



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. \_\_\_\_\_  
 CEQR NO. \_\_\_\_\_

**Section A**  
 Applicant/  
 Owner

Eric Palatnik, P.C. NAME OF APPLICANT	Alexander Pinkusovich OWNER OF RECORD
32 Broadway, Suite 114 ADDRESS	155 Dover Street ADDRESS
New York NY 10004 CITY STATE ZIP	Brooklyn NY 11235 CITY STATE ZIP
212 425-4343 AREA CODE TELEPHONE	N/A LESSEE / CONTRACT VENDEE
212 968-7129 AREA CODE FAX	ADDRESS
Eugene@EricPalatnikPC.com EMAIL	CITY STATE ZIP

**Section B**  
 Site  
 Data

155 Dover Street 11235  
 STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

Dover Street, between Hampton Avenue and Oriental Boulevard  
 DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

8736 BLOCK	44 LOT(S)	Brooklyn BOROUGH	15 COMMUNITY DISTRICT	N/A LANDMARK/HISTORIC DISTRICT
Hon. Chaim M. Deutsch CITY COUNCIL MEMBER	R3-1 ZONING DISTRICT (include special district, if any)	29b ZONING MAP NUMBER		

**Section C**  
 Dept of Building  
 Decision

BSA AUTHORIZING SECTION(S) 73-622 for  VARIANCE  SPECIAL PERMIT (Including 11-41)  
 Section(s) of the Zoning Resolution to be varied 23-141(b); 23-47  
 DOB Decision (Objection/ Denial) date: December 17, 2014 Acting on Application No: 320987269

**Section D**  
 Description

(LEGALIZATION  YES  NO  IN PART)

This is an application for a special permit pursuant to ZR 73-622 to permit an enlargement of a one family home. The application seeks to waive the floor area, lot coverage, rear yard and open space requirements of the underlying R3-1 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.

Signature of Applicant, Corporate Officer or Other Authorized Representative: Eric Palatnik

Eric Palatnik  
Print Name

Attorney  
Title

NOTARY PUBLIC

GONZALEZ ROBIN  
 NOTARY PUBLIC, STATE OF NEW YORK  
 SWORN TO ME THIS 13 DAY OF July 2015  
 QUALIFIED IN KINGS COUNTY  
 COMMISSION EXPIRES 08/18/07

**ERIC PALATNIK, P.C.**

ATTORNEY AT LAW  
32 BROADWAY, SUITE 114  
NEW YORK, NEW YORK 10004

(212) 425-4343  
FAX (212) 968-7129  
E-MAIL ERIC@ERICPALATNIKPC.COM

January 15, 2015

**STATEMENT OF FACTS AND FINDINGS**

*Premises: 155 Dover Street  
Block 8736; Lot 44  
Brooklyn, New York*

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**INTRODUCTION AND JURISDICTION**

This is an application for a special permit pursuant to ZR § 73-622 to permit an enlargement of a one family home. The application seeks to waive the floor area, lot coverage, rear yard and open space requirements of the underlying R3-1 zoning district.

The Premises is located on Dover Street, between Oriental Boulevard and Hampton Avenue in the borough of Brooklyn. It is further identified on the New York City Tax Map as Block 8736, Lot 44. The lot is 6,000 square feet and has 60 feet of frontage on Dover Street and a depth of 100 feet. The Premises is in Brooklyn Community Board 15 and is located in an R3-1 zoning district.

The instant application requests to enlarge an existing one family home from 3,553 sq. ft. to 5,826 sq. ft. As this enlargement is contrary to the Article 2 Chapter 3 residential bulk regulations, a special permit pursuant to ZR § 73-622 is required in order to permit the enlargement.

Pursuant to Zoning Resolution §73-622, the Board of Standards and Appeals ("BSA") may permit an enlargement of single or two family, detached or semi detached residences. This authority allows the BSA to either create a new non-compliance or extend or increase the amount

## **ERIC PALATNIK**

or degree of an existing non-compliance within designated areas provided that several conditions and findings are satisfied. Your Board is empowered to grant the instant request as ZR § 73-622 allows your Board to waive the floor area, lot coverage, open space and rear yard requirements in the underlying district. We submit that the application meets the required findings and respectfully request that the application be granted in all respects.

Zoning Resolution §73-622 (a) lists “Community Districts 10, 11 and 15, in the Borough of Brooklyn” as designated Special Permit areas. As evidenced by the enclosed application materials, the Premises, which is located in Community District **15**, qualifies as the subject of a Special Permit application.

### **EXISTING CONDITIONS AND DOB OBJECTIONS**

The Premises is improved upon with a one family, two story home with an attic and cellar. The building has a floor area of 3,553 square feet and an FAR of 0.59. The building has a lot coverage of 28%, a 23’1” front yard; a rear yard of 37’2” and side yards of 8’11” and 9’. The existing first floor has an elevation of 11.34’ and the building has a height of 34’. The existing building has a first floor area of 1,693 sq. ft.; the second floor is 1,275 sq. ft.; and the attic is 585 sq. ft.

Plans were filed with the Department of Buildings (“DOB”) under Job Number: 3209872689 in order to permit the enlargements. The following objections were issued:

Objection #1: Proposed floor area is contrary to ZR 23-141(b).

Objection #2: Proposed open space is contrary to ZR 23-141(b).

Objection #3: Proposed lot coverage is contrary to ZR 23-141(b).

Objection #4: Proposed rear yard is contrary to ZR 23-47.

**DESCRIPTION OF OBJECTIONS**

**Floor Area Ratio is Contrary to ZR 23-141(b)**

The proposal will increase the floor area ratio from 0.59 to 0.97. This will create a new non-compliance. Under Zoning Resolution §23-141(b), the maximum permitted floor area ratio is 0.50 (the existing home has an attic bonus of 20% as noted on the zoning analysis form). The existing floor area ratio is 0.59. The proposed is 0.97.

Zoning Resolution §73-622 allows the Board to increase the amount or degree of an existing non-compliance, provided that the enlargement does not alter the existing character of the neighborhood or impair the future use or development of the surrounding area.

**Open Space is Contrary to ZR 23-141(b)**

The proposal will create a non-compliance with respect to open space. Under Zoning Resolution §23-141(b), the minimum required open space is 65%. The existing open space is 72%. The proposed open space is 57%.

Zoning Resolution §73-622 allows the creation of such non-compliances, provided that the enlargement does not alter the existing character of the neighborhood or impair the future use or development of the surrounding area.

**Lot Coverage is Contrary to ZR 23-141(b)**

The proposal will create a non-compliance with respect to lot coverage. Under Zoning Resolution §23-141(b), the maximum permitted lot coverage is 35%. The existing lot coverage is 28%. The proposed lot coverage is 43%.

Zoning Resolution §73-622 allows the creation of such non-compliances, provided that the enlargement does not alter the existing character of the neighborhood or impair the future use or development of the surrounding area.

## **ERIC PALATNIK**

### **Rear Yard is Contrary to ZR 23-47(b)**

The proposal will decrease the rear yard from 37'2" to 24'. This will create a new non-compliance. Under Zoning Resolution §23-47, a rear yard with a depth of not less than 30 feet shall be provided at every rear lot line, except as otherwise provided.

Zoning Resolution §73-622 allows the Board to create a new non-compliance or increase the amount or degree of such an existing non-compliance where there is a minimum 20'0" rear yard measurement (ZR §73-622(b)(2)), provided that the enlargement does not alter the existing character of the neighborhood or impair the future use or development of the surrounding area.

### **PROPOSED ENLARGEMENT**

The proposed enlargement seeks to enlarge the existing two story and cellar building. The enlargement will occur by expanding the rear with a one story enlargement; by adding a second story to the one story portion of the building at the front; and by expanding the building at the front with a new two and a half story enlargement (*Please see the Proposed Plot Plan, Drawing A-107.00*).

The proposed enlargement will have a floor area of 5,826 square feet and an FAR of 0.97. The building will have a lot coverage of 43%, a 15'0" front yard; a rear yard of 24'0" and side yards of 8'11" and 5'. The lowest occupiable first floor will have an elevation of 11.34' and the building will have a height of 35'. The enlarged building will have a first floor area of 2,608.5 sq. ft.; a second floor of 1,917.8 sq. ft.; and an attic of 1,290.5 sq. ft.

### **SATISFACTION OF FINDINGS**

In order to permit the enlargement, the BSA must find that the enlargement "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." (Zoning Resolution §73-622).

## **ERIC PALATNIK**

The proposed 15' front yard is compliant with the minimum required and no variation of the Zoning Resolution is required. The proposed 24' rear yard, although not compliant with the required 30 foot minimum, falls within the 20 foot requirement that your Board is authorized to approve. The proposed two side yards of 8'11" and 5'0" will remain compliant with the required minimum and no variation of the Zoning Resolution is required.

### ***Rear Yard:***

The proposed rear yard enlargement will be limited to a one story enlargement. Such an enlargement will not alter the character of the neighborhood nor impair the use or development of the surrounding area. It will not cast shadows on neighboring properties and will not adversely impact the neighbors' use and enjoyment of their rear yards.

### ***Bulk of the Building and the Neighborhood of Manhattan Beach:***

The proposed floor area ratio of 0.97, will not alter the character of the neighborhood and will not impair the use or development of the area. The neighborhood of Manhattan Beach features an eclectic mix of homes with varied architectural designs and dimensions. The neighborhood has many homes which are similar in size and design to the proposed enlargement.

As the attached Land Use Study by Urban Cartographics shows, within 400 feet of the site, 18 lots are improved upon with homes that have an FAR greater than 0.75. Of these homes, three have an FAR that is greater than 1.0.

Granting the requested bulk of 5,826 square feet (FAR of 0.97) will not alter the character of the neighborhood. Although the neighborhood is not predominated by buildings with an FAR that is almost one (1), such buildings are not out of the ordinary. They are an integral part of the neighborhood and form its essential character. They contribute to property values and make the neighborhood more scenic. Non conforming FARs are common in this neighborhood and granting the instant application will not set a new precedent.

**ERIC PALATNIK**

*The Proposal within the Context of Dover Street*

As shown on the Photo Streetscape Diagram (included as an attachment), the character of Dover Street is consistent with the rather eclectic character of the Manhattan Beach neighborhood. Neighborhood homes range in floor area from 1,792 (170 Dover Street) to 9,000 (adjacent property at 149 Dover Street) and the architectural styles are just as varied.

As shown on the Photo Streetscape Diagram, the proposed bulk will not alter the character of the neighborhood as several homes on the block have floor areas greater than 4,000 sq. ft. (149 Dover, 156 Dover, and 131 Dover). The proposed architectural design will not alter the character of the neighborhood as the character of the subject block is not its uniformity.

**VIOLATIONS**

There are no prior violations at the Premises.

**CONCLUSION**

We are confident that the conditions and findings of Zoning Resolution § 73-622 are satisfied in the instant matter and, therefore, respectfully submit that the granting of the Special Permit in this matter is both appropriate and supported by the facts.

Respectfully Submitted,

Eric Palatnik, P.C.

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

BLOCK 8736

LOT 44

SUBJECT SITE ADDRESS

155 DOVER STREET, BROOKLYN, NY, 11235

APPLICANT

MARK VERKHOVSKY, R.A.

ZONING DISTRICT R 3-1

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

COMPLIANT: "Y"

SPECIAL/HISTORIC DISTRICT NONE

IF NOT: "N" and

COMMUNITY BOARD 315

INDICATE AMT

OVER/UNDER

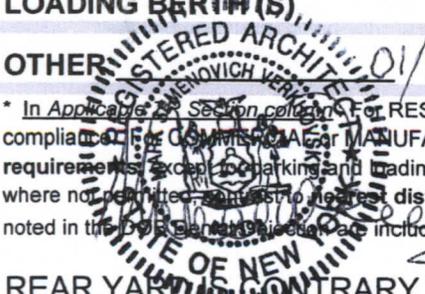
	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	
LOT AREA	23-32		3 800s.f.	N/A	6 000 s.f.	6 000 s.f.	y
LOT WIDTH	23-32		40'	N/A	60'	60'	y
USE GROUP (S)	22-11	1,2,3,4		N/A	1	1	y
FA RESIDENTIAL	23-141(b)(1)	3600 s.f.		N/A	3553.6s.f.	5826.5s.f.	N+2226.5
FA COMMUNITY FACILITY	N/A			N/A	N/A	N/A	N/A
FA COMMERCIAL/INDUST.	N/A			N/A	N/A	N/A	N/A
FLOOR AREA TOTAL	23-141(b)(1)	3600 s.f.		N/A	3553.6s.f.	5826.5s.f.	N+2226.5
FAR RESIDENTIAL	23-141(b)(1)	0.60		N/A	0.59	0.97	N+0.37
FAR COMMUNITY FACILITY	N/A	N/A		N/A	N/A	N/A	N/A
FAR COMMERCIAL/INDUST.	N/A	N/A		N/A	N/A	N/A	N/A
FAR TOTAL	23-141(b)(1)	0.60		N/A	0.59	0.97	N+0.37
OPEN SPACE	23-141(b)(1)		3900	N/A	4307s.f.	3391.5	N-508.5
OPEN SPACE RATIO	N/A		N/A	N/A	N/A	N/A	N/A
LOT COVERAGE (%)	23-141(b)	35		N/A	28	43	N+8
NO. DWELLING UNITS	22-12(a)(2)	9		N/A	1	1	Y
WALL HEIGHT	23-631(b)	21'		N/A	21'	21'	Y
TOTAL HEIGHT	23-631(b)(1)	35'		N/A	34'	35'	Y
NUMBER OF STORIES				N/A	2.5	2.5	Y
FRONT YARD	23-45		15'-0"	N/A	23'-1"	15'-0"	Y
SIDE YARD	23-46		8'-0"	N/A	8'-11"	8'-11"	Y
SIDE YARD	23-46		5'-0"	N/A	9'-0"	5'-0"	Y
REAR YARD	23-47		30'-0"	N/A	37'-2"	24'-0"	N-6'
SETBACK (S)	23-631(B)		N/A	N/A	N/A	N/A	N/A
SKY EXP. PLANE (SLOPE)	23-631(B)	N/A		N/A	N/A	N/A	N/A
NO. PARKING SPACES	25-15	9	1	N/A	1	1	Y
LOADING BERTH (S)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OTHER							

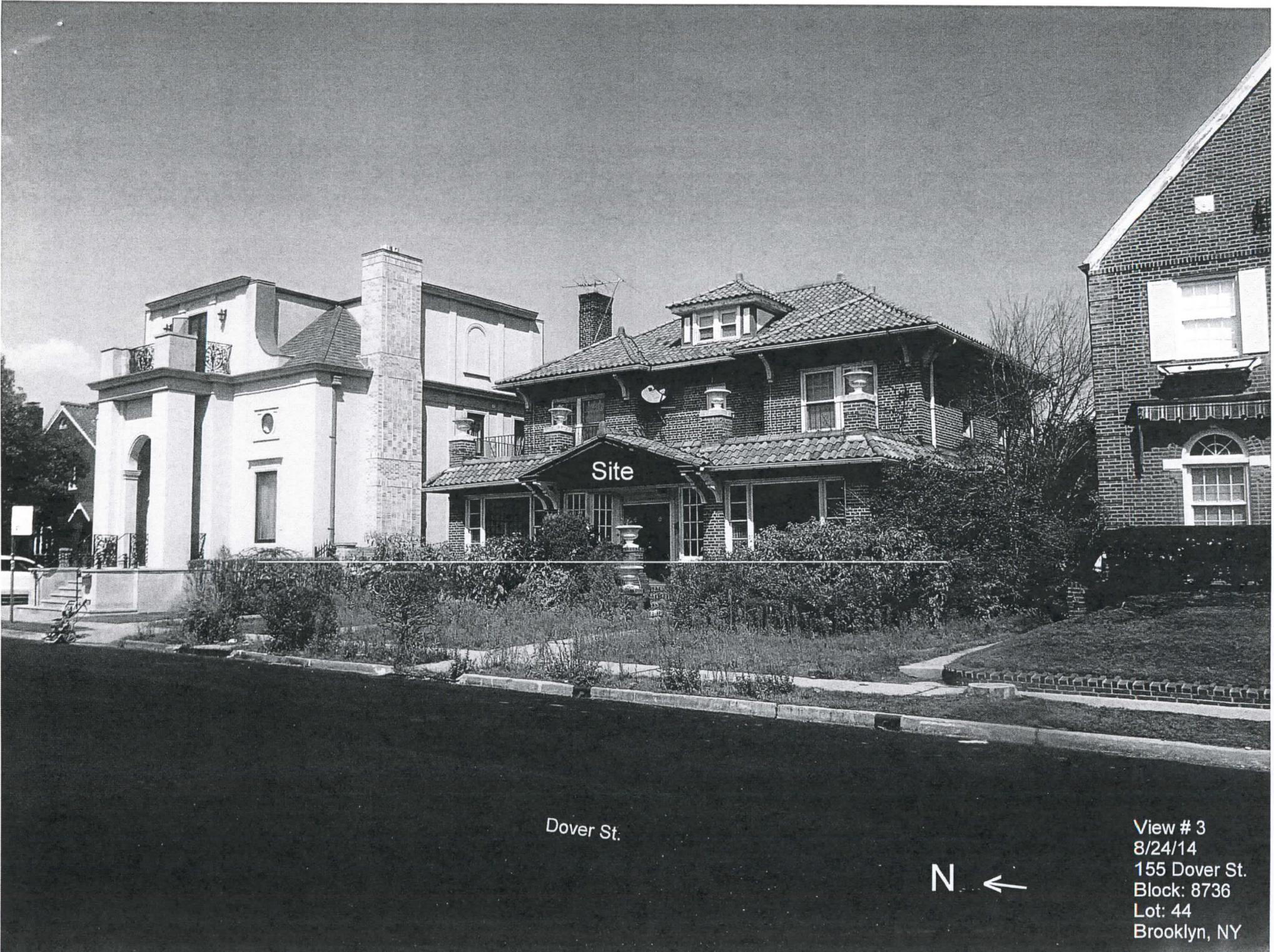
\* In Applicable ZR Section column, For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, and contrast compliance to the COMMUNITY FACILITY or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to current R 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 ZONING DISTRICTS/SECTION page included.

NOTES: 1. PROPOSED FLOOR AREA RATIO, OPEN SPACE, LOT COVERAGE,

REAR YARD IN CONTRARY TO ZR 23-141(B), ZR 23-47.

2. MAX PERMITTED FLOOR AREA. = 0.5 + 20% UNDER SLOPING ROOF = 0.6





Dover St.



View # 3  
8/24/14  
155 Dover St.  
Block: 8736  
Lot: 44  
Brooklyn, NY



1 EXISTING FRONT ELEVATION  
SCALE 1/4"=1'-0"

**MARK**  
**VERKHOVSKY**  
**R.A.**  
 121 Brick Church Road,  
 Spring Valley, NY, 10977.  
 Tel: 845-364-0373  
 E: markverk3@verizon.net

PROJECT  
**PINKUSOVICH**  
**RESIDENCE**  
 PROPOSED ALTERATION  
 2 1/2 STORY BUILDING  
 155 DOVER ST., BROOKLYN,  
 NY 11235

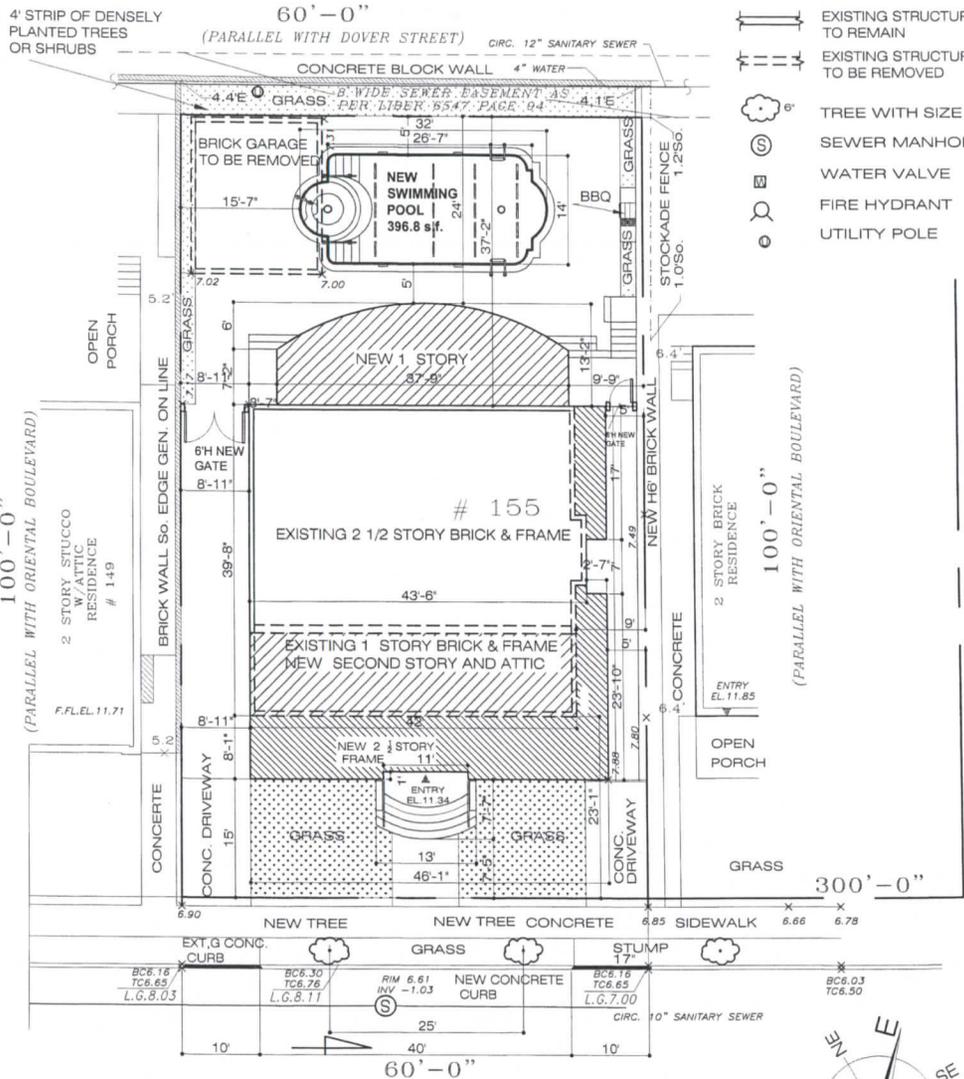
SHEET TITLE  
**EXST'G FRONT**  
**ELEVATION**

SEAL & SIGNATURE  


DATE: 01 - 13 -2015  
 PROJECT No: 2014-07  
 DRAWING BY: A.K.  
 CHK BY: M.V.  
 DWG No: 25 OF 31

A-225.00

AREA OF THE PARCEL = 6000.00 SQ.FT. = 0.14 ACRE



**1 PLOT PLAN**

SCALE 1/16"=1'-0"

**2 LEGEND**

- EXISTING STRUCTURE TO REMAIN
- EXISTING STRUCTURE TO BE REMOVED
- TREE WITH SIZE
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE

**3 ZONING ANALYSIS**

ZONING ANALYSIS  
 BLOCK: 8736 LOT: 44  
 ZONE: R 3-1 MAP: 29b  
 LOT AREA: 60 x 100 = 6000 SQ.FT  
 MAX PERMITTED FLOOR AREA. = 0.5 + 20% UNDER SLOPING ROOF = 0.6  
 6000 x 0.5 = 3000 SQ.FT

UNDER SLOPING ROOF = 3000 x 20% = 600 SQ.FT.  
 TOTAL F.A.R. 6000 X 0.6 = 3600 SQ.FT  
 OR 3000 + 600 = 3600 SQ.FT

FLOOR AREA: FIRST FLOOR: Existing: 1693.4 sq.ft  
 Proposed Enlargement: 488.1+427.0=915.1 SQ.FT  
 Total: 1693.4+ 915.1 = 2608.5 SQ.FT.

SECOND FLOOR: Existing: 1275.2 SQ.FT  
 Proposed Enlargement: 652.3 SQ.FT  
 Total: 1275.2 + 652.3= 1927.5 SQ.FT.

ATTIC FLOOR Existing: 585 SQ.FT  
 Proposed Enlargement: 705.5 SQ.FT  
 Total: 585 + 705.5 = 1290.5 SQ.FT.

EXISTING: 1693.4 + 1275.2+585 =3553.6 SQ. FT.  
 PROPOSED ENLARGEMENT: 915.1 +652.3 +705.5 = 2272.9SQ.FT.  
 TOTAL FLOOR AREA: 3553.6 +2272.9 = 5826.5 SQ.FT  
 5826.5 SQ.FT > 3600 SQ.FT (NON COMPLYING)

ZR: 23-141(b) F.A.R. 5826.5 /6000 = 0.97 > 0.6 (NON COMPLYING)

LOT. COVERAGE MAX. = 35% 6000 x 35 % = 2100 sq ft  
 PROPOSED: 2608.5/6000 sq ft = 43% > 35%(NON COMPLYING)

OPEN SPACE = 65 % 6000 x 65 % = 3900 sq ft  
 6000 - 2608.5 = 3391.5 < 3900 (NON COMPLYING)

ZR: 23-46 FRONT YARD REQ'D : 15'  
 PROVIDED : 15' - OK

ZR: 23-631 REAR YARD REQ'D : 30'  
 PROVIDED : 24'-0" (NON COMPLYING)

ZR: 23-48 TWO SIDE YARDS REQ'D: MIN. 5' TOTAL:13'  
 PROVIDED: 8'-11" & 5'-0", TOTAL 13'-11" - OK

ZR: 23-631b HEIGHT REQ'D: 21' - PERIMETER WALL  
 35'-0" MAX. & RIDGELINE 35'-0"

ZR: 25-23 PARKING REQ'D : 100% -OF TOTAL DWELLING UNITS (ONE)  
 PROVIDED : TWO>ONE(O.K.)

ZR: 23-22 MAX. # OF DWELLING UNITS: 6000 sq ft / 625sq ft = 9 UNITS  
 PROVIDED : ONE < 9 (O.K.)

PERIMETER WALLS EXISTING :  
 CELLAR: 166'-10"  
 FIRST FLOOR: 166'-10"  
 SECOND FLOOR: 144' -1"

PERIMETER WALLS TO BE DEMOLISH:  
 CELLAR: 0'  
 FIRST FLOOR: 78'-7" 78.58 / 166.10 x 100 = 47.3% < 50%  
 SECOND FLOOR: 72'-0 1/2" 72.0 / 144.1 x100 = 49.9% < 50%



**MARK VERKHOVSKY R.A.**

121 Brick Church Road,  
 Spring Valley, NY, 10977.  
 Tel: 845-364-0373

E: markverk3@verizon.net

PROJECT  
**PINKUSOVICH RESIDENCE**

PROPOSED ALTERATION  
 2 1/2 STORY BUILDING  
 155 DOVER ST., BROOKLYN,  
 NY 11235

SHEET TITLE  
**PLOT PLAN, ZONING**

SEAL & SIGNATURE



DATE: 01-13-2015

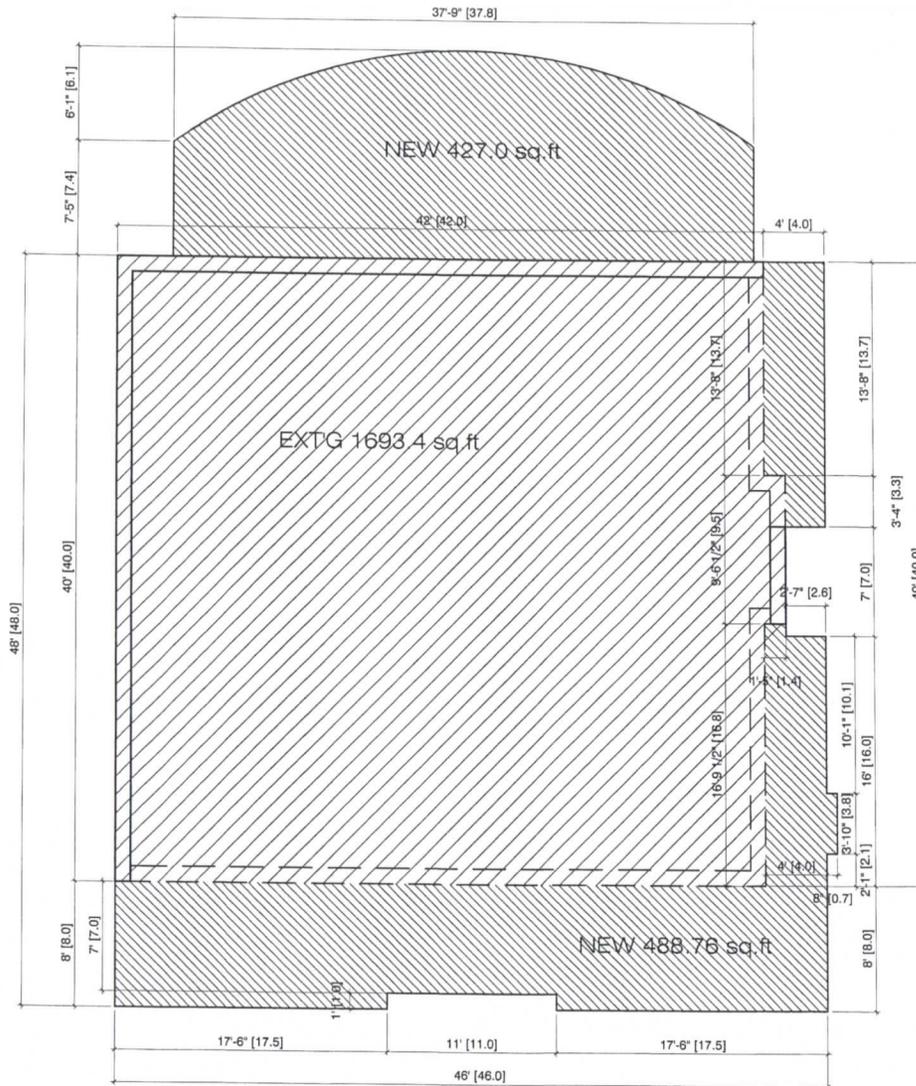
PROJECT No: 2014-07

DRAWING BY: A.K.

CHK BY: M.V.

DWG No: 2 OF 31

**Z-002.00**



1 FIRST FLOOR AREA  
SCALE 1/8"=1'-0"

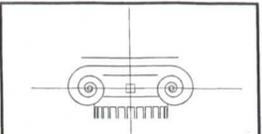
FIRST FLOOR AREA: EXIST. : 42.00 x  
40.00 + 1.40 x 9.50=1693.4 sq.ft  
NEW : 17.00 x 8.00 +  
11.00 x 7.00 +  
17.00 x 8.00 +  
3.00 x 16.00 +  
3.80 x 0.70 +  
0.80 x 1.40 +  
13.90 x 3.00 +  
1.60 x 3.30 +  
427.00=  
= 136.00 +  
77.00 + 136.00 + 48.00 + 2.7 + 1.12 + 41.7  
+ 5.3 + 427.00=915.1 sq.ft  
TOTAL: 1693.4 +915.1= 2608.5 sq.ft

FIRST FLOOR PERIMETER EXISTING WALLS :  
40'-0" + 42'-0" + 40'-0" + 42'-0" + 1'-5" + 1'-5"  
= 166'-10"

TO BE REMOVED: 42'-0" + 16'-9" +  
1'-5" + 3'-4" + 1'-5" + 13'-8"= 78'-7"  
% WALL REMOVED: 78.58 / 166.10 x 100  
= 47.3% < 50%

2 LEGEND

-  EXISTING STRUCTURE TO REMAIN
-  EXISTING STRUCTURE TO BE REMOVED



AR KISSIL  
CORPORATION  
ARCH AND INT DESIGN

MARK  
VERKHOVSKY  
R.A.

121 Brick Church Road,  
Spring Valley, NY, 10977.  
Tel: 845-364-0373  
E: markverk3@verizon.net

PROJECT  
PINKUSOVICH  
RESIDENCE  
PROPOSED ALTERATION  
2 1/2 STORY BUILDING  
155 DOVER ST., BROOKLYN,  
NY 11235

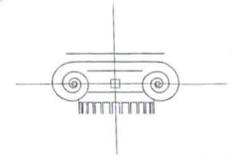
SHEET TITLE  
FIRST FLOOR  
AREA

SEAL & SIGNATURE



DATE: 01-13-2015  
PROJECT No: 2014-07  
DRAWING BY: A.K.  
CHK BY: M.V.  
DWG No: 3 OF 31

Z-003.00



**AR KISSIL CORPORATION**  
ARCH AND INT DESIGN

**MARK VERKHOVSKY R.A.**

121 Brick Church Road,  
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E: markverk3@verizon.net

PROJECT  
**PINKUSOVICH RESIDENCE**

PROPOSED ALTERATION  
2 1/2 STORY BUILDING  
155 DOVER ST., BROOKLYN,  
NY 11235

SHEET TITLE  
**SECOND FLOOR AREA**

SEAL & SIGNATURE



DATE: 01-13-2015

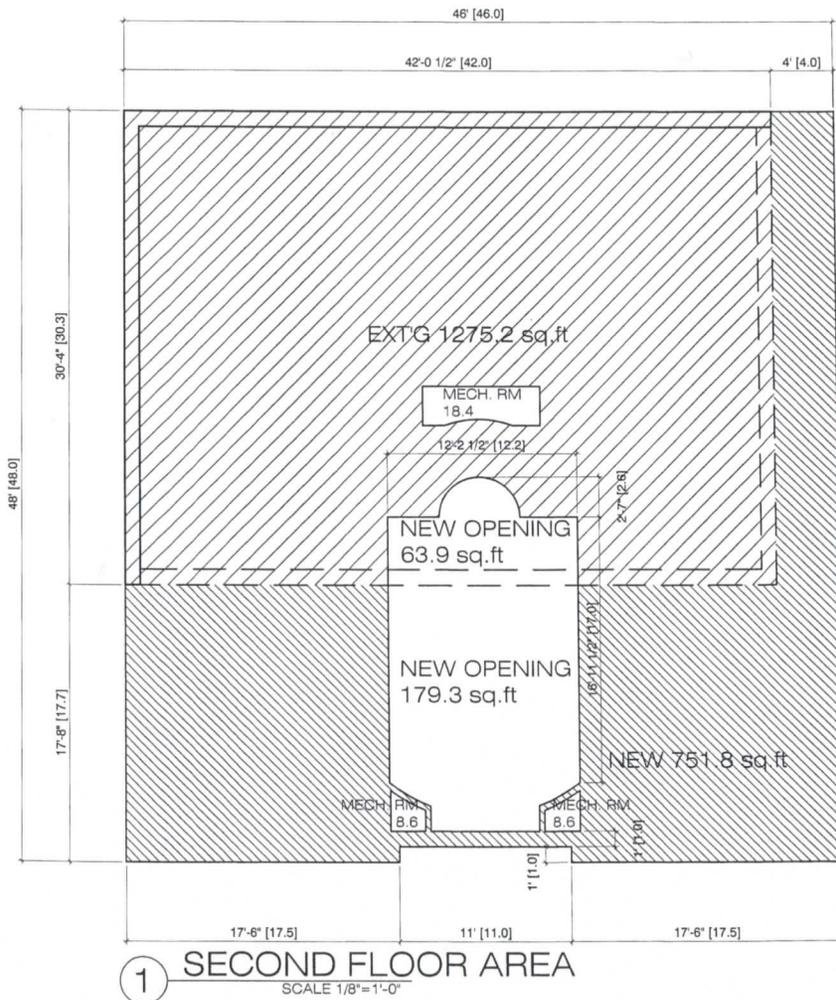
PROJECT No: 2014-07

DRAWING BY: A.K.

CHK BY: M.V.

DWG No: 4 OF 31

**Z-004.00**



SECOND FLOOR AREA: Existing:  $30.33 \times 42.04 = 1275.2$  sq.ft.

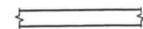
New:  $17.0 \times 17.7 + 11.0 \times 1.0 + 17.0 \times 17.7 + 3.0 \times 30.33 - 8.6$  (mech rm) -  $8.6$  (mech. rm) -  $63.9$  (new opening) -  $18.4$  (mech. rm) =  $300.9 + 11.0 + 300.9 + 91.0 - 99.5 = 652.3$  sq.ft.

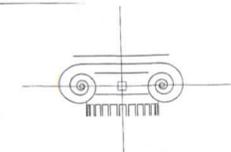
Total:  $1275.2 + 652.3 = 1927.5$  sq.ft.

AREA OPEN TO BELOW NOT INCLUDED IN TO FLOOR AREA OF THE BUILDING. ZONING RESOLUTION DOES NOT HAVE ANY RESTRICTIONS AGAINST AREAS TWO STORY HIGH. IN THIS HIGH END RESIDENTIAL BUILDING THIS AREA OPENS VIEW FROM THE SECOND FLOOR HALLWAY TO THE STREET.

SECOND FLOOR PERIMETER EXISTING WALLS :  $42' 1/2" + 30' 4" + 42' 1/2" + 30' 4" = 144' -1"$   
TO BE REMOVED:  $42' -1/2" + 30' -4" = 72' 1/2"$   
% WALL REMOVED:  $72.0 / 144.1 \times 100 = 49.9\% < 50\%$

**2 LEGEND**

-  EXISTING STRUCTURE TO REMAIN
-  EXISTING STRUCTURE TO BE REMOVED



**AR KISSIL**  
CORPORATION  
ARCH AND INT DESIGN

**MARK**  
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PROJECT  
**PINKUSOVICH**  
**RESIDENCE**  
PROPOSED ALTERATION  
2 1/2 STORY BUILDING  
155 DOVER ST., BROOKLYN,  
NY 11235

SHEET TITLE  
**ATTIC FLOOR**  
**AREA**

SEAL & SIGNATURE



DATE: 01-13-2015

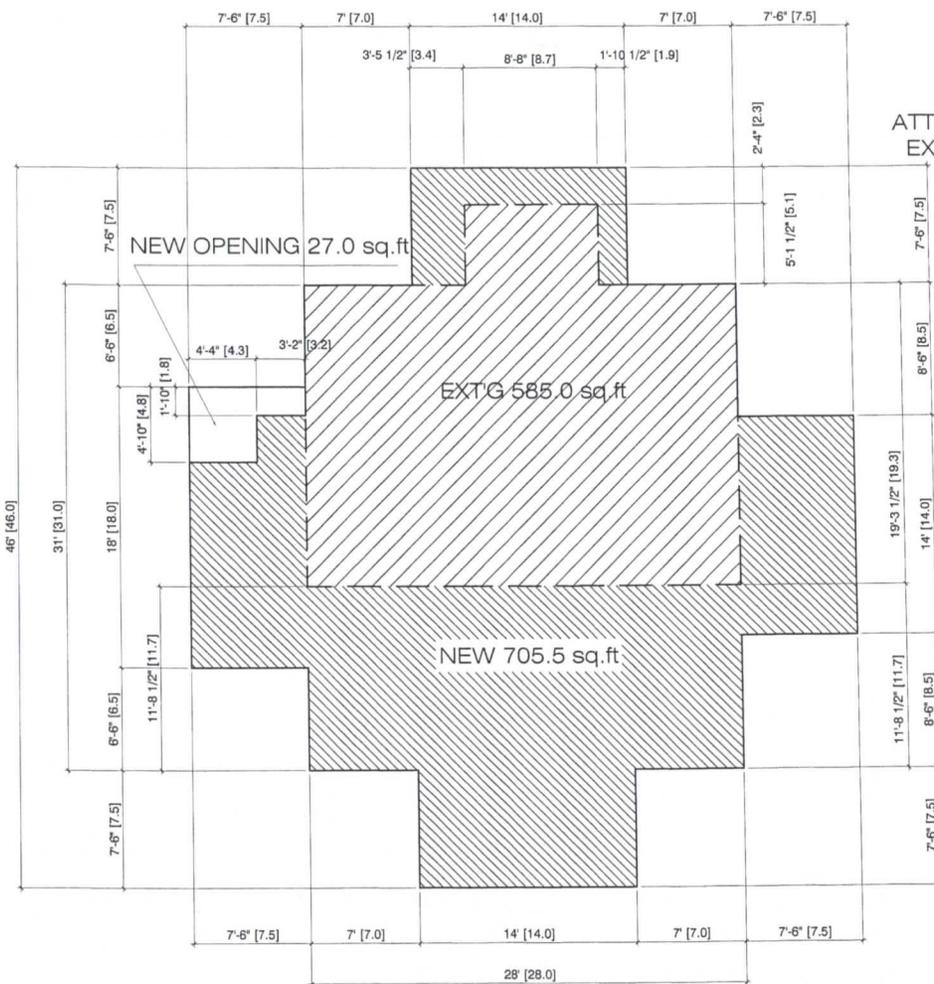
PROJECT No: 2014-07

DRAWING BY: A.K.

CHK BY: M.V.

DWG No: 5 OF 31

**Z-005.00**



**1** ATTIC FLOOR AREA  
SCALE 1/8"=1'-0"

ATTIC FLOOR AREA:

EXIST. :  $28.00 \times 19.3 + 5.1 \times 8.7 = 540.4 + 44.6 = 585.0 \text{ sq.ft}$

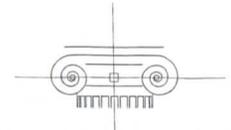
NEW :  $7.5 \times 3.4 + 8.7 \times 2.3 + 7.5 \times 1.9 + 7.5 \times 14.0 + 7.0 \times 11.7 + 14.0 \times 19.2 + 7.0 \times 11.7 + 18.0 \times 7.5 - 4.8 \times 4.3(\text{op.}) - 1.8 \times 3.2(\text{op.}) = 25.5 + 20.0 + 14.3 + 105.0 + 81.9 + 268.8 + 81.9 + 135.0 - 20.6 - 5.8 = 813 = 705.5 \text{ sq.ft}$

TOTAL:  $585 + 705.5 = 1290.5 \text{ sq.ft}$

**2** LEGEND

EXISTING STRUCTURE TO REMAIN

EXISTING STRUCTURE TO BE REMOVED



**AR KISSIL**  
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2 1/2 STORY BUILDING  
155 DOVER ST., BROOKLYN,  
NY 11235

SHEET TITLE  
**PROP. FRONT**  
**ELEVATION**

SEAL & SIGNATURE



DATE: 01 - 13 - 2015

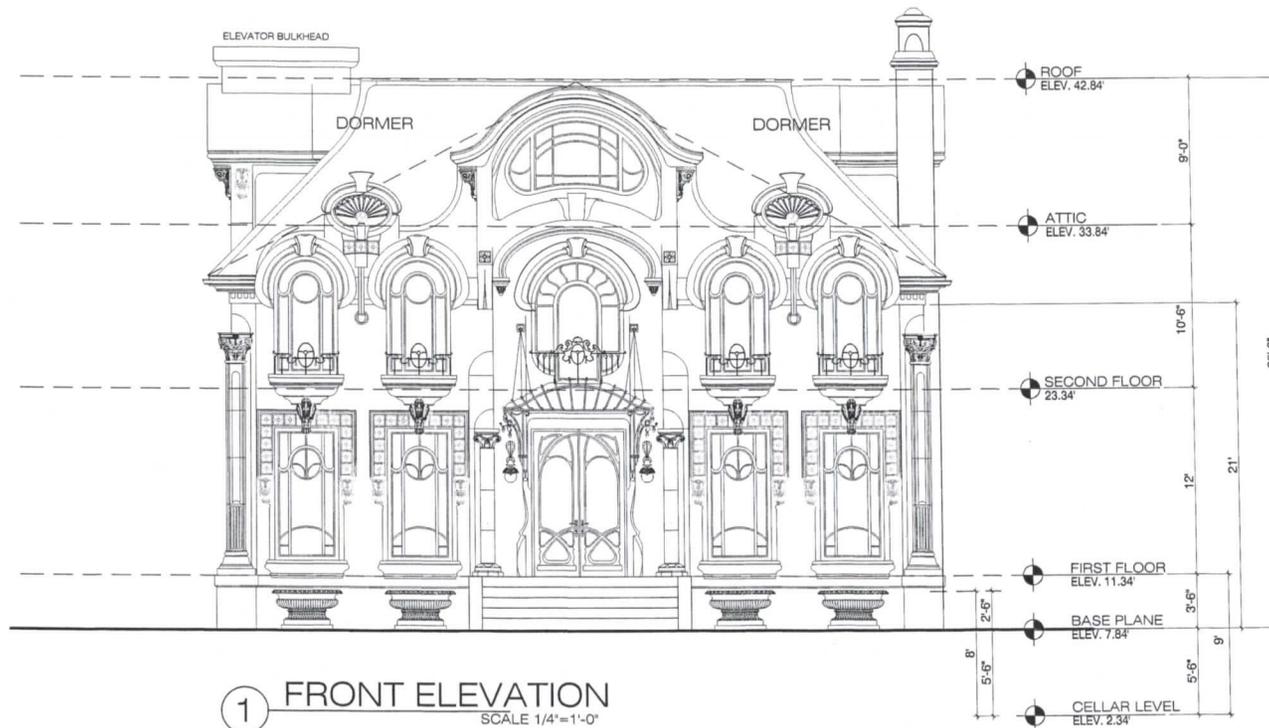
PROJECT No: 2014-07

DRAWING BY: A.K.

CHK BY: M.V.

DWG No: 13 OF 31

**A-213.00**



**1 FRONT ELEVATION**  
SCALE 1/4"=1'-0"