



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. 290-14-BZ
CEQR NO. 15-BSA-104K

Section A

Applicant/
Owner

<u>Law Office of Lyra J. Altman</u> NAME OF APPLICANT	<u>Dafna Martha Koshanfar</u> OWNER OF RECORD
<u>23 Morningside Drive</u> ADDRESS	<u>2311 Quentin Road</u> ADDRESS
<u>Greenwich</u> <u>CT</u> <u>06830</u> CITY STATE ZIP	<u>Brooklyn</u> <u>NY</u> <u>11229</u> CITY STATE ZIP
<u>(212)</u> <u>452-4284</u> AREA CODE TELEPHONE	<u>LESSEE / CONTRACT VENDEE</u>
<u>lyra@lyraesq.com</u> EMAIL	<u>ADDRESS</u>
	<u>CITY STATE ZIP</u>

Section B

Site
Data

2311 Quentin Road 11229
STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

North side of Quentin Road between East 23rd Street and East 24th Street
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

6786 42 Brooklyn 15
BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT LANDMARK/HISTORIC DISTRICT

Chaim Deutsch R3-2 23b
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: 23-141, 23-461 and 23-47
DOB Decision (Objection/ Denial) date: October 28, 2014 Acting on Application No: 320761831

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 (R3-2) 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 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 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 6th DAY OF Nov. 2014
Signature of Applicant, Corporate Officer or Other Authorized Representative SWORN TO ME THIS

Lyra J. Altman Attorney
Print Name Title

BEATA JANIKOWSKI
NOTARY PUBLIC OF CONNECTICUT
MY COMMISSION EXPIRES 06/30/2015
Beata Janikowski
NOTARY PUBLIC

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

November 2014

STATEMENT OF FACTS AND FINDINGS

BSA Calendar No:
Premises: 2311 Quentin Road
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 a single family residence located in a residential (R3-2) zoning district. The subject premises has the address of 2311 Quentin Road, Brooklyn, New York and is known as Block 6786, Lot 42 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 October 28, 2014, the following objections were issued for the subject Premises:

- 1. Proposed plans are contrary to Z.R. 23-141 in that the proposed floor area ratio exceeds the maximum permitted.*
- 2. Proposed plans are contrary to Z.R. 23-141 in that the proposed open space is less than the minimum required.*
- 3. Proposed plans are contrary to Z.R. 23-141 in that the lot coverage exceeds the maximum permitted.*
- 4. Proposed plans are contrary to Z.R. 23-461 in that the proposed side yard is less than the minimum required.*

5. *Proposed plans are contrary to Z.R. 23-47 in that the proposed rear yard is less than the minimum required.*

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. We 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 .50 (2,000 square feet). The existing home has a floor area ratio of .70 (3,016 square feet). The instant proposal increases the floor area ratio to 1.01 (4,049 square feet). Said floor area ratio is permitted pursuant to Section 73-622 of the Zoning Resolution.

Open Space:

Section 23-141 of the Zoning Resolution provides a minimum required open space of sixty-five percent (65%). The existing home has open space of seventy percent (70%). The instant

LAW OFFICE OF LYRA J. ALTMAN

proposal decreases the open space to fifty-eight percent (58%). Said open space ratio is permitted pursuant to Section 73-622 of the Zoning Resolution.

Lot Coverage:

Section 23-141 of the Zoning Resolution provides a maximum permitted lot coverage of thirty-five percent (35%). The instant proposal calls for a lot coverage of forty-two percent (42%), an increase from the existing lot coverage of thirty percent (30%). Said lot coverage is permitted pursuant to Section 73-622 of the Zoning Resolution.

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. The existing home has one side yard of four feet one and one-quarter inches (4' 1 ¼") and one side yard of twelve feet and one quarter of an inch (12' 0 ¼"). The proposed home continues the side yard of four feet one and one-quarter inch (4' 1 ¼") and decreases the other side yard to nine feet (9'). 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 thirty-seven feet two and one-half inches (37' 2 ½"). The instant proposal provides a rear yard of 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.”

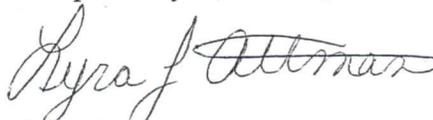
FINDINGS

In order to permit the proposed 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 existing and proposed use is a single-family residence. The Zoning Resolution permits single-family residential use, and 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. We 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

BSA CALENDAR NO. _____ BLOCK 6786 LOT 42

SUBJECT SITE ADDRESS 2311 Quentin rd st Brooklyn NY

APPLICANT _____ COMPLIANT: "Y"

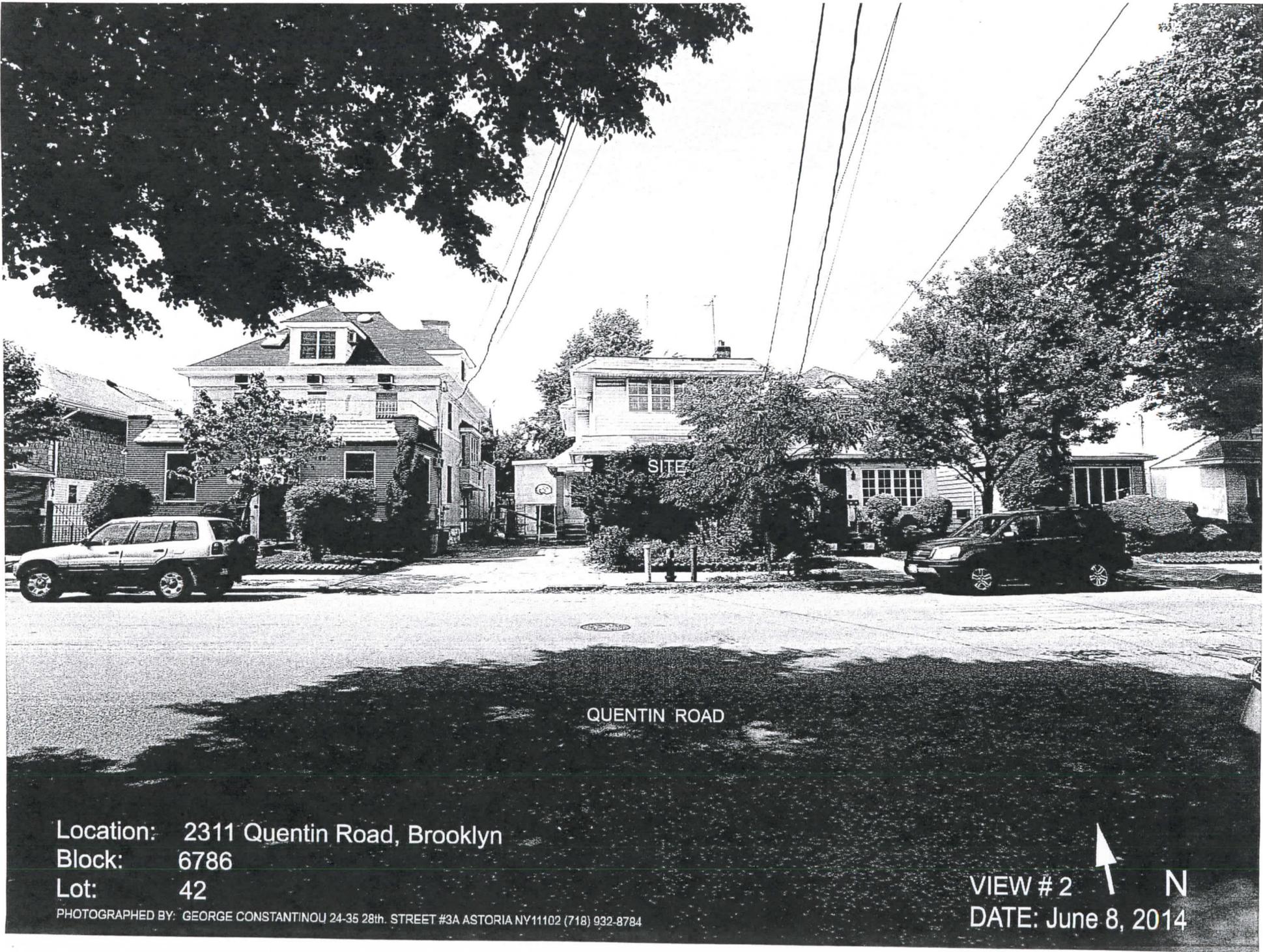
ZONING DISTRICT R 3-2 PRIOR BSA # _____ IF NOT: "N" and

SPECIAL/HISTORIC DISTRICT _____ INDICATE AMT

COMMUNITY BOARD 15

	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	INDICATE AMT OVER/UNDER
LOT AREA	23-32		3800		4000	4000	Y
LOT WIDTH	23-32		40'		40	40'	Y
USE GROUP (S)	22-00	1-4			1	1	Y
FA RESIDENTIAL	23-141	2000			2278	4049	N 51%
FA COMMUNITY FACILITY							
FA COMMERCIAL/INDUST.							
FLOOR AREA TOTAL	23-141	2000			2278	4049	N 51%
FAR RESIDENTIAL	23-141	0.5			.57	1.01	N 51%
FAR COMMUNITY FACILITY							
FAR COMMERCIAL/INDUST.							
FAR TOTAL	23-141	0.5			.57	1.01	N 51%
OPEN SPACE	23-141		.65		.6	.57	N 18%
OPEN SPACE RATIO							
LOT COVERAGE (%)	23-141	.35			.3	0.43	N 18%
NO. DWELLING UNITS	23-22	2			1	1	Y
WALL HEIGHT	23-631	21			21'-0"	21'-0"	Y
TOTAL HEIGHT	23-631	35			29'-10"	29'-10"	Y
NUMBER OF STORIES					2+ ATTIC	2+ ATTIC	Y
FRONT YARD	23-45		15'		7'-8"	7'-8"	N 53%
SIDE YARD	23-461		5'		4'-1"	4'	Y
SIDE YARD	23-461		8'		17'-2"	12'-0"	Y
REAR YARD	23-47		30'		37'-2"	20'	N 33%
SETBACK (S)	23-631						
SKY EXP. PLANE (SLOPE)	23-631						Y
NO. PARKING SPACES	25-15, 25-22	1	1		1	1	Y
LOADING BERTH (S)							
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: ** pre-existing non compliance



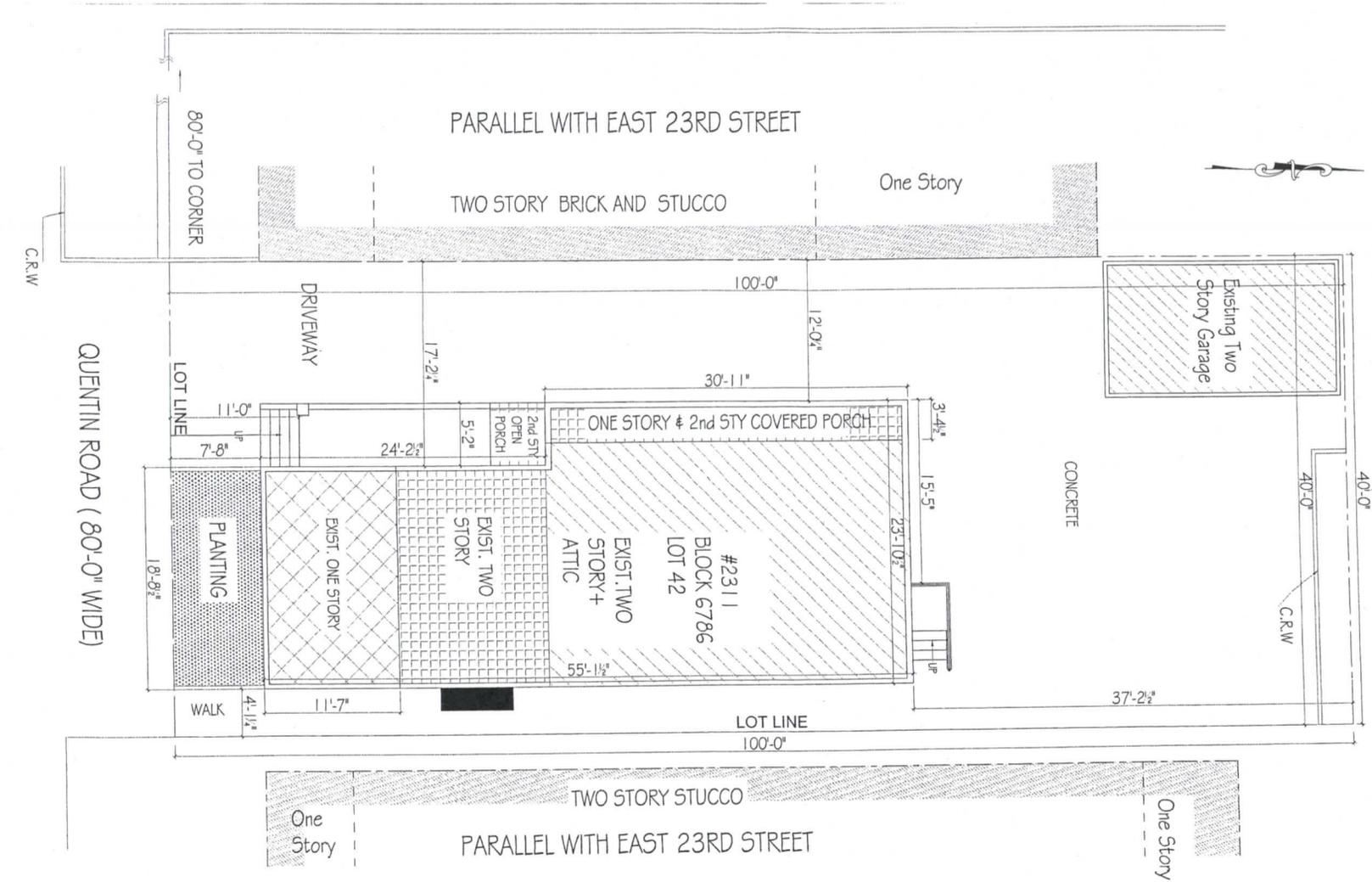
SITE

QUENTIN ROAD

Location: 2311 Quentin Road, Brooklyn
Block: 6786
Lot: 42

PHOTOGRAPHED BY: GEORGE CONSTANTINOIU 24-35 28th STREET #3A ASTORIA NY11102 (718) 932-8784

VIEW # 2  N
DATE: June 8, 2014



EXISTING PLOT PLAN

LEGEND

	EXIST. TWO STORY # ATTIC
	EXIST. ONE STORY
	EXIST. TWO STORY

	EXIST. FA	
1st floor	1191 SF	
2nd floor	10875F	
Attic	738 SF	
Total	3016 SF	



LEGEND

EXISTING PLOT PLAN

PARALLEL WITH QUENTIN ROAD

PARALLEL WITH QUENTIN ROAD

No.	Revision
Date	Issue

GRIGORI ZINKEVITCH ARCHITECT
96-05 67TH AVE
QUEENS NY 11374
917-689-5369

2311 QUENTIN ROAD
BROOKLYN, NY
11229

Project No. 11" x 17" 9/29/14

PLOT PLAN EXISTING

E-01

Sheet No. 1 of 1

No. / Revision
Date / Issue
GRIGORI ZINKEVITCH
ARCHITECT
99-05 67TH AVE
QUEENS NY 11374
917-689-5389

2311 QUENTIN ROAD
BROOKLYN, NY
11229

Sheet No. 11' x 17" Date 9/29/14
Title PLOT PLAN PROPOSED

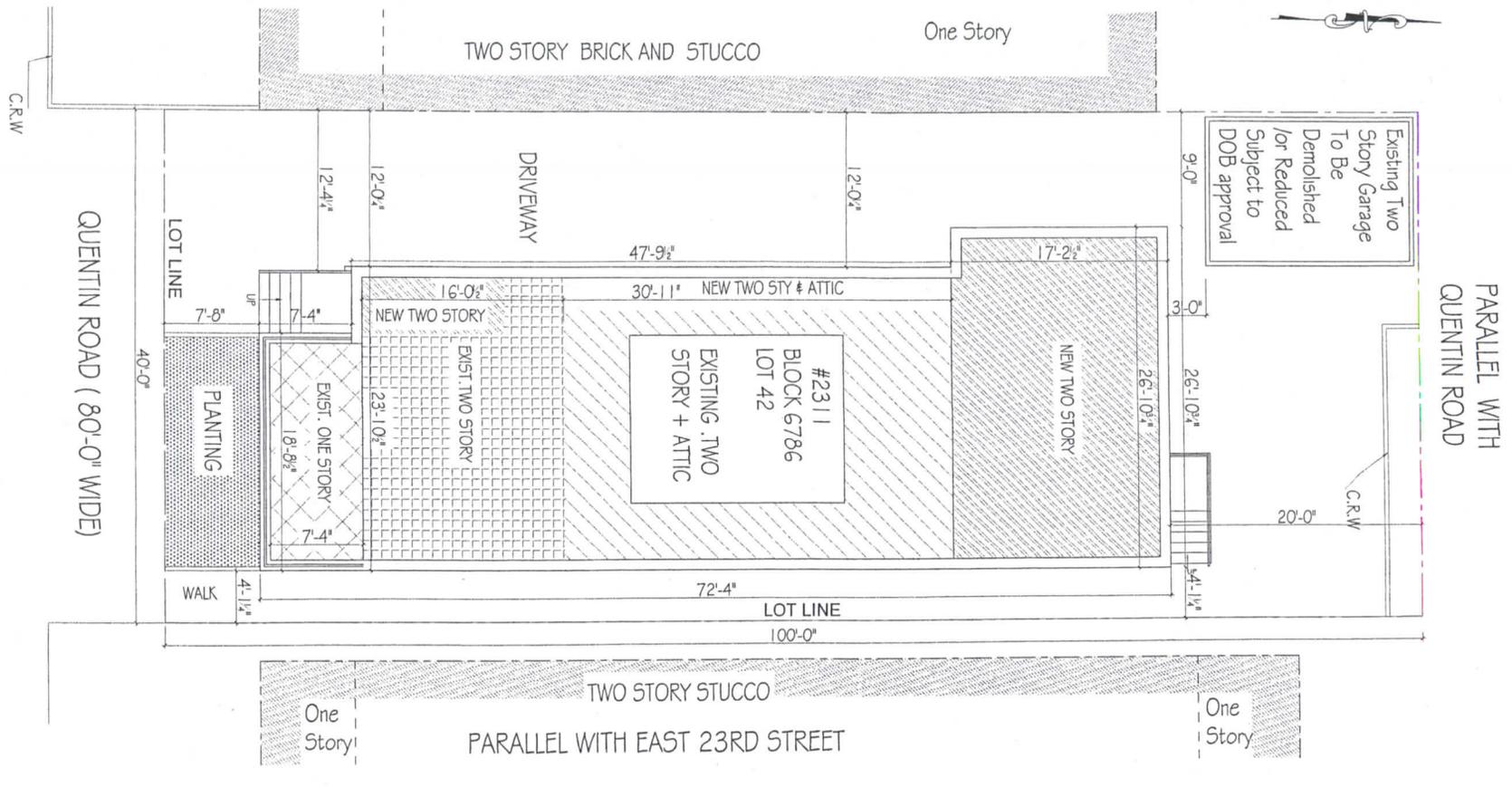
A-01

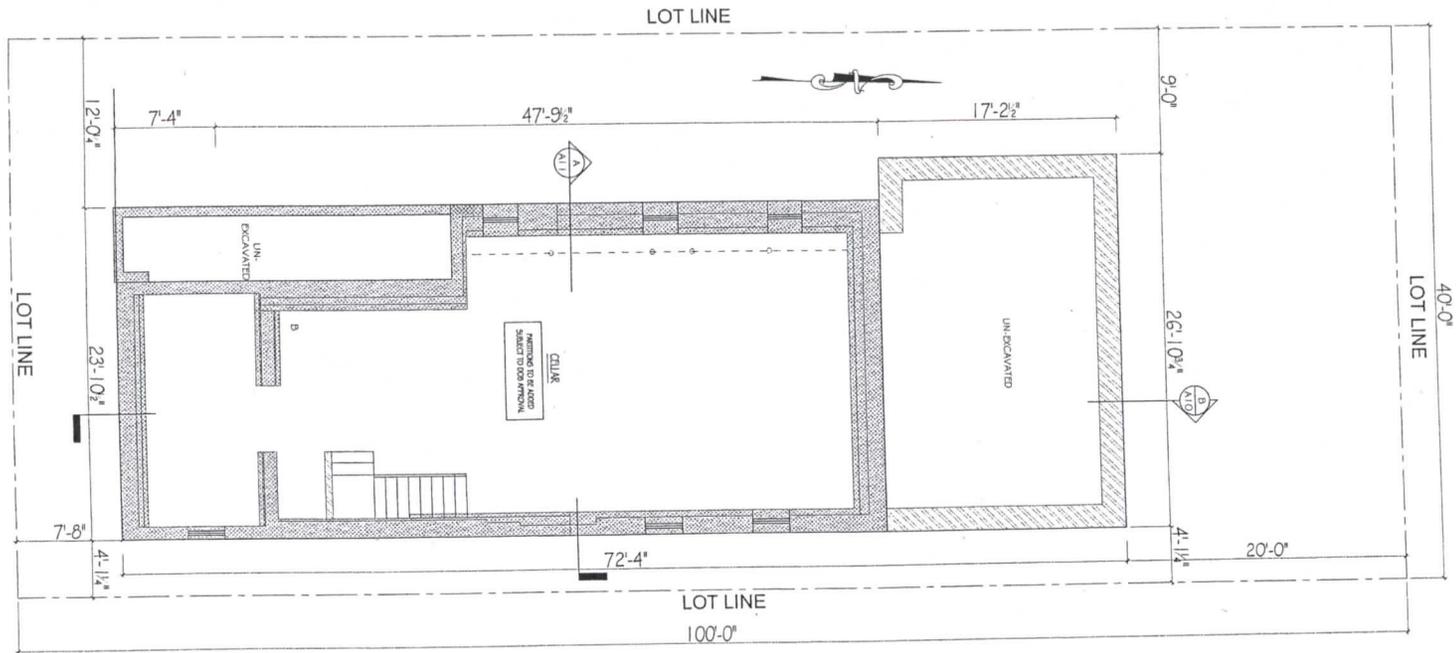


	EXIST. FA	NEW FA	TOTAL	
1st floor	1191 SF	440 SF	1631 SF	
2nd floor	1087 SF	593 SF	1680 SF	
ATTIC	738 SF	0 SF	738 SF	
Total	3016 SF	1033 SF	4049 SF	1.01

- LEGEND**
- EXIST. TWO STORY & ATTIC
 - PROP. 2 STORY
 - EXIST. 1 STORY
 - EXIST. 2 STORY
 - PROP. TWO STORY & ATTIC

PROPOSED PLOT PLAN





PROPOSED CELLAR PLAN

LEGEND

-  EXIST. EXT. WALL & INT. PARTITIONS TO REMAIN
-  PROP. NEW EXT. WALL & INT. PARTITIONS

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



LEGEND

PROPOSED CELLAR PLAN

No.	Revision
Date	Issue

GRIGORI ZINKEVITCH
 ARCHITECT
 95-05 67TH AVE
 QUEENS NY 11374
 917-689-5369

2311 QUENTIN ROAD
 BROOKLYN, NY
 11229

Sheet Size: 11" x 17" Date: 9/29/14
 Project No. 11229

CELLAR PLAN PROPOSED

A-02

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