

DENNIS D. DELL'ANGELO

ARCHITECT

18 ROOSEVELT STREET STATEN ISLAND, NEW YORK 10304

(718) 720-4105

STATEMENT OF FACTS

2018 East 7th St., Brooklyn, NY

This detached brick residence was constructed as a two family dwelling with Certificate of Occupancy #46568 issued Sept. 19th, 1927. The building was built with two sets of open brick steps extending to the street line and a raised concrete slab, curb and a planting area extending approximately 5'-4" beyond the street line. Survey dated Jan. 5th, 1985 by Boro Land Surveying, P.C. and photo taken 6/30/88 reflect those conditions.

In March of 1988 the owner retained Dennis D. Dell'Angelo, R.A. to prepare plans, applications and approvals for the conversion of the building to single family occupancy, modification of the interior layout and to reduce the size of the existing detached garage. The plans included a new open brick porch with steps at the front entrance. The steps were shown extending 5'-1" beyond the street line. Plans were approved with the encroachment of the steps beyond the street line based on the fact that the existing non complying condition was not being increased.

The plans were approved under Alt. #808/88 and a work Permit was issued on Aug. 10th, 1988. Work was accomplished without incident. However; in February of 1989 a "Notice of Intent to Revoke" was issued. See letter Dated Feb. 24th, 1989 from Jack J. Calabro, P.E., Chief Engineer of The Brooklyn D.O.B. which stated the reason for issuing the Notice was for "The front open brick porch was built contrary to the approved plans, the steps project more than 18 inches from property line." At a meeting attended by Chief Engineer Calabro, Dennis D. Dell'Angelo, R.A. and the plan examiner Patricia Blackman it was decided that since the new steps did not project further than the previous encroachments the permit would not be revoked. It should be noted that complaint #3000831 dated 2/21/89 which specifically noted the encroachment; was "resolved" with a notation that "no violation warranted". The inspection date was 11/14/1990. A copy of that complaint is attached.

The work was completed and in October of 1990 it was discovered that the Job Folder was missing from the Borough office of the D.O.B., see letter dated Oct. 2nd, 1990 from Dennis D. Dell'Angelo, R.A.. A duplicate folder was authorized and created in 1991. See attached letter dated Jan. 15th, 1991 from Dennis D. Dell'Angelo, R.A. to the D.O.B.

The Job Folder for Alt. #808/88 was recreated and amended plans were approved on April 4th, 1991 along with a final survey by Albert A. Bianco, L.L.S. dated May 31st, 1990. The approved survey and plans indicated brick steps extending beyond the street line. Copies of relevant documents (6 items) bearing the D.O.B. perforations indicating the approval and the date are attached herewith.

STATEMENT OF FACTS cont'd

2018 East 7th Street, Brooklyn, NY

An application was filed to secure a new Certificate of Occupancy but it could not be processed until the job was reinstated and the work permit was renewed. On May 16th, 1991 the job was reinstated and a "no-work" permit was issued. See affidavit by Charles Levy dated March 5th, 1991 along with amendments submitted by Dennis D. Dell'Angelo dated March 5th and March 7th, 1991.

The Certificate of Occupancy was not issued due to electrical objections. See letters dated May 17th, July 17th and Aug. 19th, 1991 from Dennis D. Dell'Angelo.

At this time the owner wishes to obtain the new Certificate of Occupancy and a new Job filing was prepared for submission to the D.O.B. for the purpose of replacing the original Pre B.I.S. Job. The Dept. of Buildings advised that the application would require a "Revocable Consent" from the D.O.T. due to the encroachment of the brick steps and garden wall.

It is therefore being requested that the matter be reviewed and a determination be issued allowing the existing encroachments to remain. All existing encroachments beyond the street line along the West side of East 7th Street between Avenue "S" and Avenue "T" have been identified along with current photographs reflecting the existing conditions.



New York City Department Of Transportation
Division Of Franchises, Concessions And Consents
55 Water Street, 9th Floor
New York, NY 10041
(212) 839-6550

Petition Form For A New Revocable Consent

Date of Submission

CONTACT INFORMATION

Petitioner Name EIN #

Address

Contact Person Telephone
e.g. attorney, engineer or architect

Address Email
Fax

Contract Manager Telephone
person who will handle payments to the City, insurance and security
deposit after the consent is granted

Address Email
Fax

PETITION DETAILS

The Petitioner requests a revocable consent from DOT to construct, maintain and use

fill in structure(s) description and location(s). Use attachments if additional space is required.

Petitioner must submit photos of existing conditions for above ground structures whether subject structures are in place or not.

The Petitioner will use the requested structure for the following purpose

Additional information, if any



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 Division Of Franchises, Concessions And Consents
 55 Water Street, 9th Floor
 New York, NY 10041
 (212) 839-6550

Petition Form For A New Revocable Consent

PETITIONER INFORMATION

The Petitioner is

Check one. If Petitioner is a partnership or corporation, attach a copy of Certificate of Partnership or Certificate of Incorporation with appropriate seal.

- a domestic corporation incorporated in the State of New York
- a foreign corporation organized under the laws of the State of and duly authorized to do business in the State of New York
- a general partnership
- an individual
- other, describe

Nature of Petitioner's Business

PROPERTY INFORMATION

The premises affected by the proposed structure(s) are

Check one.

- Owned by the Petitioner
submit copy of deed
- Leased by the Petitioner
submit consent of owner, and copies of deed and lease

Primary property benefited

Secondary property benefited

Address

Address

Block and lot

Block and lot

Owner

Owner

If only one property, indicate N/A for second property. If more than two, attach additional information.

Community Board

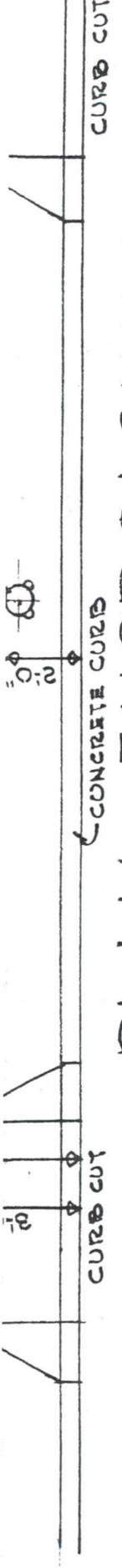
City Council Member



PROPERTY IN QUESTION

EAST 7TH STREET NORTH

2018 EAST 7TH ST. BKLYN

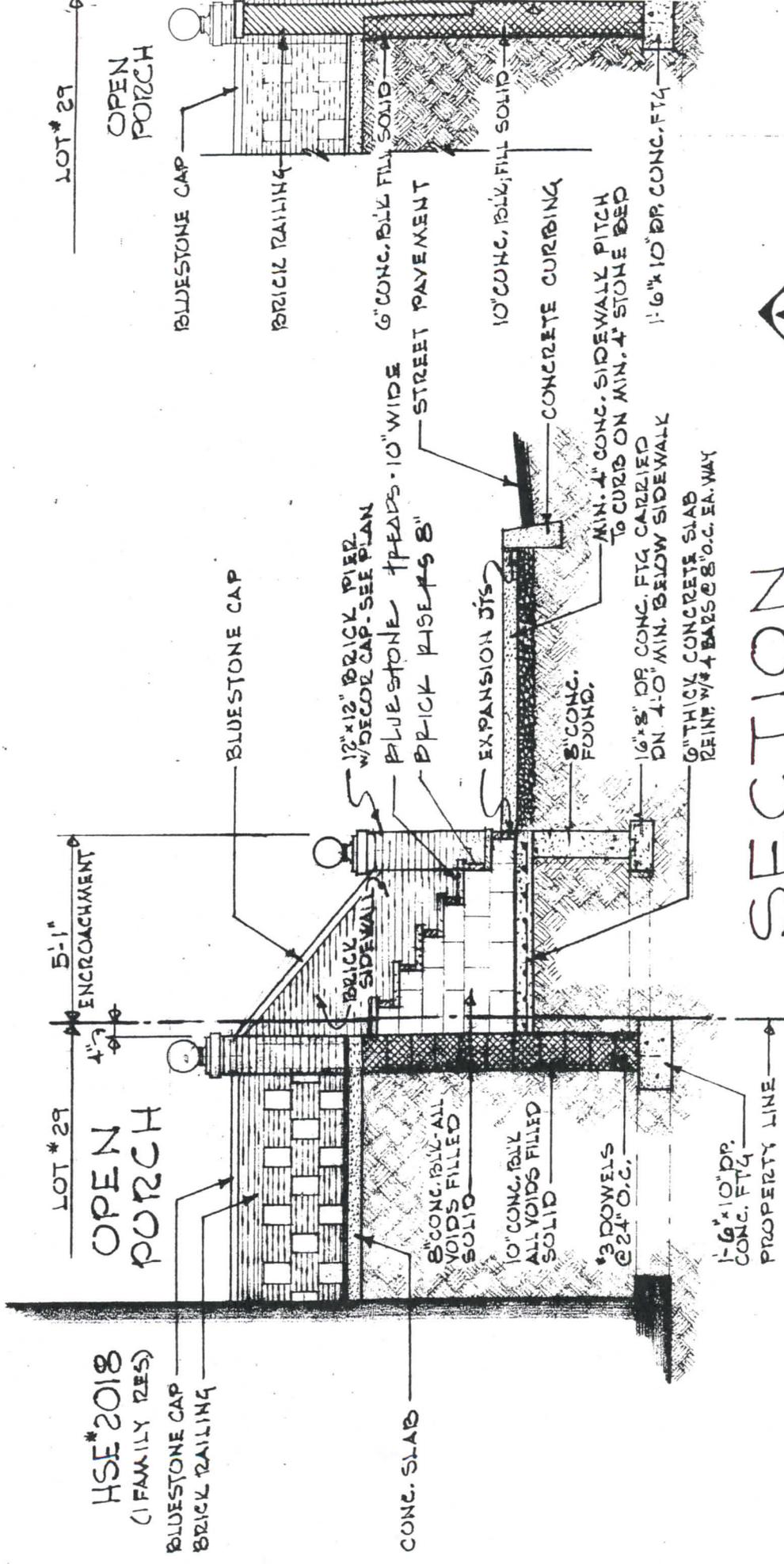


PLAN OF ENCROACHMENT

SCALE: 1/4" = 1'-0"

NOTE:

UNLESS OTHERWISE NOTED ALL CONDITIONS SHOWN ARE EXISTING.



SECTION

SCALE: 1/4" = 1'-0"



29'-0 1/2" (LOT #29)

21'-0" ±

8'-0"

HSE #2020

HSE #2018

1 FAMILY RESIDENCE



CONC. DRIVEWAY

CONC. DRIVEWAY

GARDEN

OPEN PORCH

PROPERTY LINES

PROPERTY LINES

BRICK RAILING
w/BLUESTONE CAP.

PROPOSED DENSELY PLANTED ARBORETAE

PROP. SEASONAL PLANTS

PROP. SEASONAL PLANTS

PROP. SEASONAL PLANTS

8" BRICK GARDEN WALL & W/ RAILING

PROPOSED GRASS AREA

8" GARDEN WALL

BRICK SIDING
w/BLUESTONE
MASONRY ST.
w/BLUESTONE

12"x12" BRICK
w/DECORATIVE

12" ENCROACHMENT

12"

4'-0"

12"

14'-0"

12"

12"

12"

12"

12"

12"

12"

12"

12"

12"

12"

12"

12"

12"

12"

12"

12"



CONCRETE SIDEWALK