

surrounding neighborhood as discussed above. As previously discussed, several non-compliances would be reduced by the proposed plan.

Subsection (b) requires that the Board deny a special permit if it interferes with any public improvement project. The proposed enlargement is located entirely within the Premises and includes no excavation of the street or public areas and will therefore not interfere with any public improvement project.

Subsection (c) requires that the Board determine whether the special permit is appropriately located in relation to the street system. The proposed home enlargement will not adversely affect the surrounding street system. An off-street parking space will be provided, thus reducing vehicles on the street in the area in the immediate vicinity of the Premises.

Subsection (d) states that for applications relating to Sections 73-243, 73-48 and 73-49, the Board has the discretion to request that the Department of Transportation report on anticipated traffic congestion generated by a grant of the special permit. This subsection is inapplicable since this application does not relate to Sections 73-243, 73-48 or 73-49.

Subsection (e) is inapplicable since the special permit section authorizing the enlargement sought under this application does not mandate that the Board set a specified term for the special permit grant.

Subsection (f) provides that on an application for renewal, the Board shall determine whether the circumstances warranting the original grant still remain. This subsection is inapplicable since this application seeks a new special permit, not the renewal of a previous grant.

Subsection (g) provides that the Board may permit an enlargement or extension of any use that would have been permitted under the original grant, and in the case of colleges or universities the BSA may waive all findings in Section 73-121, and in the case of public utilities the Board may waive all findings in Section 73-14 or 73-16, and that no such enlargement shall create a new non-compliance or increase the existing degree of non-compliance except as may be permitted in accordance with the provisions of Sections 73-62 to 73-68. As stated above, this single family home enlargement will only increase non-compliances which are allowed under 73-622. Further, this enlargement would reduce several non-compliances.

#### CONCLUSION

As set forth above, the proposed enlargement is located within a designated area and meets the conditions of ZR § 73-622. The proposed enlargement also conforms to the character of the neighborhood and will not impair the use or development of the area. Therefore, we are confident that the conditions and findings of ZR § 73-622 have been satisfied in this matter. Accordingly, it is respectfully requested that the Board grant this application.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sheldon Lobel". The signature is written in dark ink and is positioned above the printed name.

Sheldon Lobel

BSA CALENDAR NO. \_\_\_\_\_ BLOCK 6809 LOT 44

SUBJECT SITE ADDRESS 1782 East 27th Street, Brooklyn

APPLICANT Sheldon Label, PC

ZONING DISTRICT R3-2 PRIOR BSA # \_\_\_\_\_

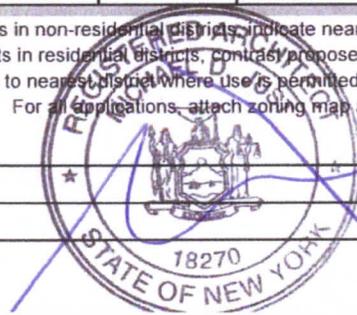
SPECIAL/HISTORIC DISTRICT N/A

COMMUNITY BOARD 15

COMPLIANT: "Y"  
IF NOT: "N" and  
INDICATE AMT  
OVER/UNDER

	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	OVER/UNDER
LOT AREA	23-32		3800 SF	N/A	3500 SF	3500 SF	N
LOT WIDTH	23-32		40'-0"	N/A	35'-0"	35'-0"	N
USE GROUP (S)	22-00	1-4		N/A	1	1	Y
FA RESIDENTIAL	23-141	1750 SF		N/A	2295.2 SF	3327.3 SF	N
FA COMMUNITY FACILITY	33-121	5600 SF		N/A	0	0	N/A
FA COMMERCIAL/INDUST.	33-121	5600 SF		N/A	0	0	N/A
FLOOR AREA TOTAL	23-141	1750 SF		N/A	2295.2 SF	3327.3 SF	N
FAR RESIDENTIAL	23-141	.50		N/A	.65	.95	N
FAR COMMUNITY FACILITY	33-121	1.60		N/A	0	0	N/A
FAR COMMERCIAL/INDUST.	33-121	1.60		N/A	0	0	N/A
FAR TOTAL	23-141	.50		N/A	.65	.95	N
OPEN SPACE	23-141		2275 SF	N/A	1204.5 SF	1572.7 SF	N
OPEN SPACE RATIO	23-141		65%	N/A	52%	47%	N
LOT COVERAGE (%)	23-141	35%		N/A	47%	40%	N
NO. DWELLING UNITS	23-22	2		N/A	1	1	Y
WALL HEIGHT	23-631	21		N/A	19'-5"	21'-0"	Y
TOTAL HEIGHT	23-631	35		N/A	27'-0"	35'-0"	Y
NUMBER OF STORIES				N/A	2	2	N/A
FRONT YARD	23-45		15'-0"	N/A	11'-0"	11'-0"	N
SIDE YARD	23-461		8'-0"	N/A	6'-10"	6'-10"	N
SIDE YARD	23-461		5'-0"	N/A	2'-11-1/2"	2'-11-1/2"	N
REAR YARD	23-47		30'-0"	N/A	18'-0"	20'-0"	N
SETBACK (S)	23-631		N/A	N/A	N/A	N/A	N/A
SKY EXP. PLANE (SLOPE)	23-631	N/A		N/A	N/A	N/A	N/A
NO. PARKING SPACES	25-21	3	1	N/A	1	1	Y
LOADING BERTH (S)	25-72	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. 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:







# 1727 East 27th Street Brooklyn, NY 11229

## LIST OF DRAWINGS - 18 Sheets including Title Sheet

### Title Sheet:

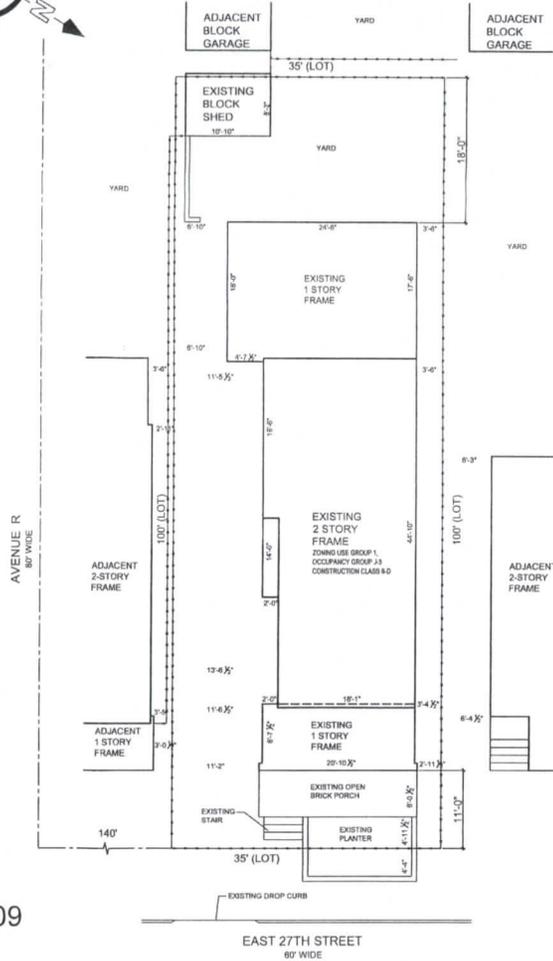
T-001.00 List of Drawings, & Existing Plot Plan 05-20-15

### Zoning:

Z-001.00 Zoning Analysis & Proposed Plot Plan 05-20-15

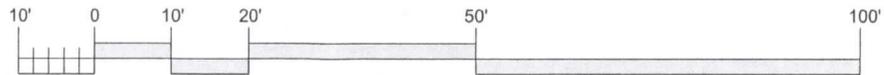
### Architectural:

A-001.00	Existing Cellar Plan	05-20-15
A-002.00	Existing First Floor Plan	05-20-15
A-003.00	Existing Second Floor Plan	05-20-15
A-004.00	Existing Roof Plan	05-20-15
A-005.00	Existing Front & South Elevations	05-20-15
A-006.00	Existing Rear & North Elevations	05-20-15
A-007.00	Existing Sections	05-20-15
A-008.00	Proposed Foundation Plan	05-20-15
A-009.00	Proposed Cellar Plan	05-20-15
A-010.00	Proposed First Floor Plan	05-20-15
A-011.00	Proposed Second Floor Plan	05-20-15
A-012.00	Proposed Attic Floor Plan	05-20-15
A-013.00	Proposed Roof Plan	05-20-15
A-014.00	Proposed Front & South Elevations	05-20-15
A-015.00	Proposed Rear & North Elevations	05-20-15
A-016.00	Proposed Sections	05-20-15



BLOCK: 6809  
LOT: 44  
ZONE: R3-2  
MAP: 23b

## EXISTING PLOT PLAN



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572 Henry Street - Brooklyn, New York 11231

Rev. #	Date:	Description:	By:

Project Address:  
**1782 E 27TH ST  
BROOKLYN, NY 11229**

Seal:

## Drawing Title: LIST OF DRAWINGS & EXISTING PLOT PLAN

BLOCK: 6809	Job No.: 14025	Date: 02-17-15
LOT: 44	Drawn By: MY	Sheet: 1 of 18
ZONE: R3-2		
MAP: 23b		

BSA APPLICATION:

Drawing No.:

**T-001.00**

**ZONING ANALYSIS**

ADDRESS: 1782 East 27th Street, Brooklyn, NY 11229  
 MAP: 23b  
 ZONE: R3-2  
 LOT AREA: 35x100' = 3,500 SF

**ZR 23-03**

IN ALL DISTRICTS, AS INDICATED, THE FOLLOWING SHALL PROVIDE STREET TREES. DEVELOPMENTS OR ENLARGEMENTS THAT INCREASE THE FLOOR AREA ON A ZONING LOT BY 20% OR MORE. HOWEVER, STREET TREES SHALL NOT BE REQUIRED FOR ENLARGEMENTS OF SINGLE- OR TWO-FAMILY RESIDENCES, EXCEPT AS PROVIDED IN PARAGRAPHS (B) AND (C) OF THIS SECTION.  
 (B) ENLARGEMENTS OF SINGLE- OR TWO-FAMILY RESIDENCES BY 20% OR MORE WITHIN SPECIAL PURPOSE DISTRICTS  
 (C) ENLARGEMENTS, PURSUANT TO THE QUALITY HOUSING PROGRAM, OF SINGLE- OR TWO-FAMILY RESIDENCES BY 20 PERCENT OR MORE

IT IS PROPOSED TO ENLARGE THE FLOOR AREA BY 20% (3,327.33 SF / 3,500.00 SF = 0.29 SEE ZONING CALCULATIONS BELOW) OF AN EXISTING SINGLE-FAMILY RESIDENCE WHICH IS NOT LOCATED IN A SPECIAL PURPOSE DISTRICT AND WHICH IS NOT PURSUANT TO THE QUALITY HOUSING PROGRAM

THEREFORE, NO STREET TREES ARE REQUIRED

**ZR 23-04**

IN THE DISTRICTS INDICATED, THE FOLLOWING SHALL PROVIDE AND MAINTAIN A PLANTING STRIP:  
 (A) DEVELOPMENTS OR ENLARGEMENTS THAT INCREASE THE FLOOR AREA ON A ZONING LOT BY 20% OR MORE. HOWEVER, PLANTING STRIPS SHALL NOT BE REQUIRED FOR ENLARGEMENTS OF SINGLE- OR TWO-FAMILY RESIDENCES, EXCEPT AS PROVIDED IN PARAGRAPH (B) OF THIS SECTION;  
 (B) ENLARGEMENTS OF SINGLE- OR TWO-FAMILY RESIDENCES BY 20% OR MORE WITHIN SPECIAL PURPOSE DISTRICTS  
 (C) CONVERSIONS OF 20% OR MORE OF THE FLOOR AREA OF A BUILDING TO A RESIDENTIAL USE

IT IS PROPOSED TO ENLARGE THE FLOOR AREA BY 20% (3,327.33 SF / 3,500.00 SF = 0.29 SEE ZONING CALCULATIONS BELOW) OF AN EXISTING SINGLE-FAMILY RESIDENCE WHICH IS NOT LOCATED IN A SPECIAL PURPOSE DISTRICT AND WHICH IS NOT PURSUANT TO THE QUALITY HOUSING PROGRAM

THEREFORE, NO PLANTING STRIPS ARE REQUIRED

**ZR 23-141(b)**

MAXIMUM LOT COVERAGE = 35% OR 1,225.0 SF  
 MAXIMUM FLOOR AREA RATIO = .50 OR 1,750 SF

**EXISTING LOT COVERAGE:**

$(10' \times 10' \times 2') + (20' \times 10' \times 4' \times 2') + (20' \times 10' \times 8' \times 2') + (18' \times 14' \times 10') + (2' \times 14' \times 10') + (2' \times 14' \times 6') + (18' \times 14' \times 6') + (8' \times 14' \times 6') = 88.47 + 128.11 + 160.04 + 81.07 + 28.00 + 33.00 + 318.41 + 83.25 + 1,888.05$  SF (EXISTING NON-COMPLIANCE)  
 EXISTING LOT COVERAGE: 1,888.05 SF / 3,500.00 SF = .54

**PROPOSED LOT COVERAGE:**

$(20' \times 10' \times 8' \times 2') + (18' \times 14' \times 10') + (2' \times 14' \times 10') + (2' \times 14' \times 6') + (18' \times 14' \times 6') + (8' \times 14' \times 6') = 180.04 + 81.07 + 28.00 + 33.00 + 280.29 + 74.00 = 1,406.60$  SF  
 PROPOSED LOT COVERAGE: 1,406.60 SF / 3,500.00 SF = .40

**EXISTING FLOOR AREA:**

CELLAR: NOT INCLUDED IN F.A.R.  
 1ST FLOOR:  $(20' \times 10' \times 8' \times 2') + (18' \times 14' \times 10') + (2' \times 14' \times 10') + (2' \times 14' \times 6') + (18' \times 14' \times 6') + (8' \times 14' \times 6') = 180.04 + 81.07 + 28.00 + 33.00 + 318.41 + 83.25 = 1,453.77$  SF  
 2ND FLOOR:  $(18' \times 14' \times 10') + (2' \times 14' \times 6') = 81.07 + 33.00 = 114.07$  SF  
 TOTAL F.A.: 1,453.77 SF + 114.07 SF = 1,567.84 SF (EXISTING NON-COMPLIANCE)  
 EXISTING F.A.R.: 1,567.84 SF / 3,500.00 SF = .45

**PROPOSED FLOOR AREA:**

CELLAR: NOT INCLUDED IN F.A.R.  
 1ST FLOOR:  $(20' \times 10' \times 8' \times 2') + (18' \times 14' \times 10') + (2' \times 14' \times 10') + (2' \times 14' \times 6') + (18' \times 14' \times 6') + (8' \times 14' \times 6') = 180.04 + 81.07 + 28.00 + 33.00 + 280.29 + 74.00 = 1,406.60$  SF  
 2ND FLOOR:  $(18' \times 14' \times 10') + (2' \times 14' \times 6') + (2' \times 14' \times 6') + (18' \times 14' \times 6') + (22' \times 8' \times 10' \times 2') = 81.07 + 33.00 + 33.00 + 18.08 + 18.37 + 228.88 = 1,263.47$  SF  
 ATTIC:  $(8' \times 14' \times 6') + (10' \times 14' \times 6') + (10' \times 14' \times 6') + (18' \times 14' \times 6') = 22.50 + 240.25 + 25.04 + 302.84 = 173.33$  SF  
 TOTAL F.A.: 1,406.60 SF + 1,263.47 SF + 173.33 SF = 3,327.33 SF  
 PROPOSED F.A.R.: 3,327.33 SF / 3,500.00 SF = .95

**ZR 23-22**

MAXIMUM NUMBER OF DWELLING UNITS PERMITTED: 1.750 / 870 = 2 FAMILY PERMITTED  
 PROPOSED NUMBER OF UNITS: 1 FAMILY RESIDENCE

**ZR 23-32**

MINIMUM LOT AREA REQUIRED: 3,800 SF  
 EXISTING LOT AREA: 3,500 SF (EXISTING NON-COMPLIANCE)  
 MINIMUM LOT WIDTH REQUIRED: 40'-0"  
 EXISTING LOT WIDTH: 35'-0" (EXISTING NON-COMPLIANCE)

**ZR 23-45**

MINIMUM FRONT YARD REQUIREMENT: = 15'-0"  
 EXISTING FRONT YARD: = 11'-0" (EXISTING NON-COMPLIANCE)  
 PROPOSED FRONT YARD: = 15'-0" (2ND FLOOR ENLARGEMENT)

**ZR 23-461(a)**

MINIMUM SIDE YARD REQUIREMENTS: = (2) MIN. 5'-0" SIDE YARDS, TOTAL 13'-0" MIN.  
 EXISTING SIDE YARDS: = 6'-10" AND 2'-11"; TOTAL 9'-0" (EXISTING NON-COMPLIANCE)  
 PROPOSED SIDE YARDS: = 6'-10" AND 2'-11"; TOTAL 9'-0" (NO CHANGES)

**ZR 23-47**

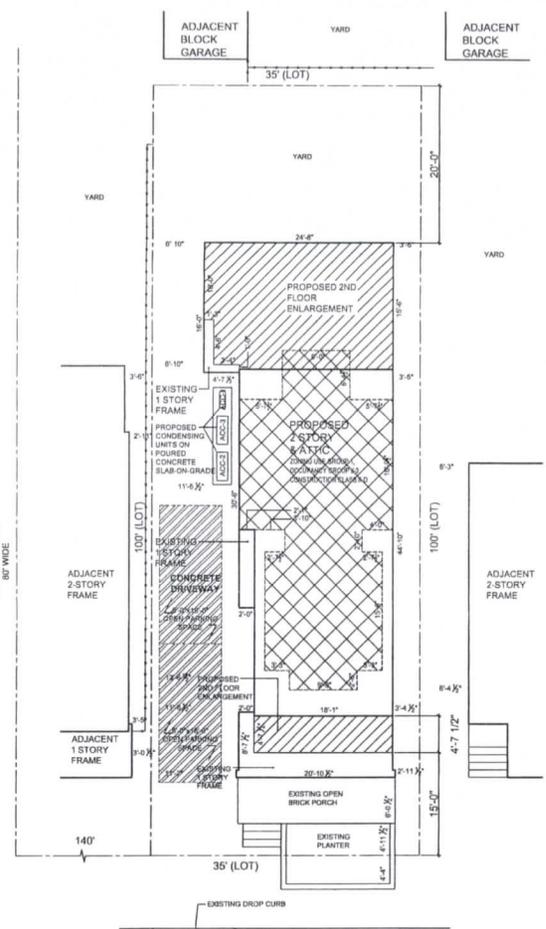
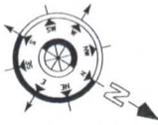
MINIMUM REAR YARD REQUIREMENT: = 30'-0"  
 EXISTING REAR YARD: = 18'-0" (EXISTING NON-COMPLIANCE)  
 PROPOSED REAR YARD: = 20'-0"

**ZR 23-631**

MINIMUM HEIGHT PERMETER WALLS ABOVE THE BASE PLANE: = 2'  
 MAXIMUM RIDGE HEIGHT: = 33'

**ZR 25-21**

# OPEN ACCESSORY OFF-STREET PARKING SPACES REQUIRED: 1  
 EXISTING # OPEN ACCESSORY OFF-STREET PARKING SPACES: 0  
 PROPOSED # OPEN ACCESSORY OFF-STREET PARKING SPACES:

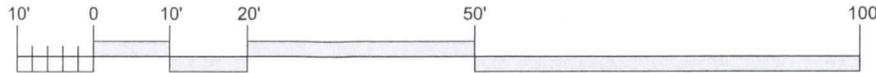


**LEGEND**

	EXISTING BUILDING
	PROPOSED ENLARGEMENT AT 2ND FLOOR
	PROPOSED ENLARGEMENT AT ATTIC
	EXISTING CHAIN LINK FENCE
	PROPOSED 5'-0" WIDE OPEN PARKING SPACE

BLOCK: 6809  
 LOT: 44  
 ZONE: R3-2  
 MAP: 23b

**PROPOSED PLOT PLAN**



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**JUST ARCHITECTURE**

572 Henry Street - Brooklyn, New York 11231

Rev. #	Date:	Description:	By:

Project Address:  
**1782 E 27TH ST**  
**BROOKLYN, NY 11229**

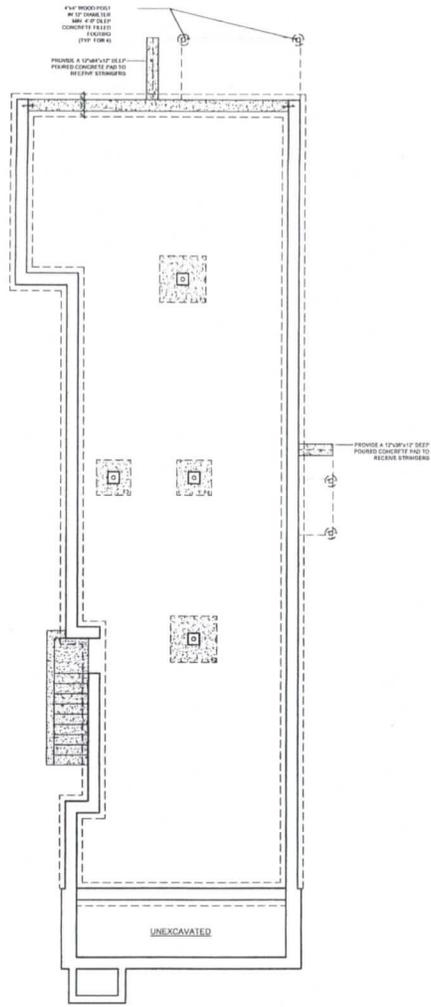
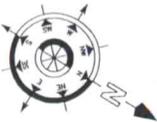
Seal:

Drawing Title:  
**ZONING ANALYSIS & PROPOSED PLOT PLAN**

BLOCK: 6809	Job No.: 14025	Date: 02-17-15
LOT: 44	Drawn By: MY	Sheet: 2 of 18
ZONE: R3-2		
MAP: 23b		

BSA APPLICATION:

Drawing No.:  
**Z-001.00**



**FOUNDATION PLAN**  
SCALE: 3/16"=1'-0"

Rev. #	Date	Description	By

Project Address:  
**1782 E 27TH ST**  
**BROOKLYN, NY 11229**

Seal:

Drawing Title:  
**PROPOSED FOUNDATION PLAN**

BLOCK: 6809	Job No.: 14025	Date: 02-17-15
LOT: 44	Drawn By: MY	Sheet: 10 of 18
ZONE: R3-2		
MAP: 23b		

BSA APPLICATION:

Drawing No.:  
**A-008.00**

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572 Henry Street - Brooklyn, New York 11231

Rev. #	Date	Description	By:

Project Address:  
**1782 E 27TH ST**  
**BROOKLYN, NY 11229**

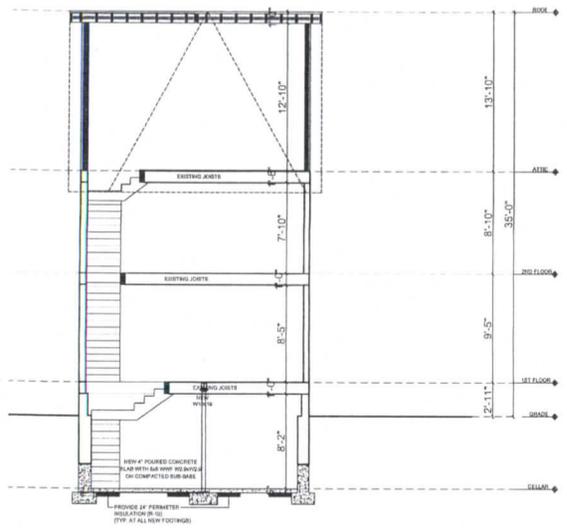
Seal:

Drawing Title:  
**PROPOSED SECTIONS**

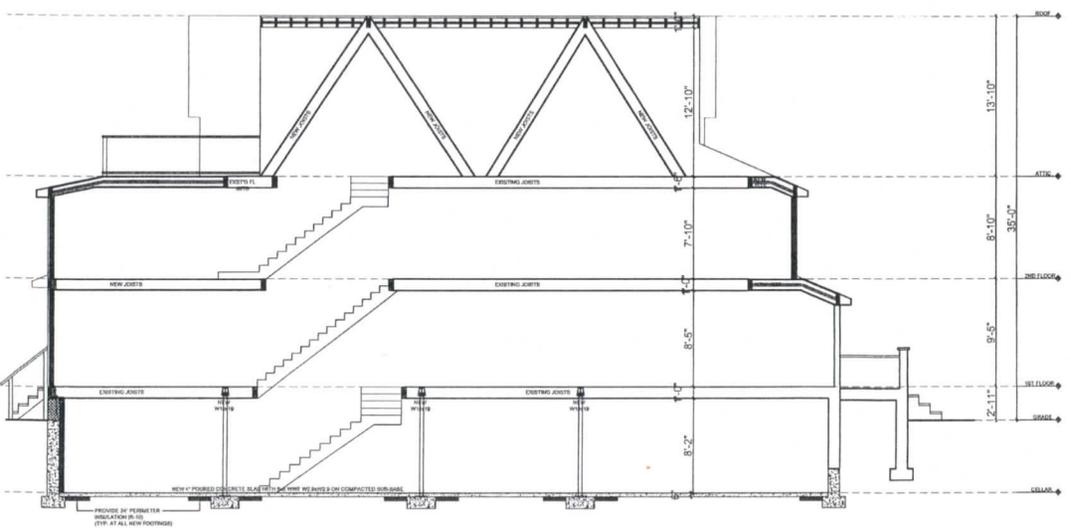
BLOCK: 6809	Job No.: 14025	Date: 02-17-15
LOT: 44	Drawn By: MY	Sheet: 18 of 18
ZONE: R3-2	MAP: 23b	

BSA APPLICATION:

Drawing No.:  
**A-016.00**



**SECTION 'A'**  
 SCALE: 1/4"=1'-0"



**SECTION 'B'**  
 SCALE: 1/4"=1'-0"



572 Henry Street - Brooklyn, New York 11231

Rev. #	Date:	Description:	By:

Project Address:  
 1782 E 27TH ST  
 BROOKLYN, NY 11229

Seal:

Drawing Title:  
**PROPOSED REAR & NORTH ELEVATIONS**

BLOCK: 6809	Job No.: 14025	Date: 02-17-15
LOT: 44	Drawn By: MY	Sheet: 17 of 18
ZONE: R3-2	MAP: 23b	

BSA APPLICATION:

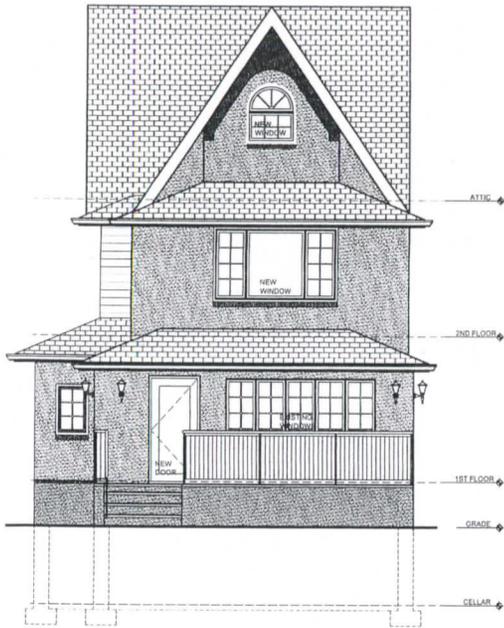
Drawing No.:  
**A-015.00**



**REAR ELEVATION**  
 SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
 SCALE: 1/4"=1'-0"



**PROPOSED FRONT ELEVATION**

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



**SOUTH ELEVATION**

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

Rev. #	Date	Description	By:

Project Address:  
**1782 E 27TH ST  
BROOKLYN, NY 11229**

Seal:

Drawing Title:  
**PROPOSED FRONT &  
SOUTH ELEVATIONS**

BLOCK: 6809	Job No.: 14025	Date: 02-17-15
LOT: 44	Drawn By: MY	Sheet: 16 of 18
ZONE: R3-2		
MAP: 23b		

BSA APPLICATION:

Drawing No.:

**A-014.00**