



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. _____
 CEQR NO. _____

Section A

Applicant/
 Owner

Law Office of Lyra J. Altman			Israel Ashkenazi & Racquel Ashkenazi		
NAME OF APPLICANT 23 Morningside Drive			OWNER OF RECORD 1844 East 26th Street		
ADDRESS Greenwich CT 06830			ADDRESS Brooklyn NY 11229		
CITY (212)	STATE CT	ZIP 06830	CITY Brooklyn	STATE NY	ZIP 11229
AREA CODE TELEPHONE			LESSEE / CONTRACT VENDEE		
AREA CODE lyra@lyraesq.com			ADDRESS		
EMAIL			CITY STATE ZIP		

Section B

Site
 Data

1807 East 22nd Street 11229
STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE
 East side of East 22nd Street between Quentin Road and Avenue R
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
 6805 64 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 and 23-47
 DOB Decision (Objection/ Denial) date: May 29, 2015 Acting on Application No: 320817559

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 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 4 DAY OF June 2015
Signature of Applicant, Corporate Officer or Other Authorized Representative

Lyra J. Altman Attorney
Title Name Title

[Signature] NOTARY PUBLIC
DEONEA YOUNG
 NOTARY PUBLIC OF CONECTICUT
 MY COMMISSION EXPIRES 07/30/2017

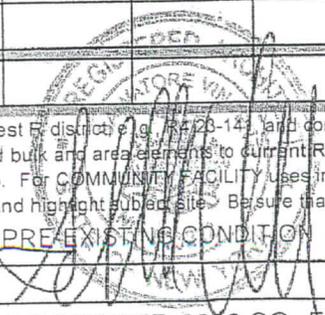
BSA CALENDAR NO. 5-14-BZ BLOCK 6805 LOT 64
 SUBJECT SITE ADDRESS 1807 EAST 22ND STREET
 APPLICANT LYRA ALTMAN, ESQ.

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

	PRIOR BSA #						
	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	1803 EXISTING	1807 EXISTING	PROPOSED	
LOT AREA	23-32		3800 sf	4000 sf	4000 sf	8000 sf	Y
LOT WIDTH	23-32		40'-0"	40'-0"	40'-0"	80'-0"	Y
USE GROUP (S)	22-00	1,2,3,4		ONE (1)	ONE (1)	ONE (1)	Y
FA RESIDENTIAL ***	23-141	4000 sf		2238 sf	2310 sf	7122 sf	N, 3122 sf**
FA COMMUNITY FACILITY							
FA COMMERCIAL/INDUST.							
FLOOR AREA TOTAL ***		4000 sf		2238 sf	2310 sf	7122 sf	N, 3122 sf**
FAR RESIDENTIAL		.50		.56	.58	.89	N, 78%
FAR COMMUNITY FACILITY							
FAR COMMERCIAL/INDUST.							
FAR TOTAL		.50		.56	.58	.89	N, 78%
OPEN SPACE	23-141		.65	.70	.69	.64	N, 1%
OPEN SPACE RATIO	N/A						
LOT COVERAGE (%)	23-141	.35		.30	.31	.36	N, 1%
NO. DWELLING UNITS ***	23-22	FOUR (4)		ONE (1)	ONE (1)	ONE (1)	Y
WALL HEIGHT	23-631 b	21'-0"		21'-0"	20'-0"	21'-0"	Y
TOTAL HEIGHT	23-631 b	35'-0"		26'-11"	30'-3"	34'-11"	Y
NUMBER OF STORIES				2	2+ ATTIC	2+ATTIC	N/A
FRONT YARD	23-45		15'-0"	7'- 6 1/4"	4'- 3 3/4"	7'- 6 1/4"	N/50%*
SIDE YARD	23-461		8'- 0"	9'- 7 1/2"	11'- 8"	19'- 0"	Y
SIDE YARD	23-461		5'- 0"	7'- 7 1/2"	4'- 0"	7'- 7 1/2"	Y
REAR YARD	23-47		30'- 0"	39'- 5 1/2"	46'- - 7 1/2"	20'- 0"	N, 33%
SETBACK (S)	N/A						
SKY EXP. PLANE (SLOPE)	N/A						
NO. PARKING SPACES	25-15 & 25-22	THREE (3)	ONE (1)	TWO (2)	TWO (2)	TWO (2)	Y
LOADING BERTH (S)	N/A						
OTHER:							

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district (e.g. R23-141) and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area requirements 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: REVISED 6/1/15 *DENOTES PRE-EXISTING CONDITION

**INCLUDES CELLAR FLOOR AREA OF 407 SQ. FT.
 *** MAX. PERMITTED F.A. RESID., F.A. TOTAL & # OF D.U. BASED ON PROPOSED 8000 SQ. FT. LOT



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

July 9, 2015

REVISED STATEMENT OF FACTS AND FINDINGS

BSA Calendar No.: 5-14-BZ
Premises: 1807 East 22nd Street
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 an existing single family residence located in a residential (R3-2) zoning district. The subject premises is comprised of two lots. The proposal will merge these lots into one lot and enlarge the existing home on the northern side of the merged lot. The subject premises has the address of 1807 East 22nd Street, Brooklyn, New York and is known as Block 6805, Lots 64 and 66 (Tentative Lot 64) on the New York City tax map. The site is located within Community District 15 and has a lot area of 8,000 square feet.

Plans have been filed with the Department of Buildings in order to permit the desired enlargement. On May 29, 2015, the following objections were issued for the subject Premises:

The proposed enlargement of the existing one family residence in an R3-2 zoning district:

1. *Creates non-compliance with respect to floor area by exceeding the allowable floor area ratio and is contrary to Sections 23-141 of the Zoning Resolution.*

2. *Creates non-compliance with respect to the lot coverage and open space and is contrary to Sections 23-141 of the Zoning Resolution*
3. *Creates non-compliance with respect to the rear yard and is contrary to Section 23-47 of the Zoning Resolution.*

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

Floor Area Ratio:

Section 23-141 of the Zoning Resolution provides a maximum permitted floor area ratio of .50 (4,000 square feet). The existing home that is being enlarged has a floor area ratio of .56 (2,239 square feet). The existing home on the adjacent parcel has a floor area ratio of .58 (2,310 square feet). The instant proposal increases the floor area ratio to .89 (7,122 square feet) with 6,715 square feet (.84 FAR) above grade and 407 square feet (.05 FAR) below grade. Said floor area ratio is permitted pursuant to Section 73-622 of the Zoning Resolution.

LAW OFFICE OF LYRA J. ALTMAN

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 thirty-six percent (36%), an increase from the existing lot coverages of thirty percent (30%) for the home that is being enlarged and thirty-one percent (31%) for the home that is being demolished. Said lot coverage 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 instant proposal calls for an open space of sixty-four percent (64%), a decrease from the existing open space of seventy percent (70%) for the home that is being enlarged and sixty-nine percent (69%) for the home that is being demolished. Said open space is permitted pursuant to Section 73-622 of the Zoning Resolution.

Rear Yard:

Section 23-47 of the Zoning Resolution requires a rear yard of thirty feet (30'). The existing home that is being enlarged has a rear yard of thirty-nine feet five and one-half inches (39' 5½"). The adjacent home that is being demolished has a rear yard of forty-six feet seven and one-half inches (46' 7½"). The instant proposal reduces this rear yard to twenty feet (20') for a portion of the home. The proposed home is fifty-three feet four and one half inches (53' 4½") in width on an eighty-foot (80') wide lot. The enlargement into the required rear yard is thirty-seven feet four inches (37' 4") in width with five feet (5') of that width only one story in height. The remainder of the home provides a rear yard of at least sixty feet (60'). 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 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.

Further, an analysis of the neighborhood conditions shows that the proposed floor area ratio fits within the character of the neighborhood. As shown on the previously submitted analysis, within the surrounding area there are seven homes with floor area ratios ranging from 1.0 to 1.5. Of those seven homes, four were granted special permits from the Board of Standards and Appeals. The proposed home provides a floor area ratio of .89, with only .84 of that space above grade. Based on this information, I assert that the proposed floor area ratio fits within the character of the neighborhood.

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. 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

1803 East 22nd Street

Lot Area: 4000 SF

Floor Area: 2239 SF

FAR: 0.56



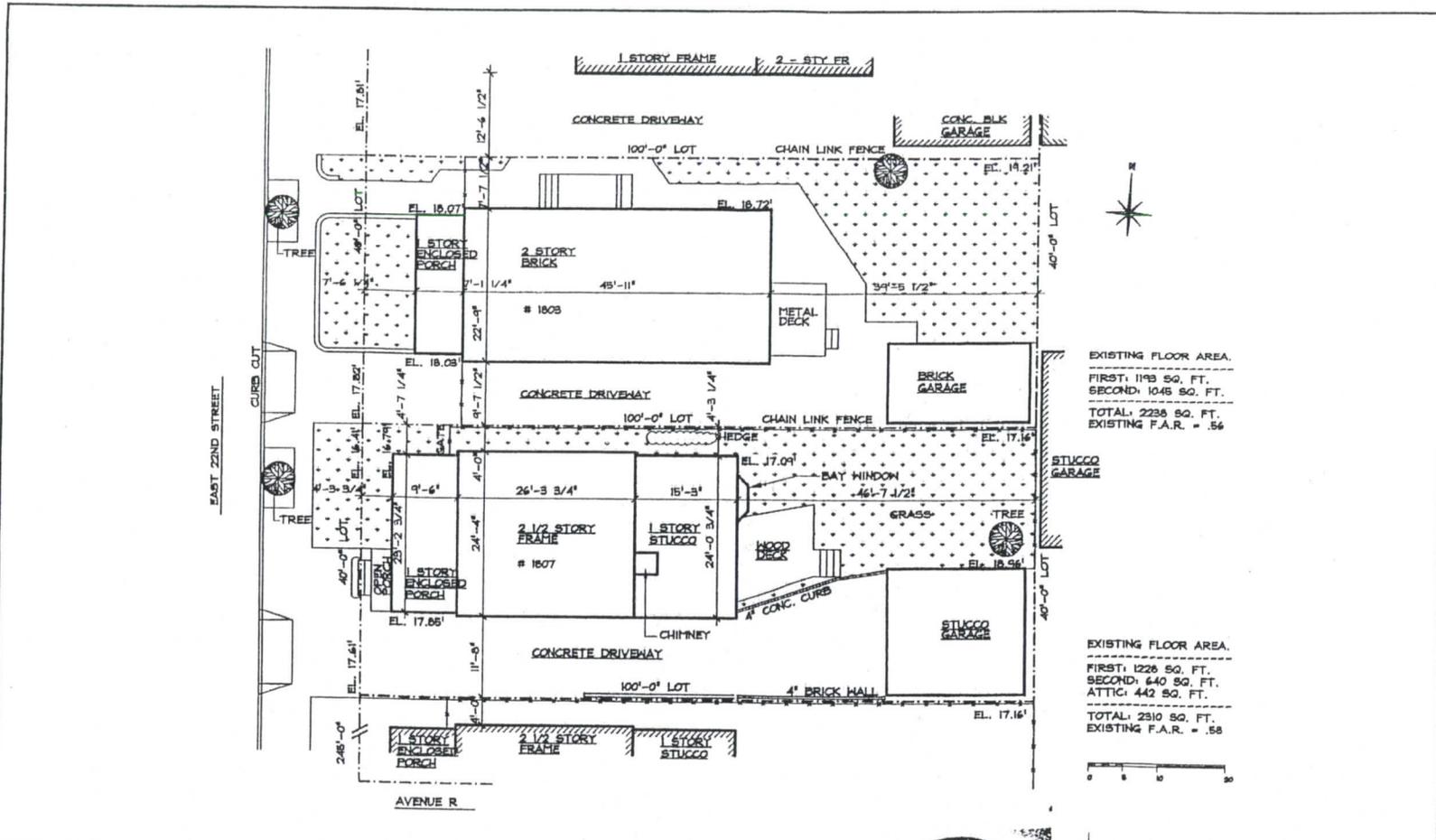
1807 East 22nd Street

Lot Area: 4000 SF

Floor Area: 2364 SF

FAR: 0.59





EXISTING FLOOR AREA.
 FIRST: 1195 SQ. FT.
 SECOND: 1045 SQ. FT.
 TOTAL: 2238 SQ. FT.
 EXISTING F.A.R. = .56

EXISTING FLOOR AREA.
 FIRST: 1226 SQ. FT.
 SECOND: 640 SQ. FT.
 ATTIC: 442 SQ. FT.
 TOTAL: 2310 SQ. FT.
 EXISTING F.A.R. = .58

PLOT PLAN (EXISTING CONDITION)

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

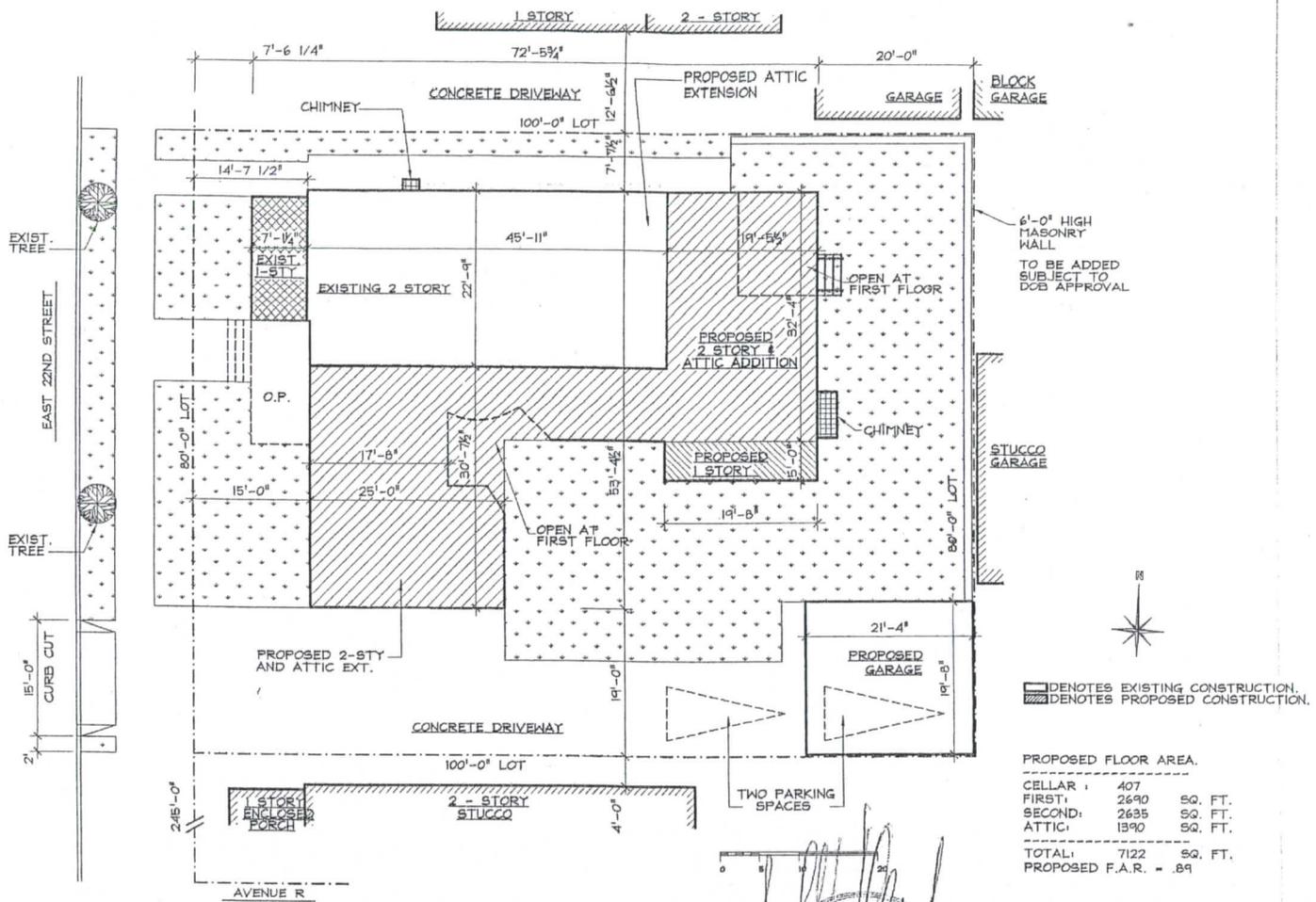
PROPOSED ENLARGEMENT OF 2-STORY AND ATTIC
 1-FAMILY RESIDENCE AT 1807 EAST 22ND STREET,
 BROOKLYN, NY BSA CAL. #5-14-BZ

NOTE: EXISTING GARAGES TO BE
 DEMOLISHED UNDER SEPARATE
 DOB APPLICATION.



CORNERSTONE DESIGNS
 Architects
 1362 East 2nd Street
 Brooklyn, New York 11230
 Telephone: (718) 336-1708
 Fax: (718) 336-1773
 CORNER33@AOL.COM

E1



[Pattern] DENOTES EXISTING CONSTRUCTION.
 [Hatched Pattern] DENOTES PROPOSED CONSTRUCTION.

PROPOSED FLOOR AREA.

CELLAR	407	SQ. FT.
FIRST	2690	SQ. FT.
SECOND	2635	SQ. FT.
ATTIC	1390	SQ. FT.
TOTAL	7122	SQ. FT.
PROPOSED F.A.R.	.89	

PLOT PLAN (PROPOSED CONDITION)

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

PROPOSED ENLARGEMENT OF 2-STORY AND ATTIC
 1-FAMILY RESIDENCE AT 1807 EAST 22ND STREET,
 BROOKLYN, NY BSA CAL. #5-14-BZ

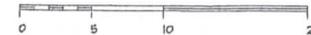


CORNERSTONE DESIGNS
 Architects
 1362 East 2nd Street
 Brooklyn, New York 11230
 Telephone: (718) 336-1708
 Fax: (718) 336-1773
 CORNER93@AOL.COM

P1

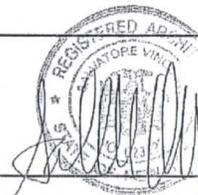


WEST ELEVATION



ELEVATIONS (PROPOSED CONDITION)

SCALE: 1/8"=1'-0"
 PROPOSED ENLARGEMENT OF 2-STORY AND ATTIC
 1-FAMILY RESIDENCE AT 1807 EAST 22ND STREET,
 BROOKLYN, NY BSA CAL. #5-14-BZ



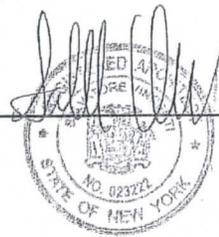
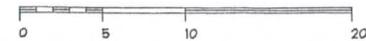
CORNERSTONE DESIGNS

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

P8



EAST ELEVATION



ELEVATION (PROPOSED CONDITION)

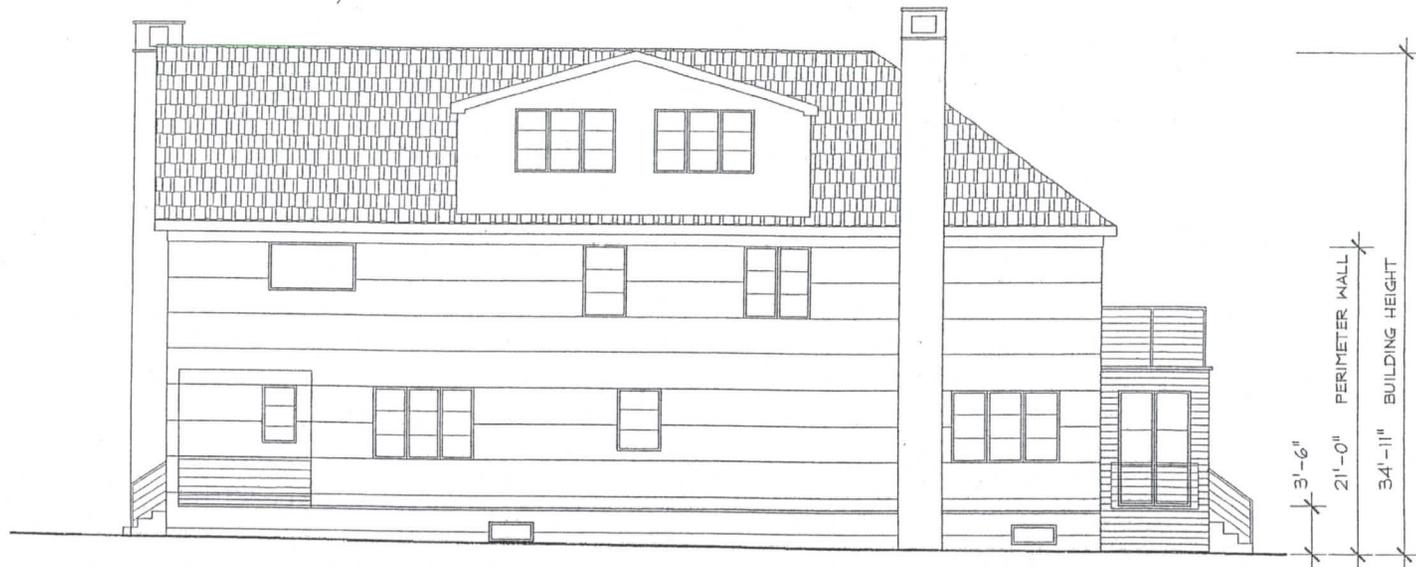
SCALE: 1/8"=1'-0"

PROPOSED ENLARGEMENT OF 2-STORY AND ATTIC
 1-FAMILY RESIDENCE AT 1807 EAST 22ND STREET,
 BROOKLYN, NY BSA CAL. #5-14-BZ

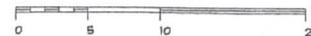
CORNERSTONE DESIGNS

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

P9

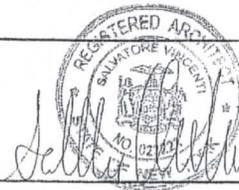


NORTH ELEVATION



ELEVATIONS (PROPOSED CONDITION)

SCALE: 1/8"=1'-0"
 PROPOSED ENLARGEMENT OF 2-STORY AND ATTIC
 1-FAMILY RESIDENCE AT 1807 EAST 22ND STREET,
 BROOKLYN, NY BSA CAL. #5-14-BZ



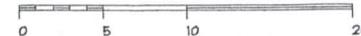
CORNERSTONE DESIGNS

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

P10



SOUTH ELEVATION



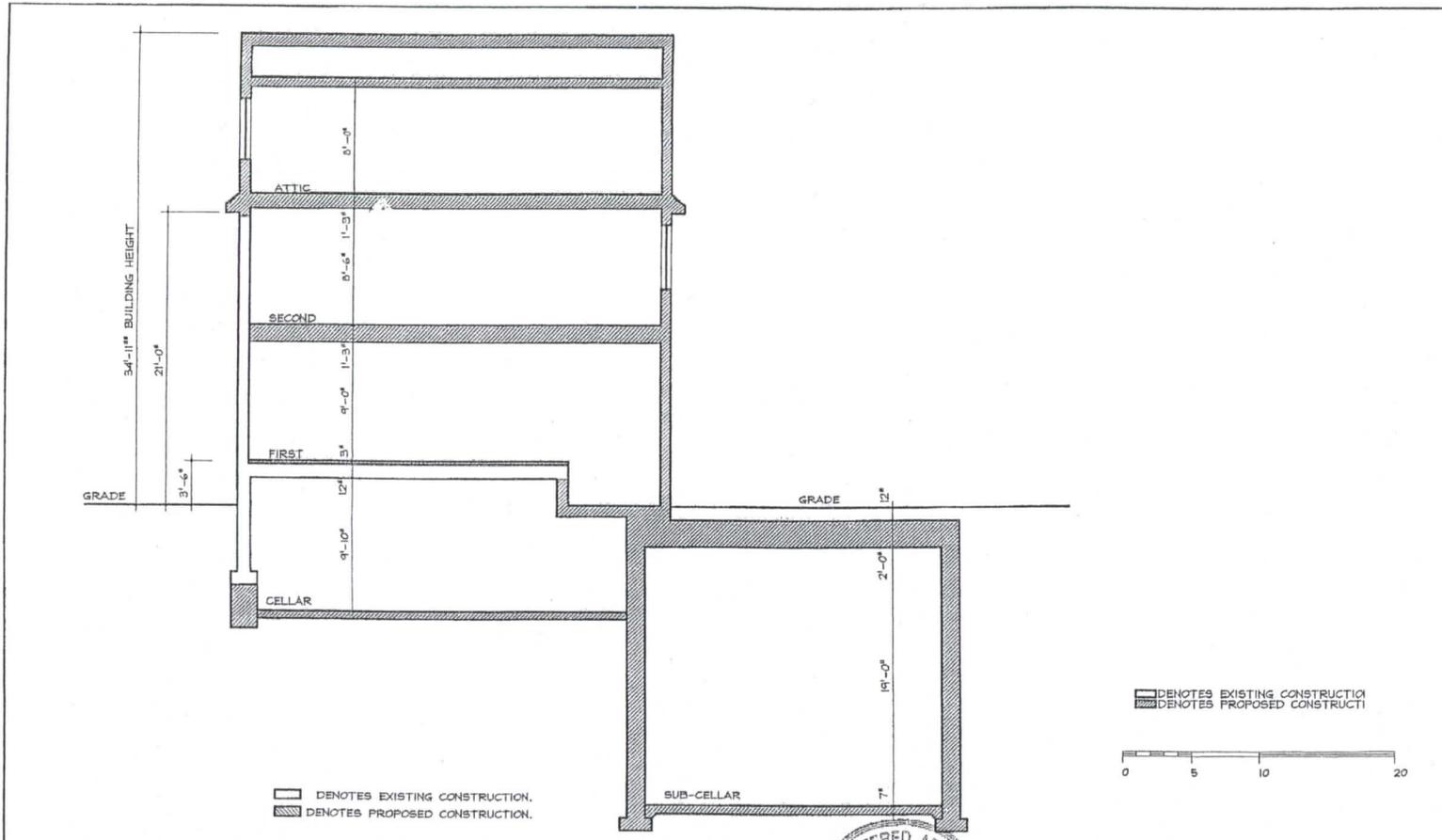
ELEVATIONS (PROPOSED CONDITION)

SCALE: 1/8"=1'-0"

PROPOSED ENLARGEMENT OF 2-STORY AND ATTIC
 1-FAMILY RESIDENCE AT 1807 EAST 22ND STREET,
 BROOKLYN, NY BSA CAL. #5-14-BZ

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

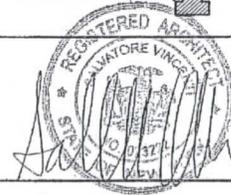
P11



CROSS SECTION (PROPOSED CONDITION)

SCALE: 1/8"=1'-0"

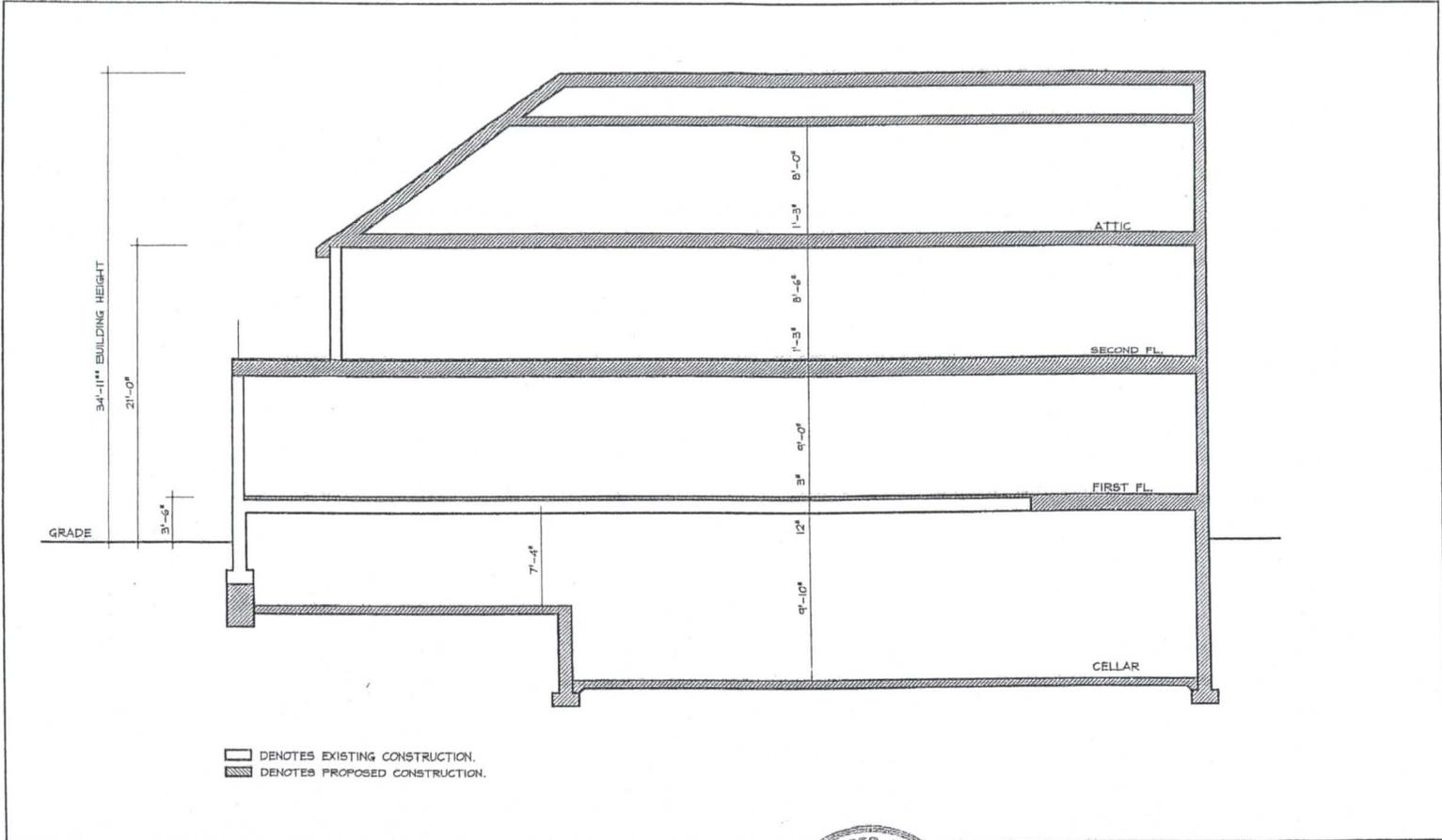
PROPOSED ENLARGEMENT OF 2-STORY AND ATTIC
 1-FAMILY RESIDENCE AT 1807 EAST 22ND STREET,
 BROOKLYN, NY BSA CAL. #5-14-BZ



CORNERSTONE DESIGNS

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

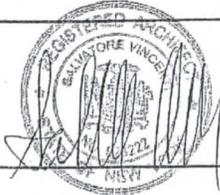
P12



LONGITUDINAL SECTION (PROPOSED CONDITION)

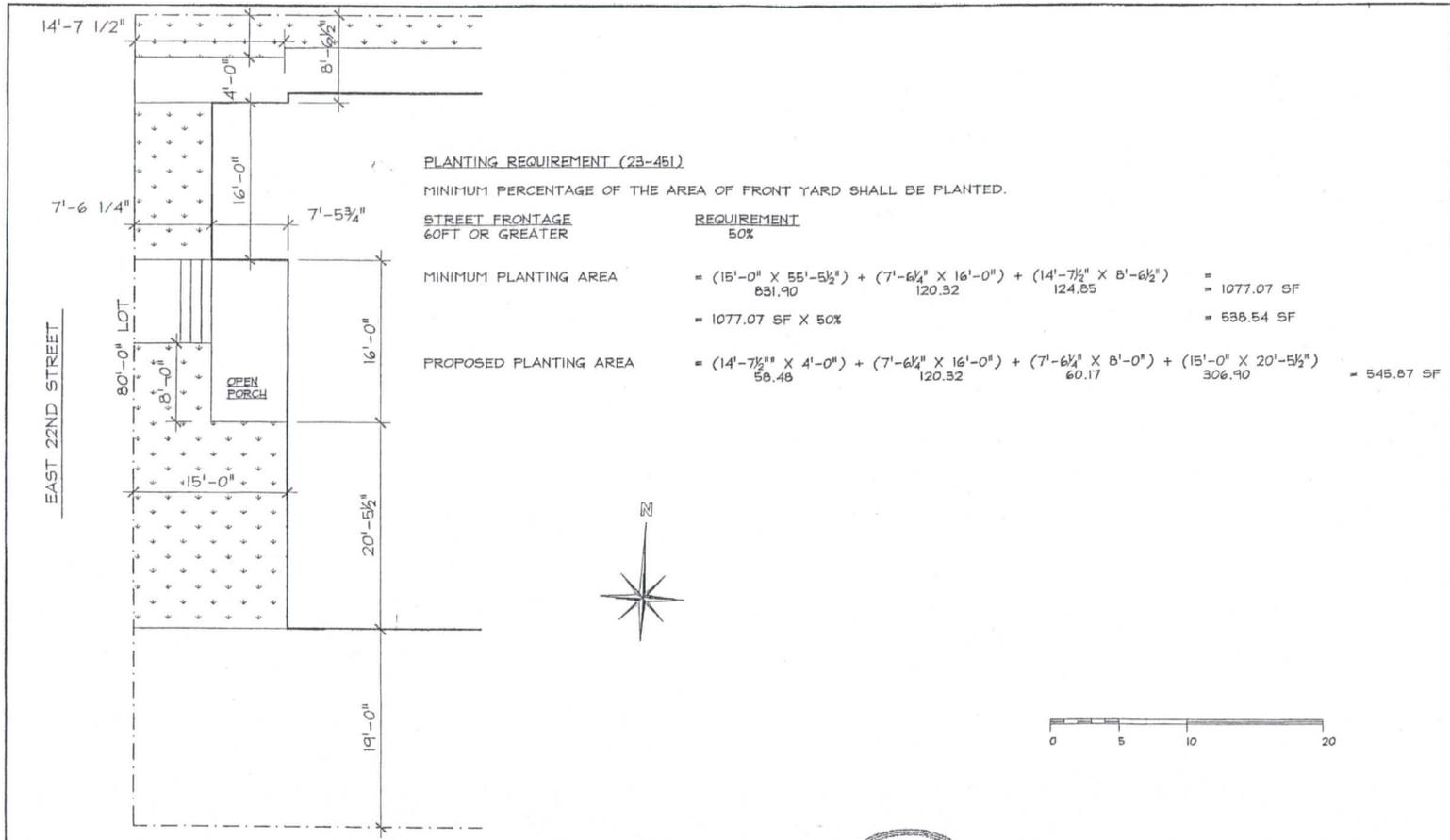
SCALE: 1/8"=1'-0"

PROPOSED ENLARGEMENT OF 2-STORY AND ATTIC
1-FAMILY RESIDENCE AT 1807 EAST 22ND STREET,
BROOKLYN, NY BSA CAL. #5-14-BZ



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

P13



PLANTING REQUIREMENT (23-461)

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

STREET FRONTAGE 60FT OR GREATER	REQUIREMENT 50%
MINIMUM PLANTING AREA	$= (15'-0" \times 55'-5\frac{1}{2}") + (7'-6\frac{1}{4}" \times 16'-0") + (14'-7\frac{1}{2}" \times 8'-6\frac{1}{2}") = 1077.07 \text{ SF}$ $= 1077.07 \text{ SF} \times 50\% = 538.54 \text{ SF}$
PROPOSED PLANTING AREA	$= (14'-7\frac{1}{2}" \times 4'-0") + (7'-6\frac{1}{4}" \times 16'-0") + (7'-6\frac{1}{4}" \times 8'-0") + (15'-0" \times 20'-5\frac{1}{2}") = 545.87 \text{ SF}$

SITE PLANTING PLAN (PROPOSED CONDITIONS)
 SCALE: 3/32" = 1'-0"
 PROPOSED ENLARGEMENT OF 2-STORY AND ATTIC
 1-FAMILY RESIDENCE AT 1807 EAST 22ND STREET,
 BROOKLYN, NY BSA CAL. #5-14-BZ



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

P14