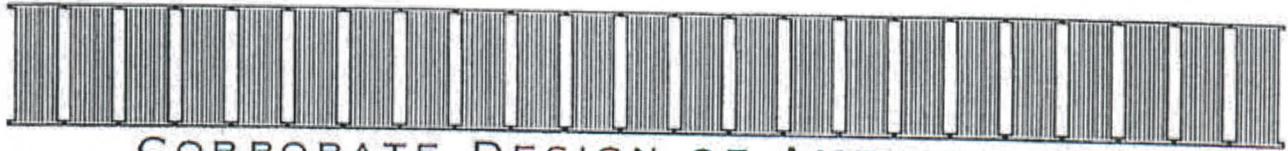


July 30, 2014 – Architect's
Certification of Market Value
and Substantial Damage



CORPORATE DESIGN OF AMERICA, P.C.
A R C H I T E C T S

1816 VOORHIES AVENUE
BROOKLYN, NEW YORK 11235

rpale52235@verizon.net

718 332 4119
FAX: 347 568 8224

July 30, 2014

David Nickhemny

182 Girard St.
Brooklyn, New York 11235

RE: Lot 275
Block 8749 Tax Class 1 Building Class A-1

Architect's Certification of Market Value and Substantial Damage

Property is assessed at the following uniform percentages of full market value.

Class 1 – 6%

Information from latest tax bill

Estimated market value - \$1,702,000 *(Prior to Hurricane Sandy)

Taxable Value = \$70,742.

Formula:

\$1,702,000 X Land Total

1,702,000 x 70,742 – 36,640/70,742 Land Total

1,702,000 x .482 = \$820,469.00 Market value of building

I, Robert James Palermo, NY State Registered Architect do hereby certify that I read and checked the attached David & Son Enterprises estimate of values of items to ascertain that the premises is not more than 50% improved.

I concur with the final established values at \$352,000.00.

Thus, \$352,000.00/ \$820,469.00 = 43% < 50% (Project is Not a substantial improvement)
Market value of house

These premises qualify as a residence NOT substantially damaged or improved by more than 50%, and should not have to comply with FEMA New Building regulations for existing cellar.

Sincerely,

Robert J Palermo, AIA
Principal Architect

RJP/g

David & Son Enterprises, Inc.

1637 Sheepshead Bay Rd.
 Brooklyn, NY 11235
 Tel (212) 927-7200
 Fax (718) 368-2702

Estimate

DATE	ESTIMATE NO.
10/1/2014	944

NAME / ADDRESS

Tsilia Nikchemny
 182 Girard St.
 Brooklyn NY 11235

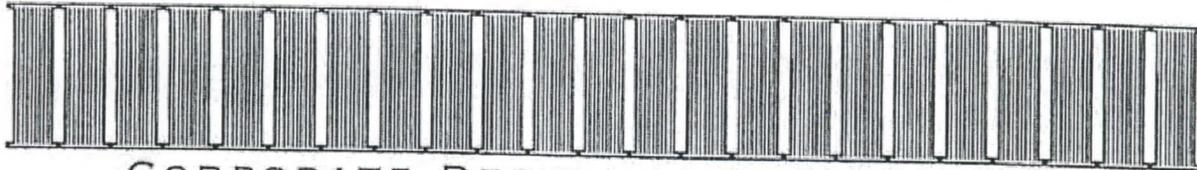
#	DESCRIPTION	UNIT	QTY	COST	TOTAL
	Partial Demolition and garbage removal during the construction			17,400.00	17,400.00
	Excavation			5,280.00	5,280.00
	Foundation			45,000.00	45,000.00
	Back Soil			1,800.00	1,800.00
	Steel			41,900.00	41,900.00
	Frame			83,000.00	83,000.00
	Yellow Board			6,960.00	6,960.00
	Masonry Work			36,750.00	36,750.00
	Stucco			17,900.00	17,900.00
	Windows			24,500.00	24,500.00
	Metal Joist			30,110.00	30,110.00
	Corrugate metal			4,500.00	4,500.00
	Concrete Floor			18,900.00	18,900.00
	Plywood for the roof			8,000.00	8,000.00
	Roof shingles			10,000.00	10,000.00
	This estimate is based upon work shown on Owner's Architect, Robert James Palermo, A.I.A. Drawings A 001,00 through A 012,00 inclusive and # EN 001,00 (Total 13 drawings)				

E-mail

davidnsonent@gmail.com

TOTAL \$352,000.00

September 2014 – Letter From
Architect Re: Flood Regulation
Compliance



CORPORATE DESIGN OF AMERICA, P. C.
A R C H I T E C T S

1818 VOORHIES AVENUE
BROOKLYN, NEW YORK 11235

rpale52235@verizon.net

718 332 4119
FAX: 718 332 8120

September 29, 2014

Board of Standard and Appeals
250 Broadway
24th Floor
New York, New York 10007

RE: 182 Girard Street
David Nikchemny Residence
Brooklyn, New York 11235

Dear Commissioner,

Pursuant to your request, we herewith submit a copy of approved plans by Corporate Design of America P.C. as well as NYC DOB approvals.

Regarding compliance with the new FEMA Flood Regulation, please be advised of the following statement of facts.

- 1) The subject premise was not within a flood plain on dates of filing with both NYC Department of Buildings and BSA.
- 2) The subject premises lot lies within a flood zone AB, since the Hurricane Sandy event caused an overall remapping.
- 3) Our premises was not substantially damaged by the Hurricane Sandy event and never tagged. (See architect's photographs attached).
- 4) Our substantial improvements to this building, which were approved prior to the Sandy event do not exceed the 50% of value threshold that determines if new building criteria should apply. (see architect's affidavit and criteria).
- 5) We have voluntarily removed all mechanical and electrical equipment from existing cellar to upper floors above the new FEMA flood plain.
- 6) We are not excavating any new cellar areas under any horizontal enlargements.
- 7) We are raising the existing first floor to the new recommended flood zone height due to the 2'-0" free board limit above flood plains instituted by the new flood zone criteria.

In conclusion, we have added flood vents in all the cellar unexcavated areas to allow wet flood proofing on the new cellar areas.

We have sealed the existing cellar windows and doors from all outside exposure to floods.

Sincerely,

Robert J Palermo, AIA
President

RJP/gw

A large, stylized handwritten signature in black ink, overlapping the typed name and title.

Attachments:

- 1) Site Photos
- 2) Architect's calculation of values
- 3) Drawings

January 30, 2015 – DOB
Resolved Objection 7 (From
January 2014 Objections sheet)



RECEIVED
JUL 10 2014

CCD1: Construction Code
Determination Form

Must be typewritten.

NYC DEPT. OF BUILDINGS
BROOKLYN BOROUGH

DEPT BLDGS 320821740 Job Number

SC111913984 Scan Code

1 Location Information Required for all requests on filed applications.

House No(s) 182 Street Name Girard Street
Borough Brooklyn Block 8749 Lot 275 BIN 3246446 CB No. 315

2 Applicant Information Required for all requests on filed applications.

Last Name PALERMO First Name ROBERT Middle Initial J
Business Name CORPORATE DESIGN OF AMERICA PC Business Telephone 718-332-4119
Business Address 1816 VOORHIES AVENUE Business Fax 718-332-8120
City BROOKLYN State NY Zip 11235 Mobile Telephone
E-Mail office@cda-nyc.com License Number 013124
License Type P.E. R.A. DOB PENS ID # (if available) A11079

3 Attendee Information Required if different from Applicant in section 2 or no Applicant.

Relationship to the property: Filing Representative Attorney Other:
Last Name PALERMO First Name ROBERT Middle Initial J
Business Name CORPORATE DESIGN OF AMERICA PC Business Telephone 718-332-4119
Business Address 1816 VOORHIES AVENUE Business Fax 718-332-8120
City BROOKLYN State NY Zip 11235 Mobile Telephone
E-Mail office@cda-nyc.com License/Registration # (if P.E./R.A./Attorney) 013124
DOB PENS ID # (if available) A11079

4 Nature of Request Required for all requests. Only one request may be submitted per form.

Note: Do not use this form for Zoning Resolution determination requests - use ZRD1 form
Determination request issued to: Borough Commissioner's Office Technical Affairs
Job associated with this request? Yes (provide job#/doc#/examiner name below) No
Job Number: 320821740 Document Number: 1 Examiner: FEROZE
Has this request been previously denied? Yes (attach all denied request form(s) and attachment(s)) No
Indicate total number of pages submitted with this request, including attachments: (attachment may not be larger than 11" x 17")
Construction Code (if applicable): 2008 Code 1968 Code Prior to 1968 Code
Indicate relevant code section(s), rule(s), etc:

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any):
 Borough Commissioner Code & Zoning Specialist General Counsel's Office
 Deputy Borough Commissioner Chief Plan Examiner Other:

ADMINISTRATIVE USE ONLY
Reference #: 35627 Appointment date: Appointment time:
Appointment Scheduled With:
Comments: RESOLVED BY PLAN EXAMINER - PERMIT ISSUED ON 10/8/14
Reviewed By: Paul Chen, R.A. Date 1/30/15 Time:

Paul Chen, R.A. 1/30/15

5	Description of Request (additional space is available on page 3)
<p>This is a request for:</p> <p><input checked="" type="checkbox"/> Interpretation or clarification</p> <p><input type="checkbox"/> Variation of Building Code or Rules per § 28-103.3 (please state in detail the practical difficulty that is specific to this project, and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2))</p> <p><input type="checkbox"/> Variation of Multiple Dwelling Law (MDL) § 277.16 for Article 7B Buildings (please state in detail the practical difficulty that is specific to this project and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2))</p> <p><i>Note: Variations of any other MDL provisions must be filed with the Board of Standards and Appeals (BSA) per MDL § 310.</i></p>	

Please itemize all attachments, including plans/sketches, submitted with this form. If this is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the objection sheet.

OBJECTION #7

Respectfully requesting a determination of whether we comply with construction on flood zone as per no mechanical/ electrical and electrical panels are permitted: the proposed plans for 182 Girard Street, Block 8749 Lot 275, meet the "flood resistant construction standards" of ZR Article 6 Chapter 4 Appendix G of the building code.

Discussion:

On October 9, 2013 Article 6 Chapter 4 was added to the Zoning Resolution. It provides that: The "flood resistant construction elevation" is greater of:

- a) The "design flood elevation" determined pursuant to Appendix G of the New York City Building Code for a building's structural occupancy category; or
- b) The base flood elevation indicated on the #flood maps#, plus the additional elevation required above base flood elevation for the applicable occupancy category when determining the Design Flood Elevation pursuant to Appendix G of the Building Code.

It also provides that:

"Flood-resistant construction standards" shall:

- a) Comply with the standards of Appendix G of the Building Code for " Post-FIRM Construction," whether construction voluntarily complies with Standards for Post-FIRM Construction" or is required to comply; and b) utilize the higher base flood elevation and the more stringent flood hazard area designation, as applicable, of the #flood maps# or the Flood Insurance Rate Maps in effect on October 28, 2012.

Accordingly, we are asking for a determination of whether the proposed plans conform to the requirements of Appendix G. The proposed plans were filed and approved by the BSA under Calendar #42-08-BZ in 2008 fully 5 years prior to 10/09/2013

The premises at 182 Girard Street is now located within an A01 zone, as shown on the Advisory Base Flood Elevation Map.

The premises, which is a Structural Occupancy Category 2 (one/2 family dwelling), requires a designated flood elevations of an additional two feet pursuant to 1 RCNY Article 3606-04, which sets forth the ASCE 24 standards as required by Appendix G. (Table 2-1 provides that the minimum elevation of the lowest floor, or the design flood elevation for a Category 2 structure shall be: base flood elevation plus 2).

In conclusion, the lowest floor of the premises at 182 Girard Street needs to be elevated to two feet above the base flood elevation. Therefore, we are raising the house. We are of the opinion that the flood level, including the additional two feet is 15 feet NVAD. And we are confident that the proposed structure, with a lowest (first) floor elevation of 15 feet, satisfied these requirements.

Note: Buildings Department Determination will be issued on the CCD1 Response Form

ADMINISTRATIVE USE ONLY		
Reviewed By:	Date:	Time:

6 Description of Request (use this section if additional space is required for description)

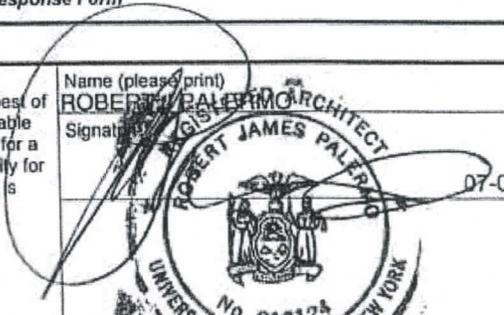
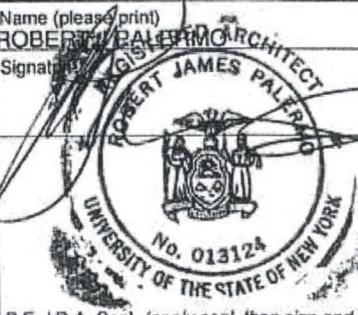
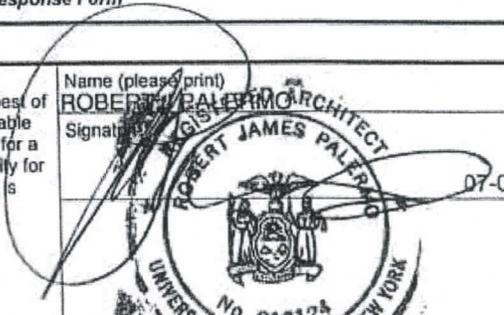
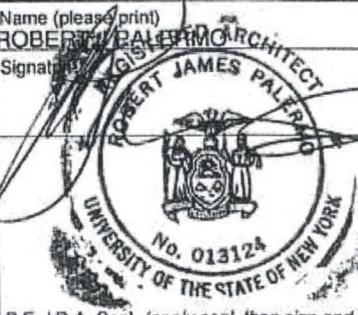
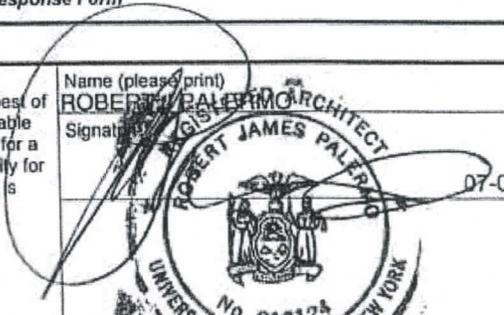
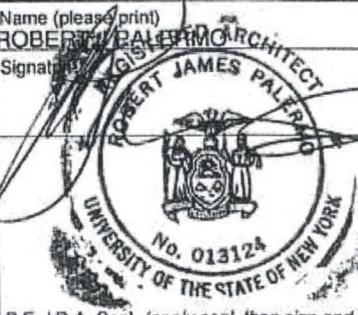
Yet, could you please confirm that our calculations comply with the existing laws and regulations and please confirm that the plans will be met with satisfaction as the BSA approved them already.

****Please note that any NEW foundation levels with adjoining grade, and unexcavated levels are less than 5'-0" in vertical height, and are provided with wet flood proofing vent in solid walls. Existing cellar levels will remain unchanged. Thank you.**

Attachments:

- 1) BSA Calendar #42-08BZ – Approved plans ZD001.01 and A001.01 through A014.01 approved and stamped February 18, 2014 (Total 15 drawings)
- 2) Drawing A007.00 marked 7 of 12 dated 3-2014 (drawing)
- 3) Objection Sheet (3) pages. OBJECTION #7

Note: Buildings Department Determination will be issued on the CCD1 Response Form

7	Statements and Signature <i>Required for all requests</i>								
<p>I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Name (please print) ROBERT J. PALERMO ARCHITECT</td> <td style="width: 40%;">Date</td> </tr> <tr> <td>Signature </td> <td style="text-align: right;">07-07-14</td> </tr> <tr> <td colspan="2" style="text-align: center;">  </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <small>P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfiled applications)</small> </td> </tr> </table>	Name (please print) ROBERT J. PALERMO ARCHITECT	Date	Signature 	07-07-14			<small>P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfiled applications)</small>	
Name (please print) ROBERT J. PALERMO ARCHITECT	Date								
Signature 	07-07-14								
									
<small>P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfiled applications)</small>									
ADMINISTRATIVE USE ONLY									
Reviewed By:	Date: Time:								

Plans Indicating Differences in
Proposed and Substantial
Compliance Plans

ZONING DATA

General Building Information

BLOCK.....8749
 LOT.....275
 ZONE.....R3-1
 MAP.....29b

Note: FEMA Zone X
 Flood Plane Elevation NAVD 11,
 Brooklyn Datum 9.37 (ADVISORY EL.)

ZONING ANALYSIS

LOT SIZE: 60'-0" X 104'-0"
 LOT AREA: 6,240 SF

ZR 23-141b MAXIMUM LOT COVERAGE AND MAXIMUM F.A.R.:

MAX F.A.R. (permitted): 0.5
 MAX FLOOR AREA (permitted): F.A.R. X LOT AREA =
 = 0.5 X 6,240 sf = 3,120 sf
 FLOOR AREA (proposed): 6,159.9 sf
 (subject to approval by BSA)
 MAXIMUM LOT COVERAGE (allowable): 35% - 2184.0 sf
 LOT COVERAGE (proposed):
 3622.1 sf - 41.9% (subject to approval by BSA)

OPEN SPACE (required): 65% - 4,056.0 sf
 OPEN SPACE (proposed): 6,240 sf - 3,622.1 sf = 2617.9 sf -
 58.1% (subject to approval by BSA)

ZR 23-45 FRONT YARD REQUIREMENTS:

MIN. FRONT YARD REQUIRED: 15'-0"
 FRONT YARD PROPOSED: 15'-0" (existing).
 THEREFORE: O.K.

ZR 23-462c SIDE YARD REQUIREMENTS:

NUMBER OF SIDE YARDS (required): 2
 SIDE YARDS (proposed): 2, THEREFORE: O.K.
 MIN. SIDE YARD (required): 5'-0"
 PROPOSED SIDE YARDS: 8'-0" + 8'-0",
 THEREFORE: O.K.
 TOTAL WIDTH OF SIDE YARDS (required): 13'-0"
 TOTAL SIDE YARDS (proposed): 16'-0" > 13'-0",
 THEREFORE: O.K.

ZR 23-47 MINIMUM REQUIRED REAR YARD:

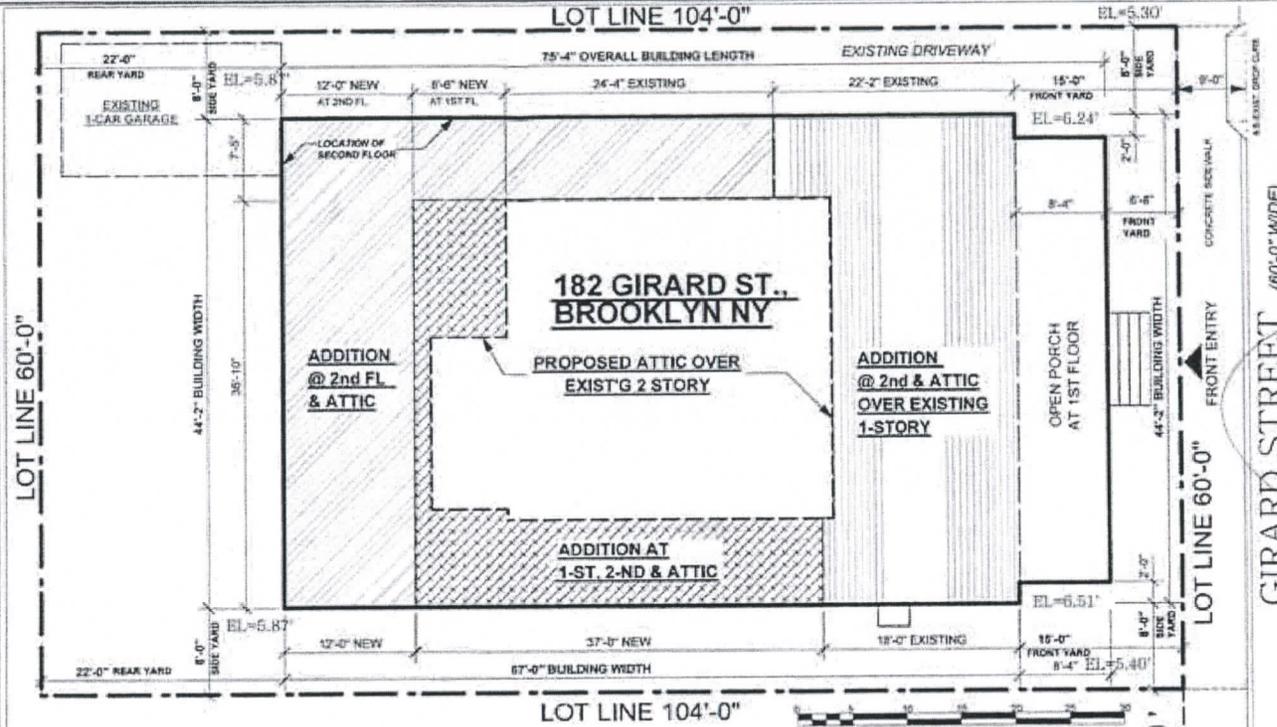
REAR YARD REQUIRED: 30'-0"
 REAR YARD PROPOSED: 22'-0"

ZR 23-631a HEIGHT AND SETBACK REGULATIONS:

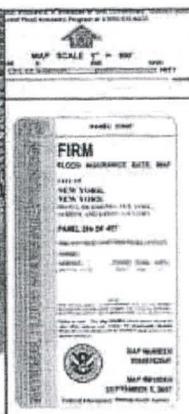
MAXIMUM WALL HEIGHT PERMITTED: 21'-0"
 WALLS HEIGHT PROPOSED: 21'-0",
 THEREFORE: O.K.
 MAXIMUM BUILDING HEIGHT PERMITTED: 35'-0"
 BUILDING HEIGHT PROPOSED: 35'-0",
 THEREFORE: O.K.

ZR 25-15 OFF STREET PARKING REQUIREMENTS:

MAX NUMBER OF PARKING SPACES PERMITTED: 3
 PARKING SPACES PROPOSED: 3



FEMA MAP



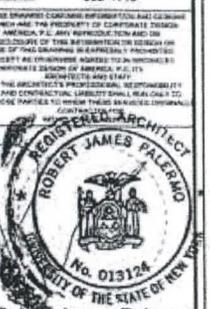
BSA #42-08-BZ
 ORIENTAL BLVD

NOTE:
 This site is currently located in a FEMA X Zone and was not substantially damaged by Hurricane Sandy, even though the costs are more than \$40,000. The applicant has informed the owners that the site will be an AE Zone under the new advisory maps issued in mid-2013.

LEVEL	TOTAL SQ.FT.
First Floor	2167.6
Second Floor	2617.9
Attic	1354.5
TOTAL	6159.9

- DOB Notes:**
- "All landscaping shall be in accordance with newly adopted ZR sections".
 - "All proposed porches are subject to approval by NYC DOB".
 - Entire Building -to be sprinklered. Sprinkler System to be filed under separate application.

CORPORATE DESIGN OF AMERICA ARCHITECTS
 Robert J. Palermo, AIA
 REGISTERED ARCHITECT
 1818 VOORHEES AVE.
 SHEEPSHEAD BAY (BROOKLYN)
 NEW YORK 11235 718
 352-4119



Robert James Palermo
 NY State License
 # 013124

DAVID NIKCHEMNY

182 Girard St.
 Brooklyn, NY

Alteration

DATE: 08/2013

DRAWN BY: JOR VERIFIED BY: RJP

SCALE: AS NOTED

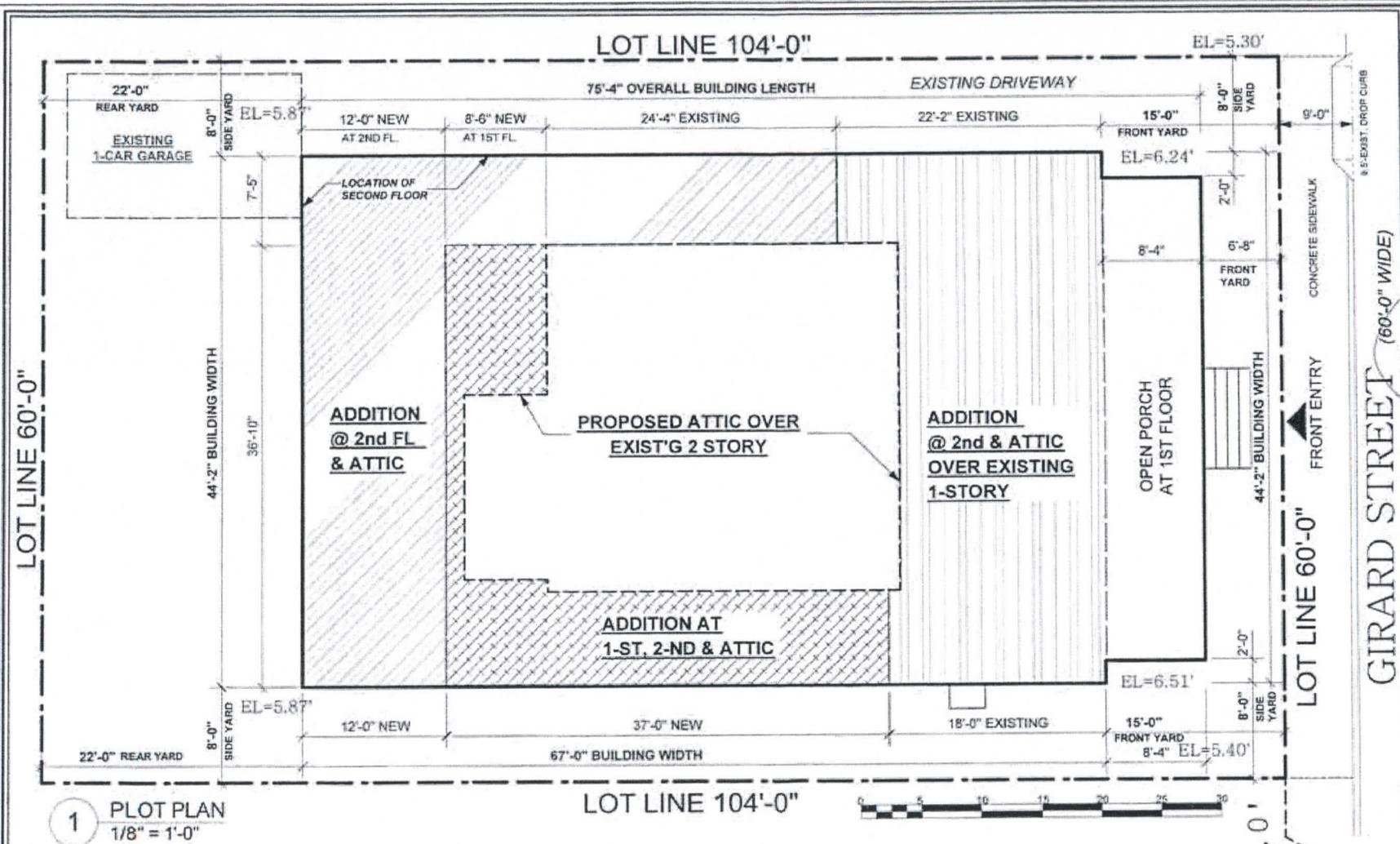
PROJECT NO.: 27-2013

SHEET TITLE: Plot Plan, Zoning, Maps

SHEET NO.: ZD001.02

1 OF 1

CAO FILE: 182girad.dwg



1 PLOT PLAN
1/8" = 1'-0"

LEVEL	TOTAL SQ.FT.
First Floor	2187.6
Second Floor	2617.9
Attic	1354.5
TOTAL	6159.9

- DOB Notes:**
- "All landscaping shall be in accordance with newly adopted ZR sections".
 - "All proposed porches are subject to approval by NYC DOB".

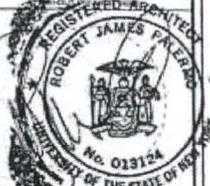


BSA #42-08-BZ
ORIENTAL BLVD



CORPORATE DESIGN OF AMERICA ARCHITECTS
Robert J. Palermo, AIA
REGISTERED ARCHITECT
1816 MOORHEAD AVE.
SHEEPSHEAD BAY BROOKLYN
NEW YORK 11235 778
332-4119

THIS DRAWING CONFIRMS INFORMATION AND CONDITIONS WHICH ARE THE PROPERTY OF CORPORATE DESIGN OF AMERICA, P.C. ANY REPRODUCTION AND USE OF THIS DRAWING IN ANY MANNER IS PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL REGISTERED ARCHITECT OF AMERICA, P.C. THE ARCHITECT'S PROFESSIONAL RESPONSIBILITY AND CONTRACTUAL LIABILITY SHALL BE ONLY TO THE CLIENT PARTNER OR OWNER UNDER THESE SPECIFIC CONTRACT TERMS.



Robert James Palermo
NY State License # 013124

DAVID NIKCHEMNY
182 Girard St.
Brooklyn, NY

Alteration

DATE: 09/2013

DRAWN BY: JOR VERIFIED BY: RJP

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

PROJECT NO.: 27-2013

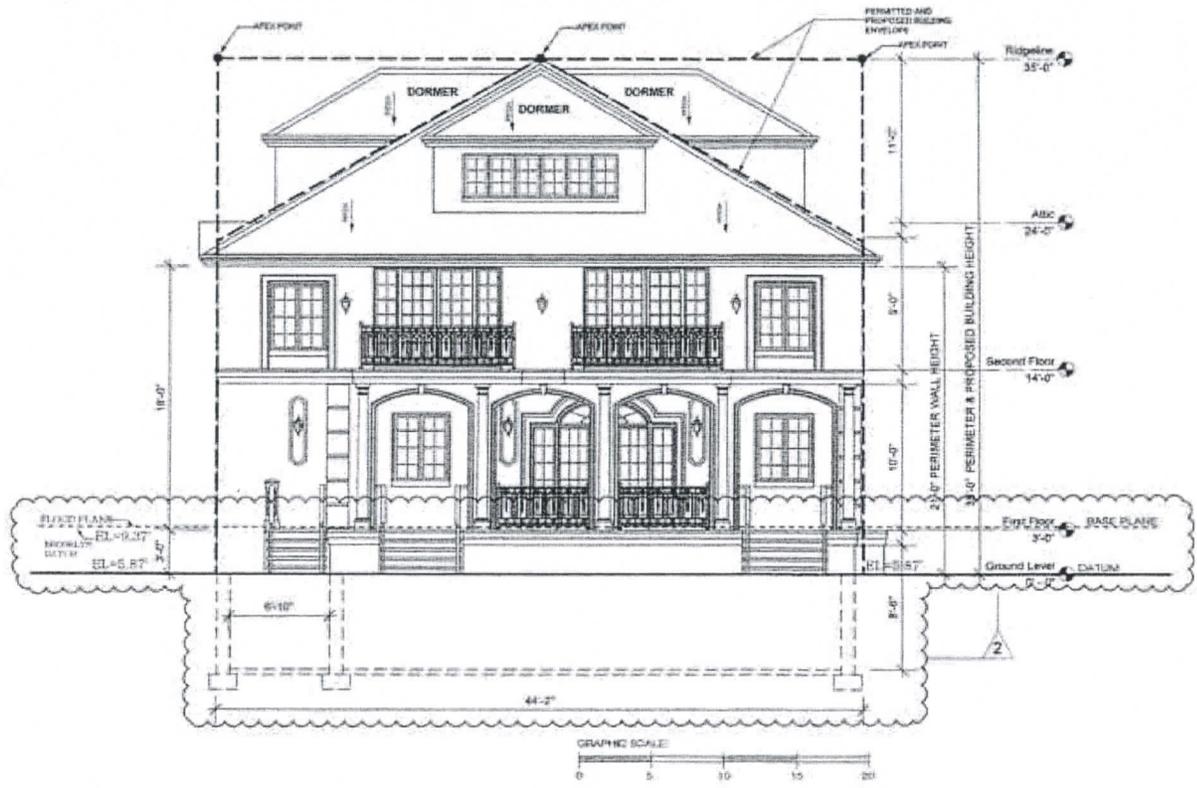
SHEET TITLE:

Plot Plan

SHEET NO.:

A001.02
1 of 14

CAD FILE: 1022print.dwg



7 PROPOSED WEST ELEVATION (REAR)
1/8" = 1'-0"

BSA #42-08-BZ

CORPORATE
DESIGN OF AMERICA
ARCHITECTS
REGISTERED
ARCHITECT
Robert J. Palermo, AIA
1818 VOORHEES AVE.
SHEEPSHEAD BAY BROOKLYN
NEW YORK 11235 718
332-4119

THIS DOCUMENT IS THE PROPERTY OF CORPORATE DESIGN OF AMERICA, P.C. ANY REPRODUCTION AND/OR DISSEMINATION OF THIS DOCUMENT FOR THE DESIGN OR USE OF THIS DRAWING IS EXPRESSLY PROHIBITED. EXCEPT AS OTHERWISE AGREED TO IN WRITING BY CORPORATE DESIGN OF AMERICA, P.C. ITS ARCHITECTS AND TEAM.



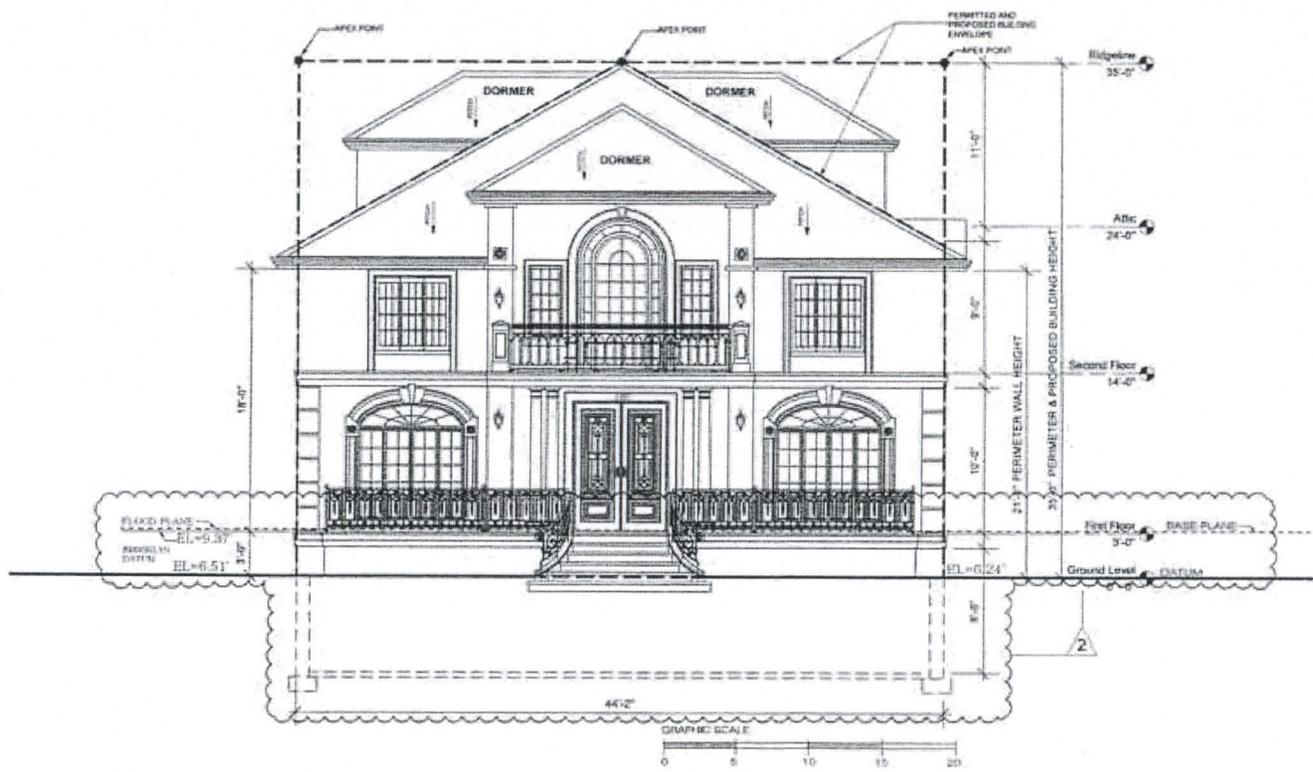
Robert J. Palermo, AIA
NY State License
013124

REVISIONS AND SUBMISSIONS	DESCRIPTION	DATE
1	MINOR ALTERATION OF WINDOWS/DOORS	
2	Revised of Blanking by 5'-2"	
3	Minor graphic alteration	

BY J.D.N./J.C.W.
DATE 09/16/2013

DAVID NIKCHEMNY
182 Girard St.
Brooklyn, NY
Alteration

DATE	09/2013
DRAWN BY	JOR
VERIFIED BY	RJP
SCALE	1/8" = 1'-0"
PROJECT NO.	27-2013
SHEET TITLE	West Elevation
SHEET NO.	A007.02
	7 OF 14
CAD FILE	182gir west.dwg



10 PROPOSED EAST ELEVATION (GIRARD STREET)
 1/8" = 1'-0"

BSA #42-08-BZ

CORPORATE
 DESIGN OF AMERICA
 ARCHITECTS
 Robert J. Palermo, AIA
 REGISTERED
 ARCHITECT
 1818 VOORHIES AVE.
 SHEEPSHEAD BAY BROOKLYN
 NEW YORK 11235 718
 332-4119

THIS DRAWING IS THE PROPERTY OF CORPORATE DESIGN OF AMERICA, P.C. ANY REPRODUCTION OR DISSEMINATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CORPORATE DESIGN OF AMERICA, P.C. IS STRICTLY PROHIBITED. ANY VIOLATION OF THIS PROHIBITION SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECTURE PROFESSION AND WILL BE REPORTED TO THE APPROPRIATE AUTHORITIES. THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY DOES NOT COVER THIS PROJECT. CONTRACTED FOR: [Redacted]

Robert James Palermo
 NY State License # 013124

REVISIONS AND SUBMISSIONS	DESCRIPTION
1	MINOR EXTERIOR ALTERATIONS Raising of Blanking by 5'-2" Minor graphic alteration
BY JOR	
DATE	

DAVID NIKCHEMNY
 182 Girard St.
 Brooklyn, NY
 Alteration

DATE	09/2013
DRAWN BY	JOR
VERIFIED BY	RJP
SCALE	1/8" = 1'-0"
PROJECT NO.	27-2013
SHEET TITLE	East Elevation
SHEET NO.	A010.02
	10 of 14
CAD FILE	182girard.dwg

CORPORATE
DESIGN OF AMERICA
ARCHITECTS
Robert J. Palermo, AIA
ARCHITECT
332-4119
300 W. 42ND ST. 11TH FL.
NEW YORK, NY 10018-3602

THESE PLANS HAVE BEEN REVIEWED AND APPROVED FOR THE CITY OF NEW YORK AS SHOWN ON THESE PLANS. THE REVIEWING OFFICIAL HAS REVIEWED THE PLANS FOR CONFORMANCE WITH THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS REGULATIONS AND CODES. THE REVIEWING OFFICIAL HAS REVIEWED THE PLANS FOR CONFORMANCE WITH THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS REGULATIONS AND CODES. THE REVIEWING OFFICIAL HAS REVIEWED THE PLANS FOR CONFORMANCE WITH THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS REGULATIONS AND CODES.

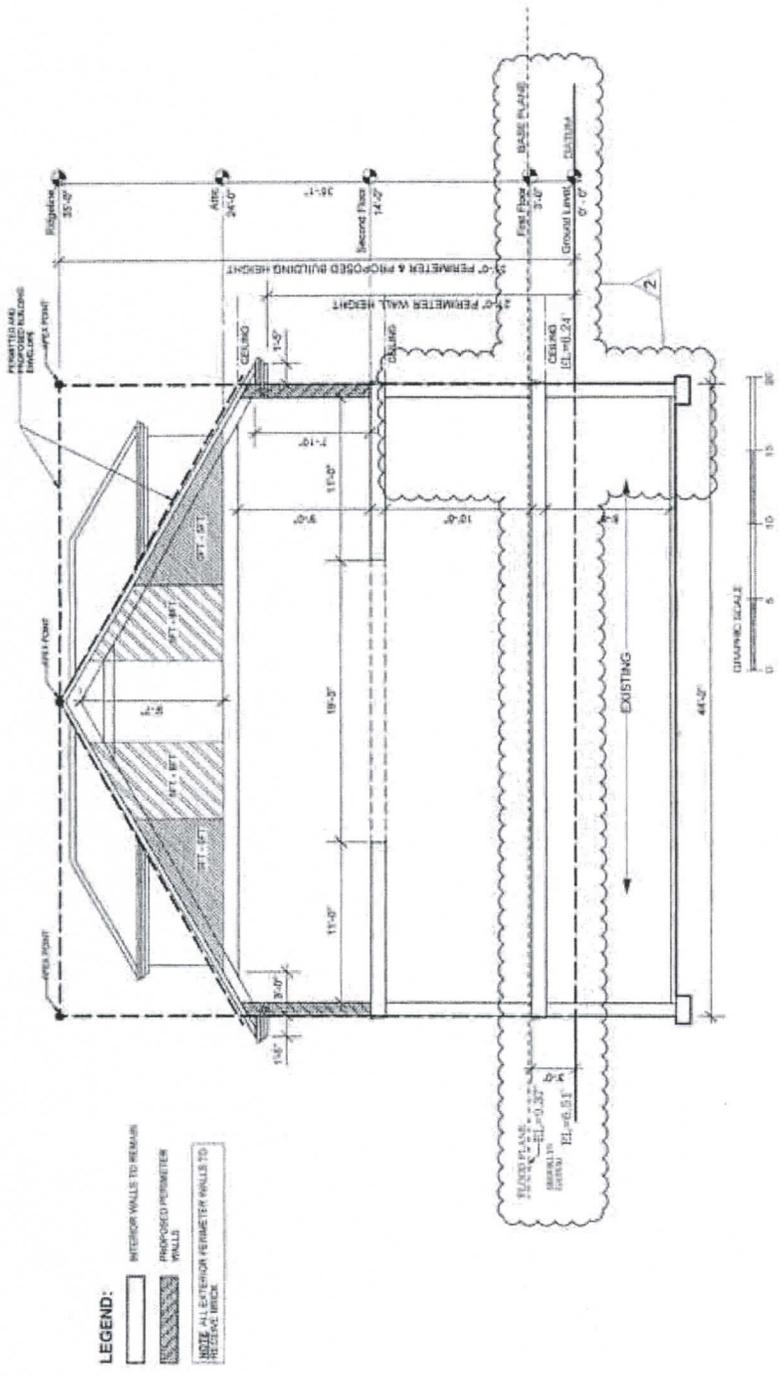


Robert James Palermo
NY State License
013124

NO.	REVISIONS AND SUBMISSIONS	DATE	BY	FOR
1	Rating of Building by 5-2			
2	Modification to show overhang			

DAVID NIKCHEMNY
182 Girard St.
Brooklyn, NY
Alteration

DATE: 06/20/13
DRAWN BY: JOR
CHECKED BY: RJP
SCALE: 1/8" = 1'-0"
PROJECT NO.: 27-2013
SHEET TITLE: Proposed Cross-Section
SHEET NO.: A011.02
11 OF 14
CAD FILE: 103junit.dwg



BSA #42-08-BZ

11 PROPOSED CROSS-SECTION
1/8" = 1'-0"