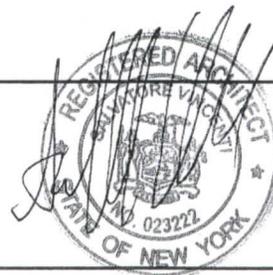
WEST



ELEVATIONS (PROPOSED CONDITIONS)

SCALE: 1/8"=1'-0"

PROPOSED ENLARGEMENT OF 2-STORY
RESIDENCE AT 2018 EAST 4TH STREET,
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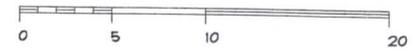
#2028

#2024

#2018

#2014

#2008



PROPOSED STREET SCAPE

SCALE: 1/16"=1'-0"

PROPOSED ENLARGEMENT OF 2-STORY RESIDENCE AT 2018 EAST 4TH STREET, BROOKLYN, NY



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