



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

**Board of Standards and Appeals**

BSA APPLICATION NO. 269-15-BZ  
 CEQR NO. 16-BSA-054K

**Section A**

Applicant/  
Owner

<u>Law Office of Lyra J. Altman</u> NAME OF APPLICANT <u>23 Morningside Drive</u> ADDRESS <u>Greenwich CT 06830</u> CITY STATE ZIP <u>(212) 452-4284</u> AREA CODE TELEPHONE  <u>lyra@lyraesq.com</u> EMAIL	<u>Mousa Bukai and Touna Fteha</u> OWNER OF RECORD <u>1982 East 14th Street</u> ADDRESS <u>Brooklyn NY 11229</u> CITY STATE ZIP  LESSEE / CONTRACT VENDEE  ADDRESS  CITY STATE ZIP
---	---

**Section B**

Site  
Data

2076 Ocean Parkway 11223  
 STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

West side of Ocean Parkway between Avenue T and Avenue U  
 DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

7108 39 Brooklyn 15  
 BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT LANDMARK/HISTORIC DISTRICT

Mark Treyger R5 (OP) 28c  
 CITY COUNCIL MEMBER ZONING DISTRICT ZONING MAP NUMBER  
 (include special district, if any)

**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 23-461, 23-48 and 23-47  
 DOB Decision (Objection/ Denial) date: November 12, 2015 Acting on Application No: 321239281

**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 conversion and enlargement of an existing two family residence to a single family residence located in a residential (R5 (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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR BSA APPLICATION NO(S): _____		
2. Are there any applications concerning the premises pending before any other government agency?....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the property the subject of any court action?.....	<input type="checkbox"/>	<input checked="" 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 SWORN TO ME THIS 7th DAY OF Dec. 2015  
 Signature of Applicant, Corporate Officer or Other Authorized Representative

Lyra J. Altman Attorney  
 Print Name Title

BEATA JANKOWSKI  
 NOTARY PUBLIC OF CONNECTICUT  
 COMMISSION EXPIRES 06/30/2020

Beata Jankowski  
 NOTARY PUBLIC

BSA CALENDAR NO. \_\_\_\_\_

BLOCK 7108

LOT 39

SUBJECT SITE ADDRESS

2076 OCEAN PARKWAY

APPLICANT

LYRA ALTMAN, ESQ.

ZONING DISTRICT R5

PRIOR BSA # \_\_\_\_\_

COMPLIANT: "Y"  
IF NOT: "N" and

SPECIAL/HISTORIC DISTRICT \_\_\_\_\_

\* APPLICABLE

MAXIMUM

MINIMUM

LEGAL PER

EXISTING

PROPOSED

INDICATE AMT

COMMUNITY BOARD 315

ZR SECTION

PERMITTED

REQUIRED

C of O or BSA

EXISTING

PROPOSED

OVER/UNDER

LOT AREA

23-32

3800 sf

3990 sf

3990 sf

Y

LOT WIDTH

23-32

40'-0"

28'-6"

28'-6"

N, 11'-6" \*

USE GROUP (S)

22-11

1,2

TWO (2)

ONE (1)

Y

FA RESIDENTIAL

23-141

4987.5 sf

2644 sf

4836 sf

Y

FA COMMUNITY FACILITY

FA COMMERCIAL/INDUST.

FLOOR AREA TOTAL

4987.5 sf

2644 sf

4836 sf

Y

FAR RESIDENTIAL

1.25

.66

1.21

Y

FAR COMMUNITY FACILITY

FAR COMMERCIAL/INDUST.

FAR TOTAL

1.25

.66

1.21

Y

OPEN SPACE

23-141

1795.5 sf

2668 sf

2186 sf

Y

OPEN SPACE RATIO

N/A

Y

LOT COVERAGE (%)

23-141

.55

.33

.45

Y

NO. DWELLING UNITS

23-22

SIX (6)

TWO (2)

ONE (1)

Y

WALL HEIGHT

23-631 (d)

30'-0"

22'-6"

22'-0"

Y

TOTAL HEIGHT

23-631 b(d)

40'-0"

28'-0"

37'-6"

Y

NUMBER OF STORIES

TWO

THREE

Y

FRONT YARD

113-12

30'-0"

30'- 5"

30'- 0"

Y

SIDE YARD

23-48

5'- 0"

5'- 0"

5'- 0"

Y

SIDE YARD

23-48

5'- 0"

3'- 6"

3'- 6"

N, 45% \*

REAR YARD

23-47

30'-0"

43'- 5 3/4"

20'- 0"

N, 33%

SETBACK (S)

23-631 (d)

15'-0"

NONE

NONE

Y

SKY EXP. PLANE (SLOPE)

23-631 (d)

20<sup>0</sup>

NONE

NONE

Y

NO. PARKING SPACES

25-15

THREE (3)

ONE (1)

ONE (1)

ONE (1)

LOADING BERTH (S)

N/A

OTHER:

\* 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

December 7, 2015

**STATEMENT OF FACTS AND FINDINGS**

BSA Calendar No.:  
Premises: 2076 Ocean Parkway  
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 and conversion of an existing two family residence to a single family residence located in a residential (R5) zoning district in the Special Ocean Parkway District. The subject premises has the address of 2076 Ocean Parkway, Brooklyn, New York and is known as Block 7108, Lot 39 on the New York City tax map. The site is located within Community District 15 and has a lot area of 3,990 square feet.

Plans have been filed with the Department of Buildings in order to permit the desired enlargement. On November 12, 2015, the following objections were issued for the subject Premises:

*The proposed enlargement of the existing residence in an R5 zoning district:*

- 1. Creates non-compliance with respect to the side yards by not meeting the minimum requirements of Section 23-461 and 23-48 of the Zoning Resolution.*
- 2. Creates non-compliance with respect to the rear yard and is contrary to Section 23-47 of the Zoning Resolution.*

LAW OFFICE OF LYRA J. ALTMAN

The proposal complies with all other applicable sections of the Zoning Resolution, including the regulations for the Special Ocean Parkway District and the subdistrict in which the last fifteen feet at the rear of the property are located.

**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**

**Side Yard:**

Section 23-461 of the Zoning Resolution requires a total width of side yards of thirteen feet (13') with a minimum required width of five feet (5') for any side yard. Section 23-48 of the Zoning Resolution reduces the required total side yards by four inches (4") for each foot (1') the lot is less than the required width with a minimum of five feet (5') for each side yard. The premises is eleven feet six inches (11'6") less than the required width, resulting in a minimum required width of five feet (5') for each side yard. The existing home has one side yard of three feet six

LAW OFFICE OF LYRA J. ALTMAN

inches (3' 6") and one side yard of five feet (5'). The proposed enlargement continues the two pre-existing side yards of three feet six inches (3' 6") and five feet (5'). Said side yards are permitted pursuant to Section 73-622 (1) of the Zoning Resolution which states that "any enlargement within a side yard shall be limited to an enlargement within an existing non-complying side yard and such enlargement shall not result in a decrease in the existing minimum width of open area between the building that is being enlarged and the side lot line."

Rear Yard:

Section 23-47 of the Zoning Resolution requires a rear yard of thirty feet (30'). The existing home has a rear yard of forty-three feet five and three quarter inches (43' 5 3/4"). The instant proposal reduces this rear yard to twenty feet (20'). Said rear yard is permitted pursuant to Section 73-622 (2) of the Zoning Resolution, which states "any enlargement that is located in a rear yard [shall not be located] within 20 feet of the rear lot line."

**FINDINGS**

In order to permit the proposed conversion and 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 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 conversion and 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.

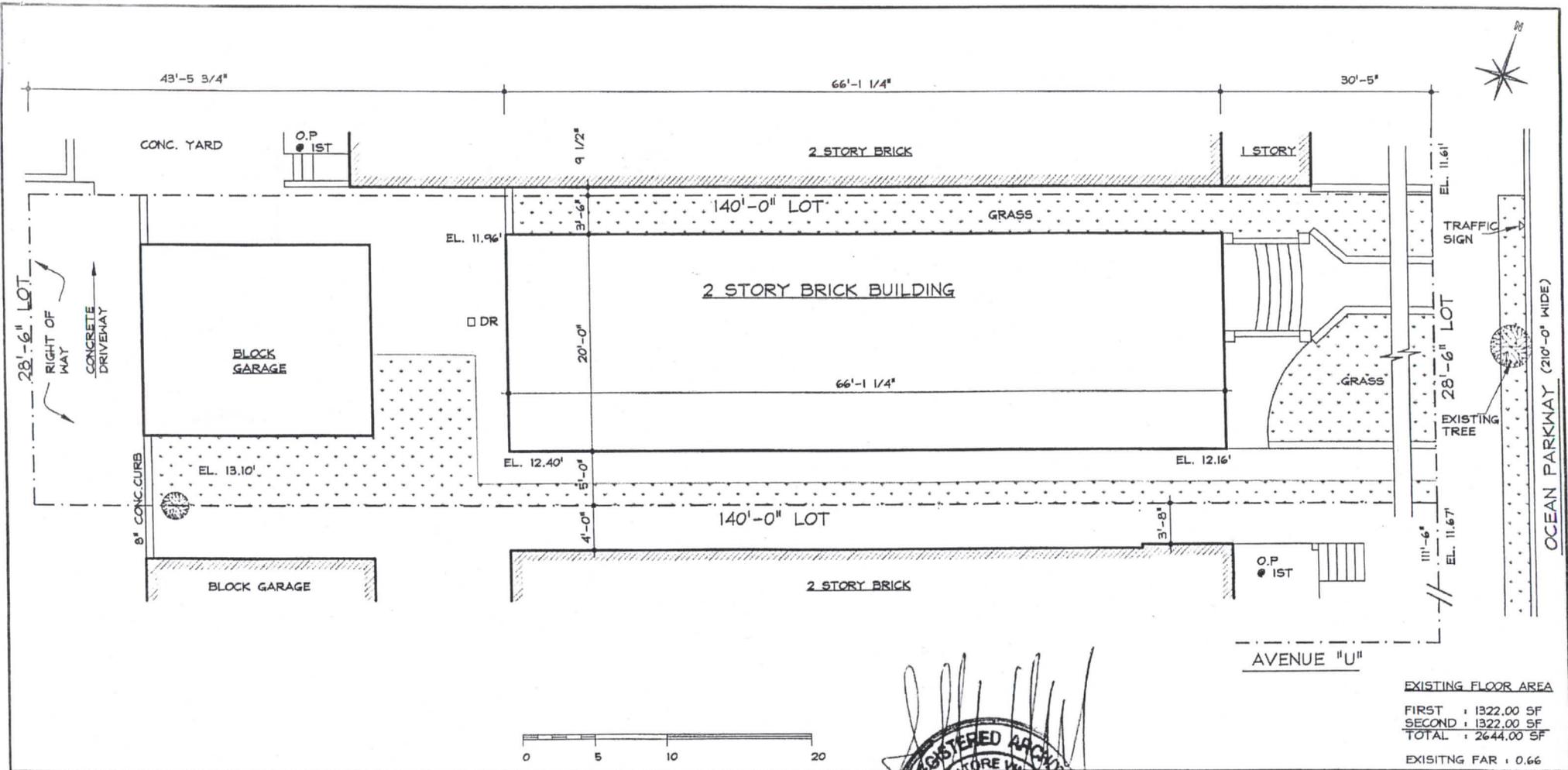
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lyra J. Altman".

Lyra J. Altman



Ocean Parkway



**PLOT PLAN (EXISTING CONDITIONS)**

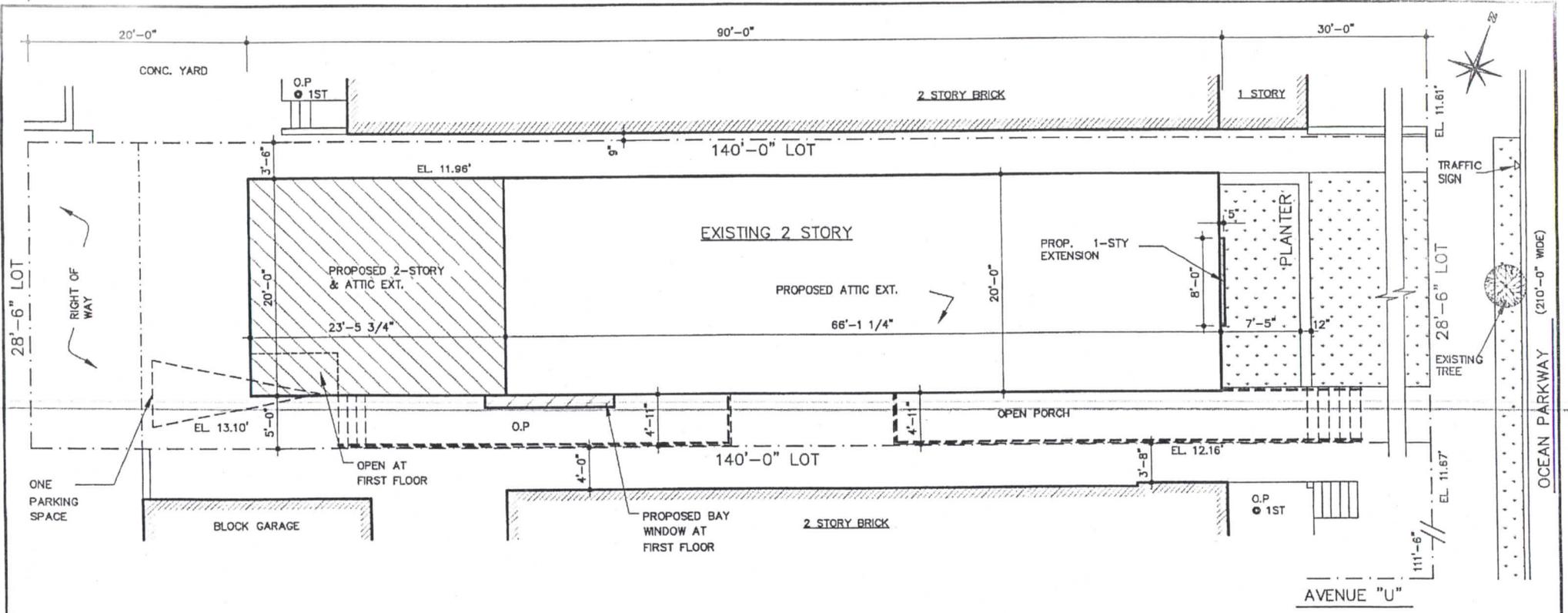
SCALE : 3/32" = 1'-0"  
 PROPOSED ENLARGEMENT OF 2-STORY  
 RESIDENCE AT 2076 OCEAN PARKWAY  
 BROOKLYN, NY

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



**CORNERSTONE  
 DESIGNS Architects**  
 1362 East 2nd Street  
 Brooklyn, New York 11230  
 Telephone: (718) 336-1708  
 Fax: (718) 336-1773  
 CORNER93@AOL.COM

E1



PROPOSED FLOOR AREA

FIRST	: 1772.00 SF
SECOND	: 1792.00 SF
THIRD	: 1272.00 SF
TOTAL	: 4836.00 SF

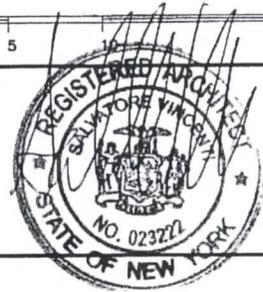
PROPOSED FAR : 1.21



**PLOT PLAN (PROPOSED CONDITION)**

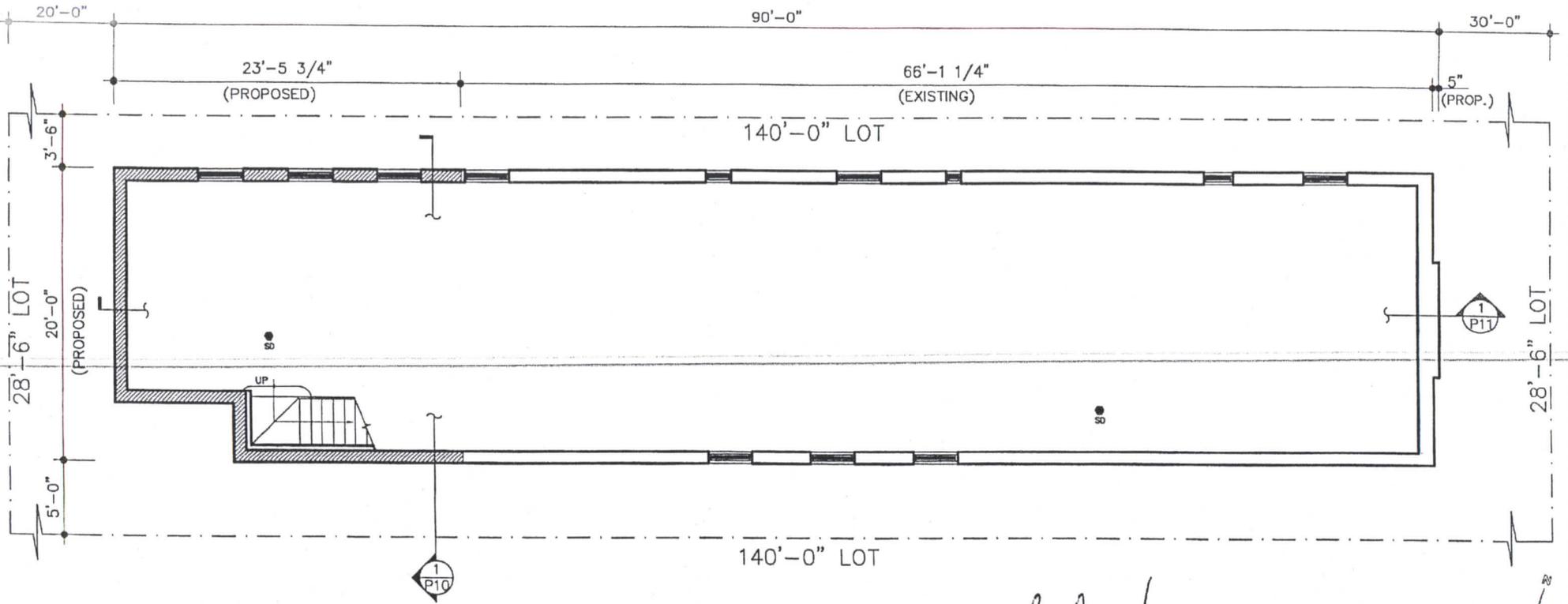
SCALE : 3/32"=1'-0"  
 PROPOSED ENLARGEMENT OF 2-STORY RESIDENCE AT 2076 OCEAN PARKWAY BROOKLYN, NY

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



**CORNERSTONE DESIGNS**  
 Architects  
 1362 East 2nd Street  
 Brooklyn, New York 11230  
 Telephone: (718) 336-1708  
 Fax: (718) 336-1773  
 CORNER93@AOL.COM

P1



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

**CELLAR FLOOR PLAN (PROPOSED CONDITION)**

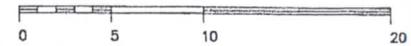
SCALE: 1/8"=1'-0"  
 PROPOSED ENLARGEMENT OF 2-STORY  
 RESIDENCE AT 2076 OCEAN PARKWAY  
 BROOKLYN, NY

**NOTE:**

- 1) CELLAR SUBMITTED WITHOUT PARTITIONS TO B.S.A. FOR ZONING ENVELOPE ONLY AND SHALL CONFORM AS APPROVED BY THE DEPT. OF BUILDINGS.



**CORNERSTONE DESIGNS**  
 Architects  
 1362 East 2nd Street  
 Brooklyn, New York 11230  
 Telephone: (718) 336-1708  
 Fax: (718) 336-1773  
 CORNER93@AOL.COM



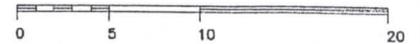
P2



EAST



WEST



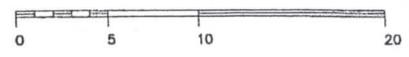
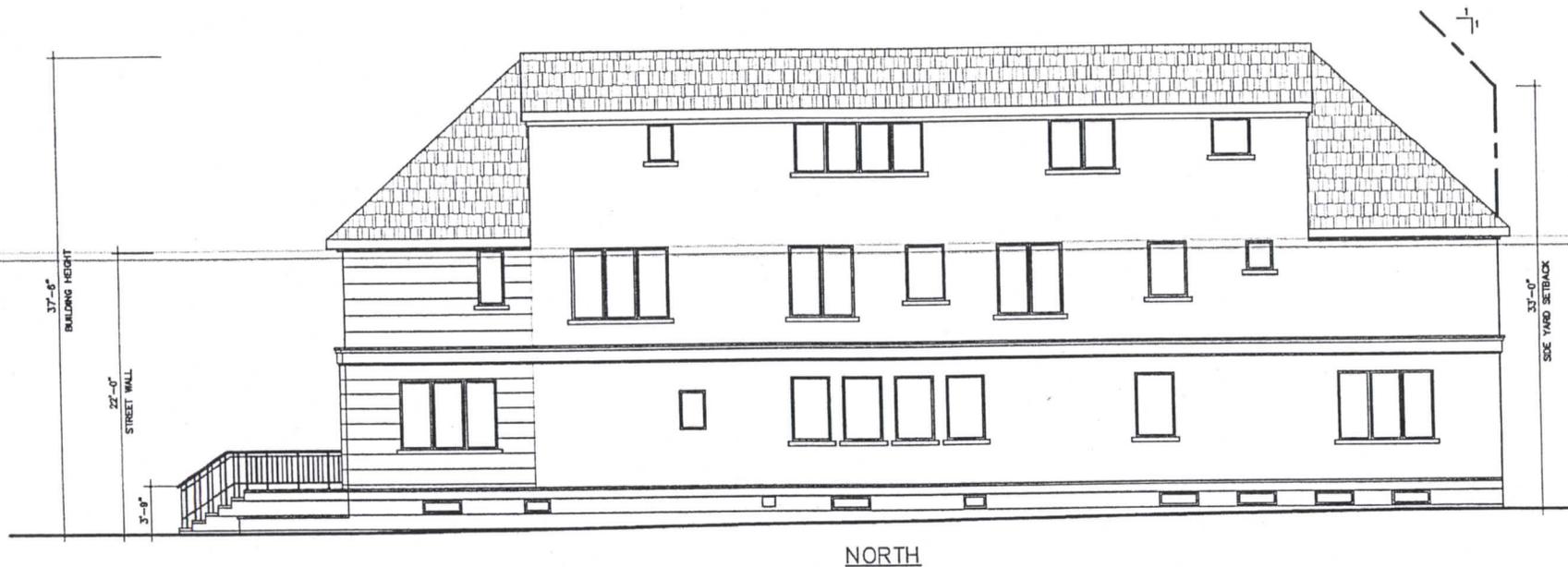
ELEVATIONS (PROPOSED CONDITIONS)

SCALE: 1/8" = 1'-0"  
 PROPOSED ENLARGEMENT OF 2-STORY  
 RESIDENCE AT 2076 OCEAN PARKWAY  
 BROOKLYN, NY



CORNERSTONE DESIGNS  
 Architects  
 1362 East 2nd Street  
 Brooklyn, New York 11230  
 Telephone: (718) 336-1708  
 Fax: (718) 336-1773  
 CORNER93@AOL.COM

P7



ELEVATIONS (PROPOSED CONDITIONS)

SCALE: 3/32"=1'-0"  
 PROPOSED ENLARGEMENT OF 2-STORY  
 RESIDENCE AT 2076 OCEAN PARKWAY  
 BROOKLYN, NY

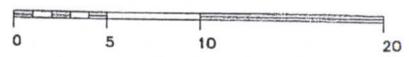


CORNERSTONE DESIGNS  
 Architects  
 1362 East 2nd Street  
 Brooklyn, New York 11230  
 Telephone: (718) 336-1708  
 Fax: (718) 336-1773  
 CORNER93@AOL.COM

P8



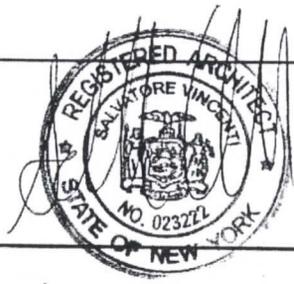
SOUTH



ELEVATION (PROPOSED CONDITIONS)

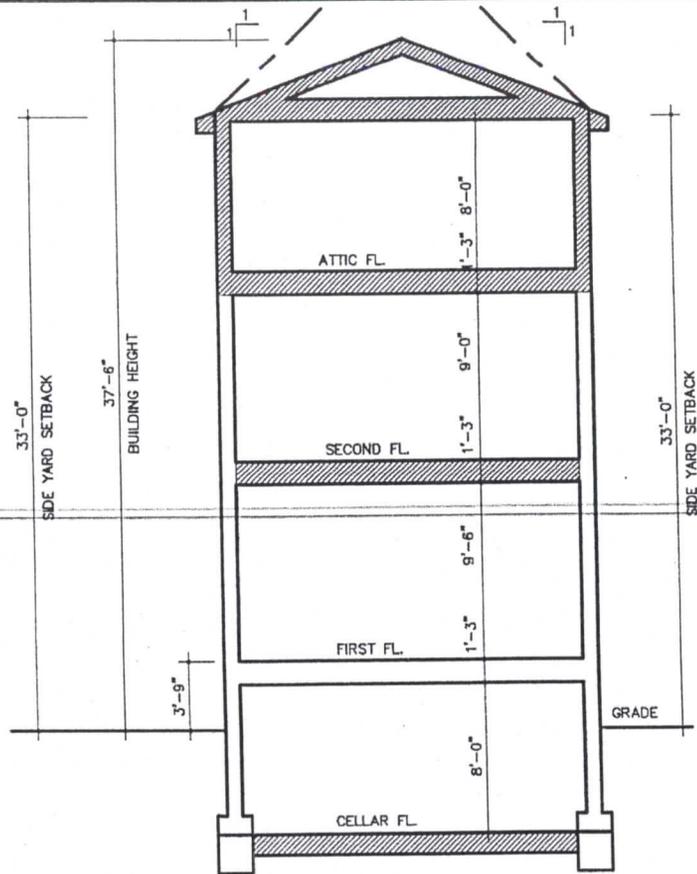
SCALE: 3/32"=1'-0"

PROPOSED ENLARGEMENT OF 2-STORY  
RESIDENCE AT 2076 OCEAN PARKWAY  
BROOKLYN, NY

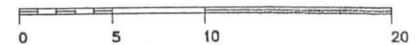


CORNERSTONE DESIGNS  
Architects  
1362 East 2nd Street  
Brooklyn, New York 11230  
Telephone: (718) 336-1708  
Fax: (718) 336-1773  
CORNER93@AOL.COM

P9

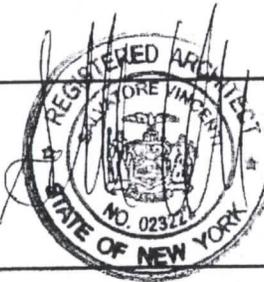


DENOTES EXISTING CONSTRUCTION.  
 DENOTES PROPOSED CONSTRUCTION.



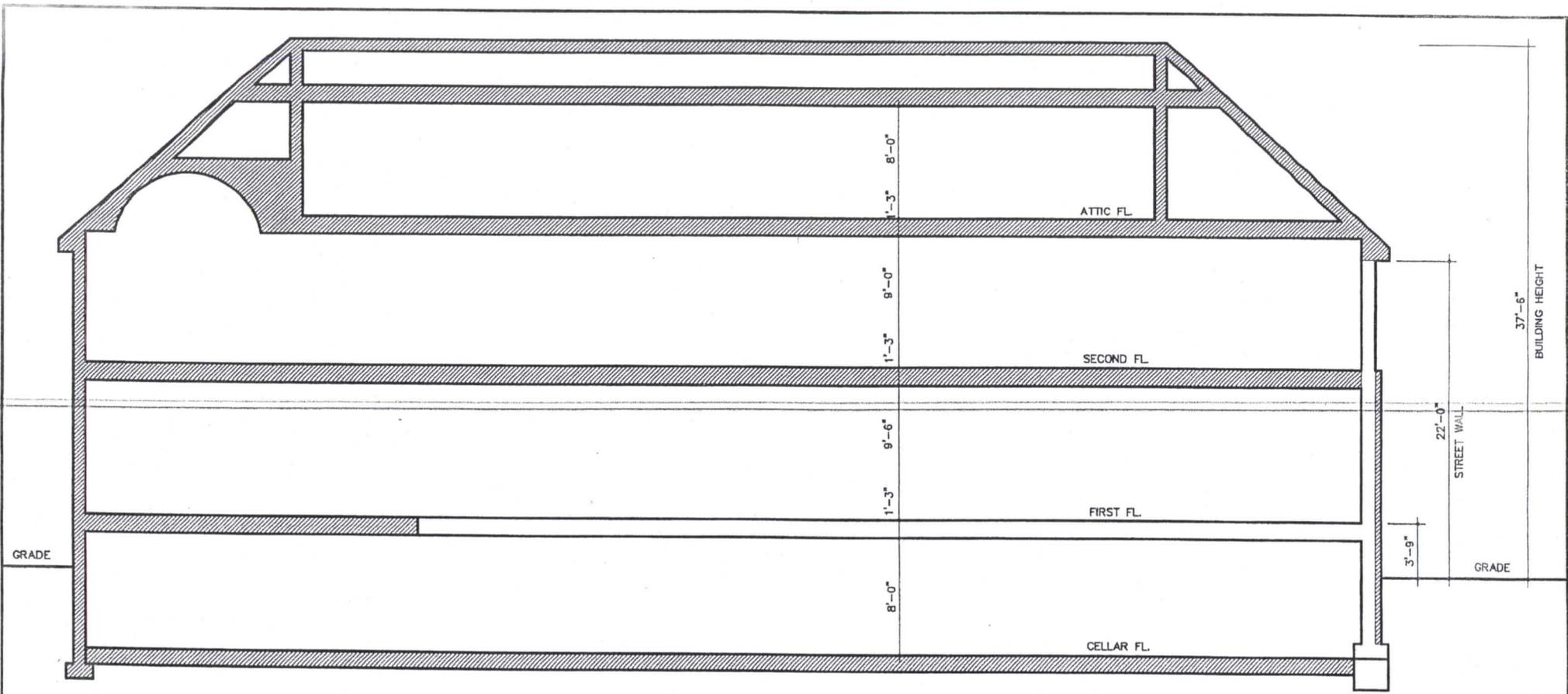
CROSS SECTION (PROPOSED CONDITIONS)

SCALE: 1/8"=1'-0"  
 PROPOSED ENLARGEMENT OF 2-STORY  
 RESIDENCE AT 2076 OCEAN PARKWAY  
 BROOKLYN, NY



CORNERSTONE DESIGNS  
 Architects  
 1362 East 2nd Street  
 Brooklyn, New York 11230  
 Telephone: (718) 336-1708  
 Fax: (718) 336-1773  
 CORNER93@AOL.COM

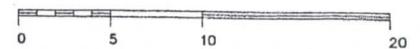
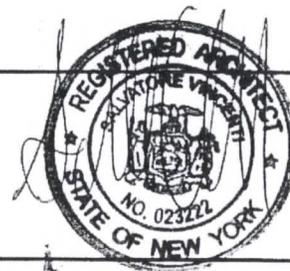
P10



 DENOTES EXISTING CONSTRUCTION.  
 DENOTES PROPOSED CONSTRUCTION.

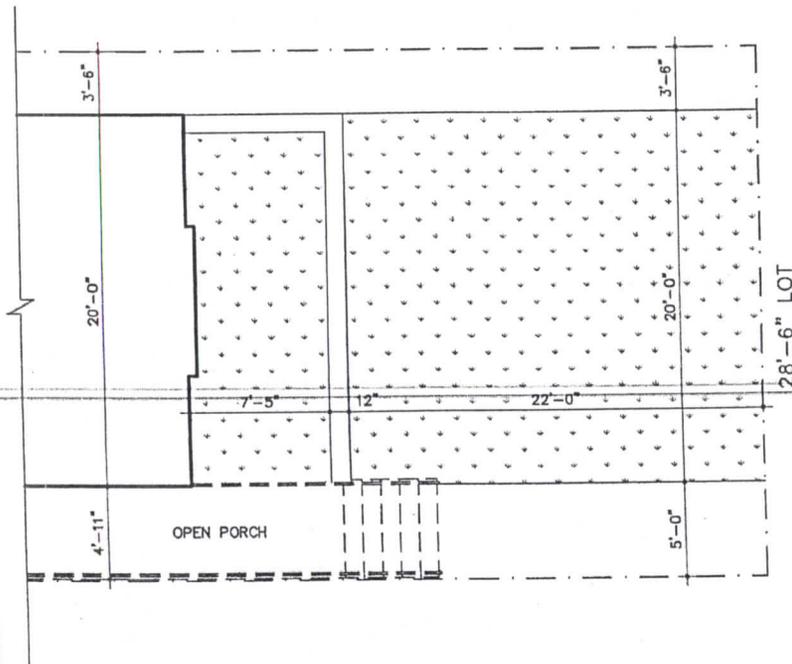
LONGITUDINAL SECTION (PROPOSED CONDITIONS)

SCALE: 1/8"=1'-0"  
 PROPOSED ENLARGEMENT OF 2-STORY  
 RESIDENCE AT 2076 OCEAN PARKWAY  
 BROOKLYN, NY



**CORNERSTONE DESIGNS**  
 Architects  
 1362 East 2nd Street  
 Brooklyn, New York 11230  
 Telephone: (718) 336-1708  
 Fax: (718) 336-1773  
 CORNER93@AOL.COM

P11



PLANTING REQUIREMENT (23-451)

MINIMUM PERCENTAGE OF THE AREA OF FRONT YARD SHALL BE PLANTED.

STREET FRONTAGE  
20 TO 34 FT

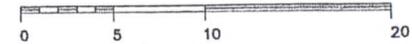
REQUIREMENT  
25%

MINIMUM PLANTING AREA

= 30'-0" X 28'-6" = 855.00 SF  
= 855 X 25% = 213.75 SF

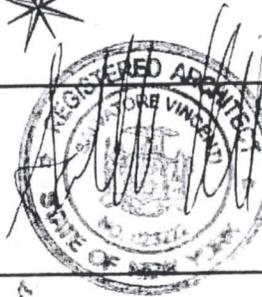
PROPOSED PLANTING AREA

= 22'-0" X 20'-0" = 440.00 SF > 213.75 SF



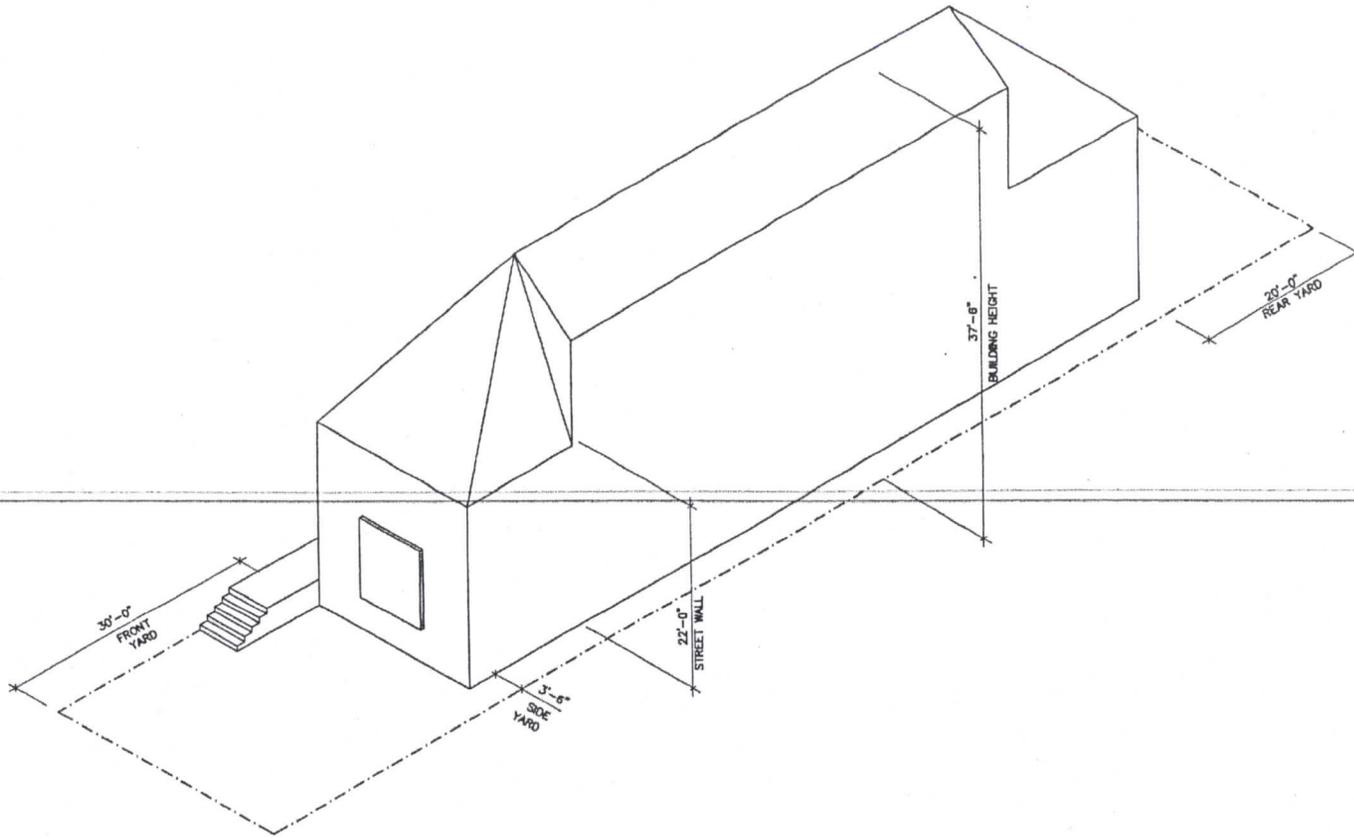
SITE PLANTING PLAN (PROPOSED CONDITIONS)

SCALE: 1/8"=1'-0"  
PROPOSED ENLARGEMENT OF 2-STORY  
RESIDENCE AT 2076 OCEAN PARKWAY  
BROOKLYN, NY



CORNERSTONE DESIGNS  
Architects  
1362 East 2nd Street  
Brooklyn, New York 11230  
Telephone: (718) 336-1708  
Fax: (718) 336-1773  
CORNER93@AOL.COM

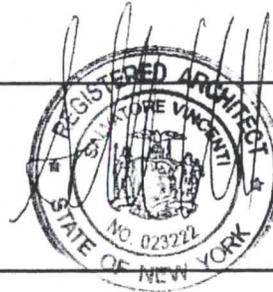
P12



ISOMETRIC VIEW (PROPOSED CONDITIONS)

SCALE: N.T.S.

PROPOSED ENLARGEMENT OF 2-STORY  
RESIDENCE AT 2076 OCEAN PARKWAY  
BROOKLYN, NY

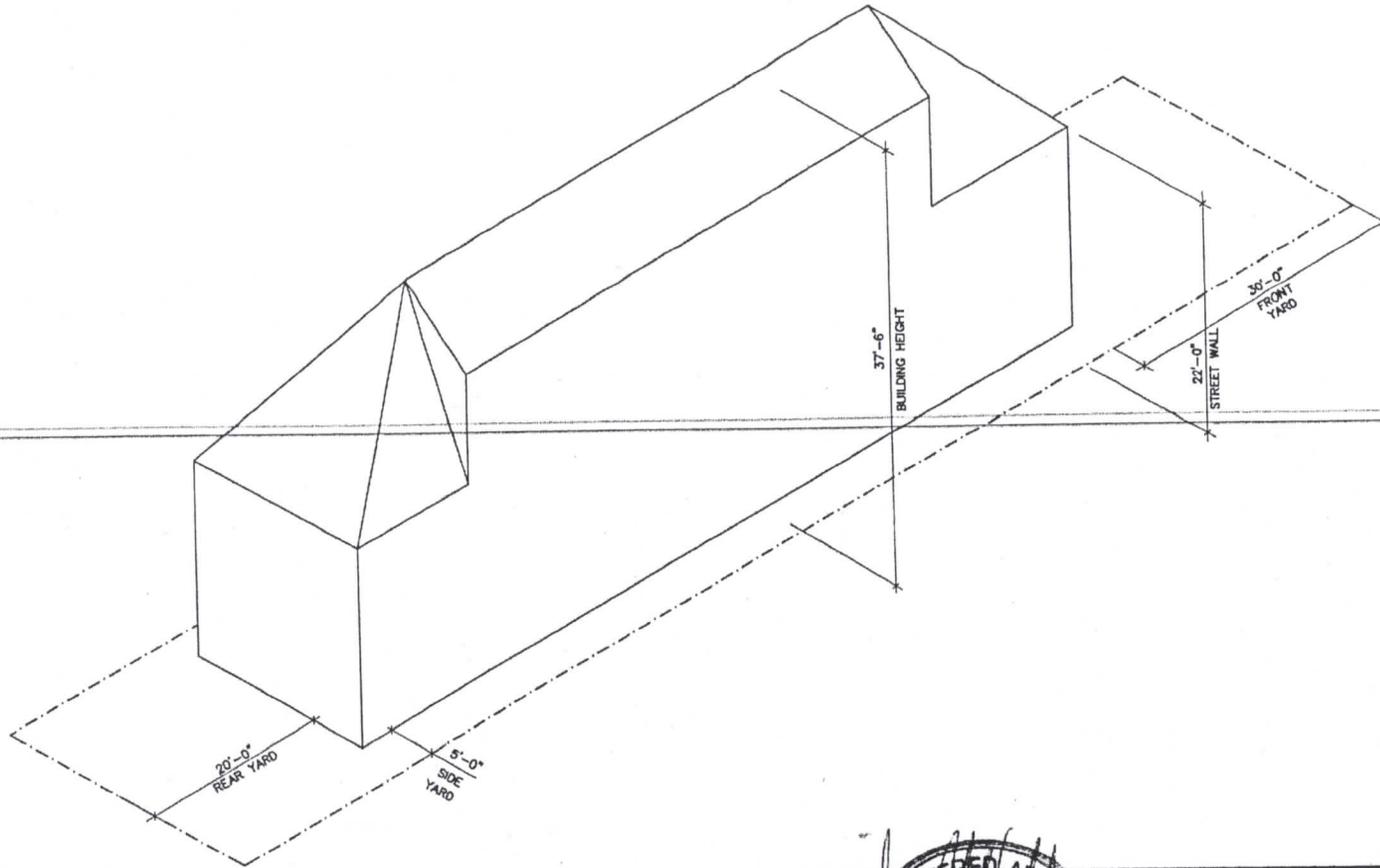


CORNERSTONE DESIGNS  
Architects

1362 East 2nd Street  
Brooklyn, New York 11230  
Telephone: (718) 336-1708  
Fax: (718) 336-1773  
CORNER93@AOL.COM

P13

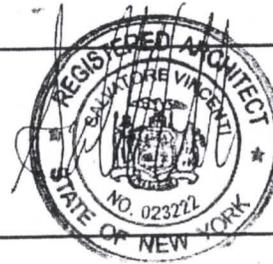
13 OF 15



ISOMETRIC VIEW (PROPOSED CONDITIONS)

SCALE: N.T.S

PROPOSED ENLARGEMENT OF 2-STORY  
RESIDENCE AT 2076 OCEAN PARKWAY  
BROOKLYN, NY



CORNERSTONE DESIGNS  
Architects

1362 East 2nd Street  
Brooklyn, New York 11230  
Telephone: (718) 336-1708  
Fax: (718) 336-1773  
CORNER93@AOL.COM

P14

14 OF 15



PROPOSED STREET SCAPE

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

PROPOSED ENLARGEMENT OF 2-STORY  
RESIDENCE AT 2076 OCEAN PARKWAY  
BROOKLYN, NY



CORNERSTONE DESIGNS  
Architects  
1362 East 2nd Street  
Brooklyn, New York 11230  
Telephone: (718) 336-1708  
Fax: (718) 336-1773  
CORNER93@AOL.COM

P15