Furthermore, as the attached Land Use Study by Urban Cartographics shows, thirty four (34) out of the one hundred thirty nine (139) properties located within 400 feet of the site have a floor area ratio that exceeds 0.75. Three of these homes have a floor area ratio that is greater than 1.0. They range in floor area ratio from 0.75 to 1.07; and they range in floor area from 1,562 square feet to 3,484 square feet. Accordingly, the proposed floor area of 2,272 sq. ft. with a proposed FAR of 0.68 fits the character of the neighborhood, will not alter the character thereof, and will not impair the future use or development of the surrounding area.

As discussed in the Land Use Study, the proposed 25'2" rear yard will not impair the use or development of adjacent properties as the interior of the subject block is tightly crowded by garages and as such does not have an interior open space that could be adversely affected by the proposal. Also, as shown on the Rear Yard Diagram, nine (9) rear yards on the subject block are equal to or less than the 25' proposed as part of this application. The block does not have a consistent rear yard depth and granting the instant application will not alter the character of the neighborhood. Furthermore, the rear yard of the proposed enlargement faces the side yard of an adjacent home at Lot 45. The proposed 25'2" rear yard will provide sufficient open space between the proposal and the home at Lot 45.

VIOLATIONS AT THE PREMISES

A violation was issued under #35097893H on October 23, 2014 for work without a permit (BIS printout included as an attachment). As noted on the violation, partitions were removed on the first and second floor, the plumbing and electricals were removed and the rear extension at the first floor was in the process of being removed. A $1,600 penalty was paid and no balance is due on the violation. On January 14, 2015 a violation was issued for failure to certify the aforementioned violation. There is currently no work being performed at the Premises. All improvements will be performed upon approval of the instant application.

CONCLUSION

The enlargement is located within a designated area and meets the requirements of Zoning Resolution §73-622. It conforms to the character of the neighborhood and will not impair the use or development of the area.

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 fully supported by the facts.

Respectfully Submitted,

Eric Palatnik P.C.

NYS RA / PE SEAL AND SIGN

BSA ZONING ANALYSIS

BSA CALENDAR NO. BLOCK 6809 LOT 49

SUBJECT SITE ADDRESS 2617 AVENUE R

APPLICANT LEWIS E. GARFINKEL, RA

ZONING DISTRICT R3-2

SPECIAL/HISTORIC DISTRICT _____

COMMUNITY BOARD 315

PRIOR BSA #

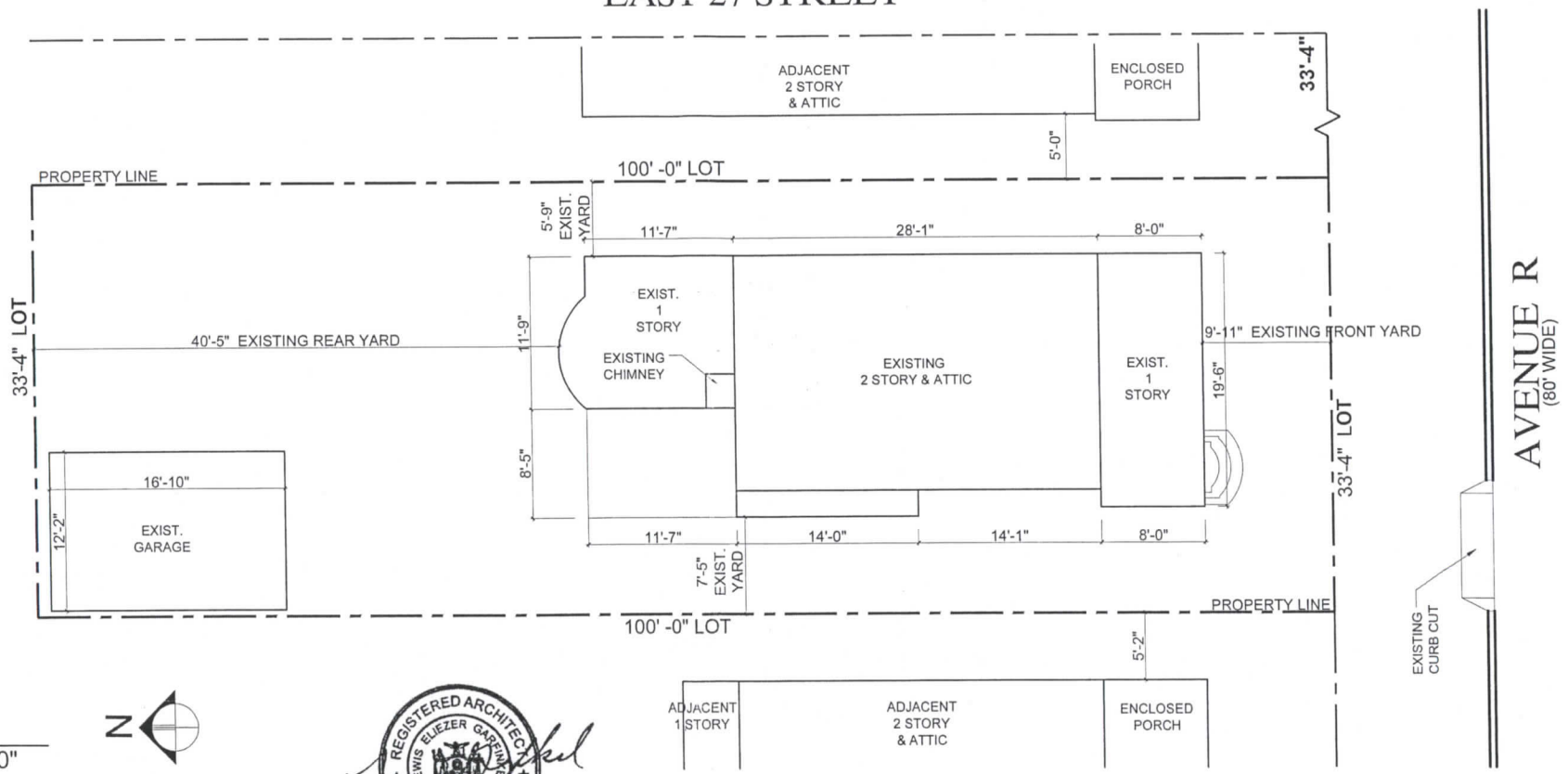
	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	COMPLIANT: "Y" IF NOT: "N" AND INDICATE AMT OVER/UNDER
LOT AREA	23-32		3,800 SF		3,333 SF*	3,333 SF	Y
LOT WIDTH	23-32		40 FT		33'-4" FT	33'-4" FT	N
USE GROUP (S)	22-10	1			1	1	Y
FA RESIDENTIAL	23-141	1,667 SF			1,352 SF	2,272 SF	N (+605 SF)
FA COMMUNITY FACILITY							
FA COMMERCIAL/INDUST.							
FLOOR AREA TOTAL	23-141	1,667 SF			1,352 SF	2,272 SF	N (+605 SF)
FAR RESIDENTIAL	23-141	0.50			0.41	0.68	N (+0.18)
FAR COMMUNITY FACILITY							
FAR COMMERCIAL/INDUST.							
FAR TOTAL	23-141	0.50			0.41	0.68	N (+0.18)
OPEN SPACE	23-141		2,166 SF		2,416 SF	2,051 SF	N (-115 SF)
OPEN SPACE RATIO	23-141		65%		72.50%	61.50%	N (-3.5)
LOT COVERAGE (%)	23-141	35%			27.50%	38.50%	N (+8.8%)
NO. DWELLING UNITS	23-22	2			1	1	Y
WALL HEIGHT	23-631	21 FT			21'-8"	21'-8"	N (+0'-8")
TOTAL HEIGHT	23-631	35 FT			28'-4"	28'-4"	Y
NUMBER OF STORIES					2	2	Y
FRONT YARD	23-45		15 FT		9'-11"*	9'-11"	N (-6'-9")
SIDE COMBINE YARDS	23-461		13 FT		13'-2"	13'-2"	Y
SIDE YARD, MIN	23-461		5 FT		5'-9"	7'-5"	Y
REAR YARD, MIN	23-47		30 FT		40'-5"	25'-2"	N (-4'-10")
SETBACK (S)							
SKY EXP. PLANE (SLOPE)							
NO. PARKING SPACES	25-22	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: * existing non-compliance

SITE
View 1
2617 Avenue R
Shot 2-5-15
Block: 6809
Lot: 49
Brooklyn, NY

EAST 27 STREET



PLOT PLAN

SCALE: 3/32"= 1'-0"

N

REGISTERED ARCHITECT
LEWIS ELIEZER GARFINKEL
No. 025123
STATE OF NEW YORK

	TOTAL SQUARE FOOTAGE
FIRST FLOOR	842.30 S.F.
SECOND FLOOR	510.18 S.F.
ATTIC	0 S.F.
TOTALS	1,352.48 S.F.
F.A.R.	0.41

0' 4' 10' 20'

BSA CALENDAR #

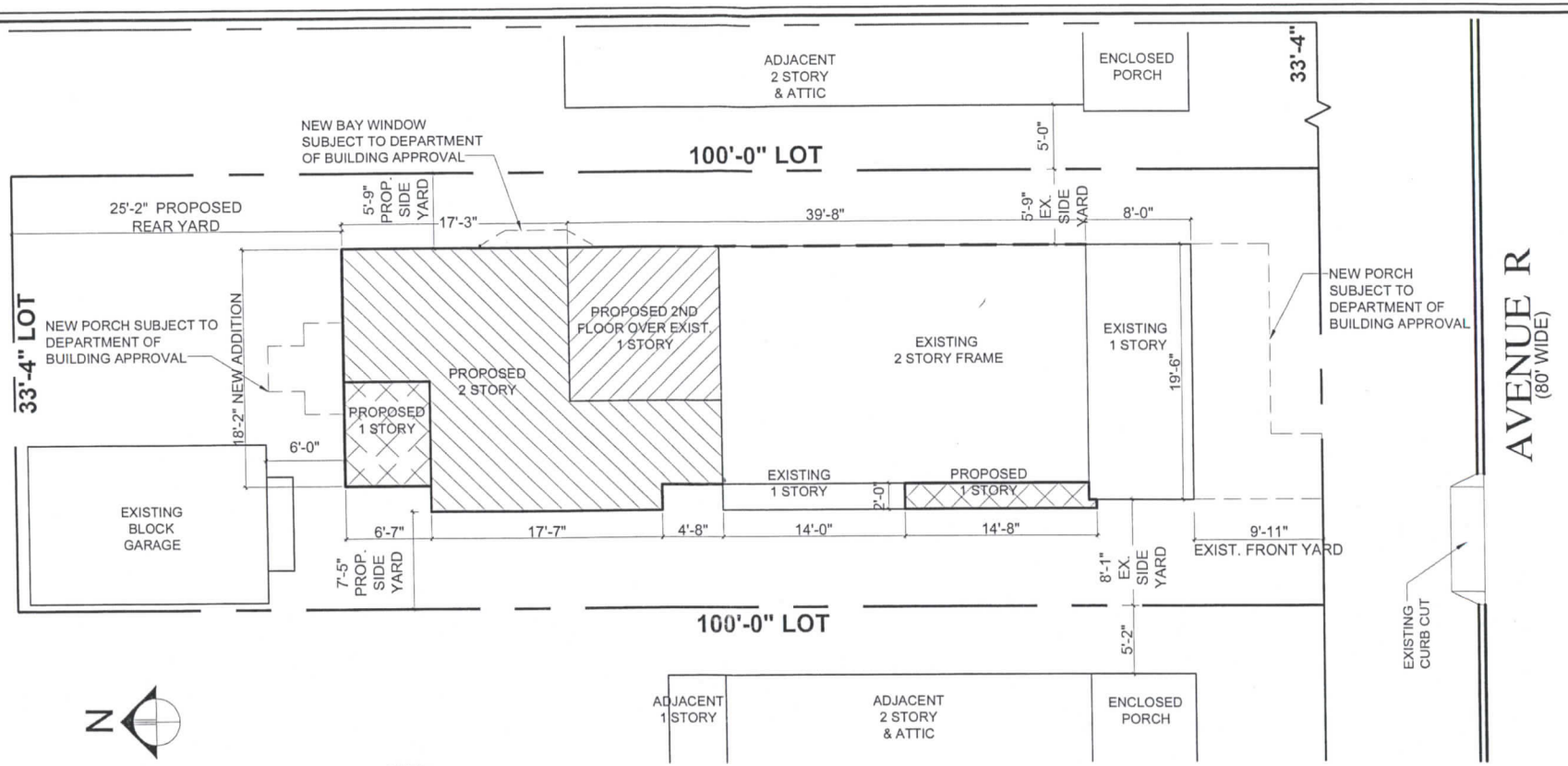
LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT
N.Y. REG. NO. 025123
2919 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718-951-6551

Revisions

EXISTING CONDITION
BLOCK: 6809 LOT: 49
2617 AVENUE R
BROOKLYN, N.Y. 11229

PLOT PLAN

Drawing No. EX-1
Scale : AS SHOWN
Date : 05/05/14
Drawn : DV
Job No. 14-049



PLOT PLAN

SCALE: 3/32"= 1'-0"

	TOTAL SQUARE FOOTAGE
FIRST FLOOR	1,256.35 S.F.
SECOND FLOOR	1,016.49 S.F.
ATTIC	0 S.F.
TOTALS	2,272.84 S.F.
F.A.R.	0.68

REGISTERED ARCHITECT
LEWIS ELIEZER GARFINKEL
No. 025123
STATE OF NEW YORK

0' 4' 10' 20'

BSA CALENDAR

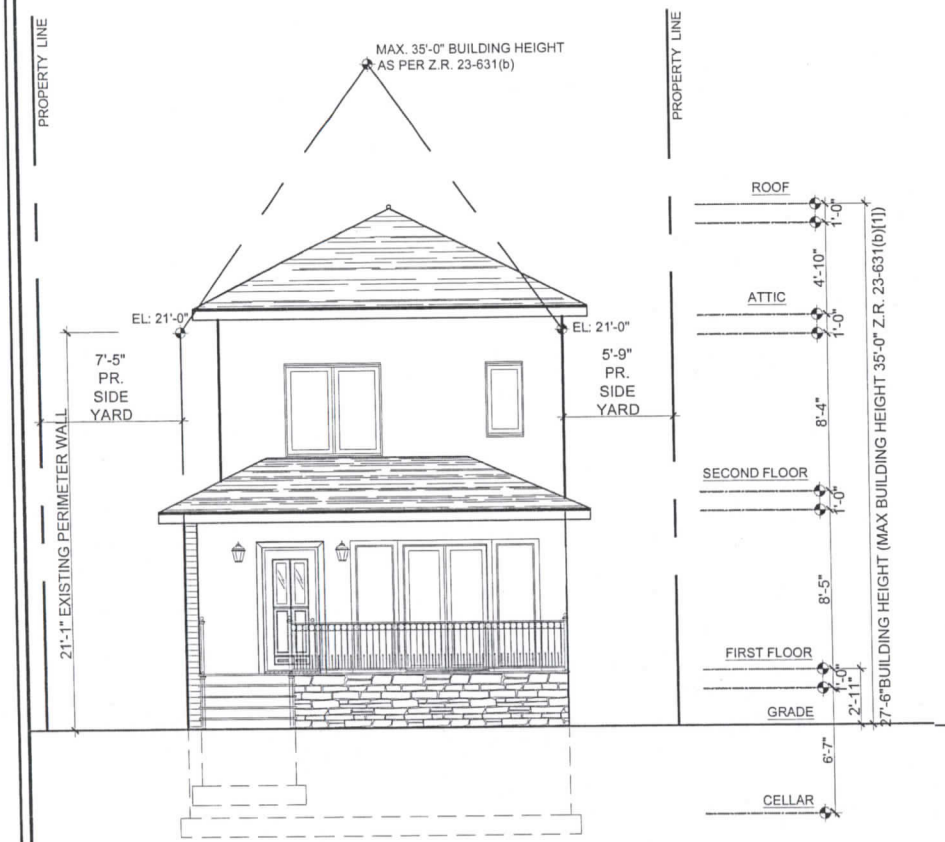
LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT
N.Y. REG. NO. 025123
2919 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718-951-6551

Revisions

PROPOSED ALTERATION
BLOCK: 6809 LOT: 49
2617 AVENUE R
BROOKLYN, N.Y. 11229

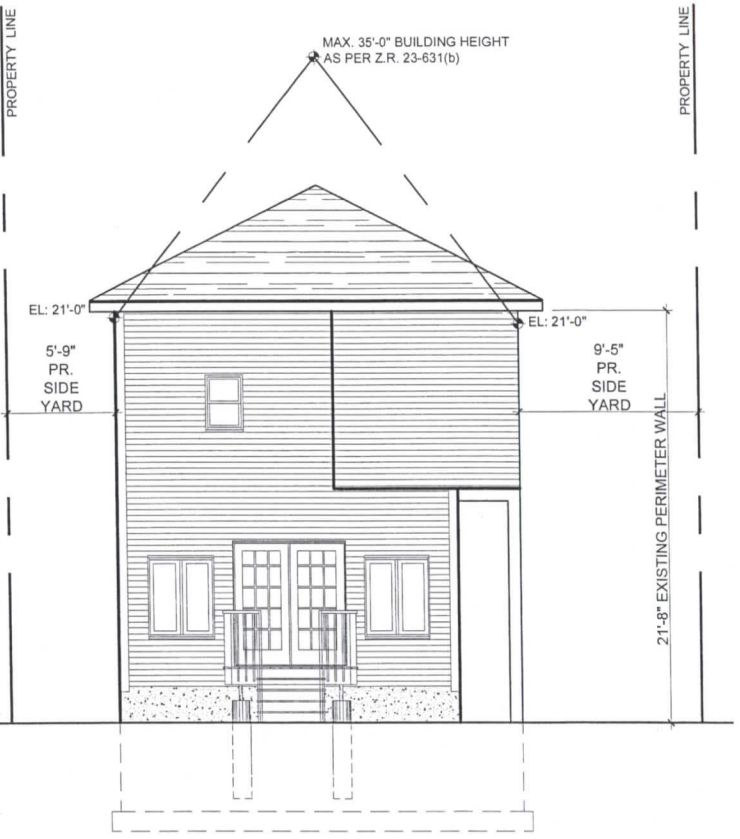
PLOT PLAN

Drawing No. A-1
Scale : AS SHOWN
Date : 11/13/14
Drawn : RD
Job No. 14-049



FRONT ELEVATION

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



REAR ELEVATION

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

REGISTERED ARCHITECT
LEWIS ELIEZER GARFINKEL
No. 025123
STATE OF NEW YORK

0' 4' 10' 20'

BSA CALENDAR

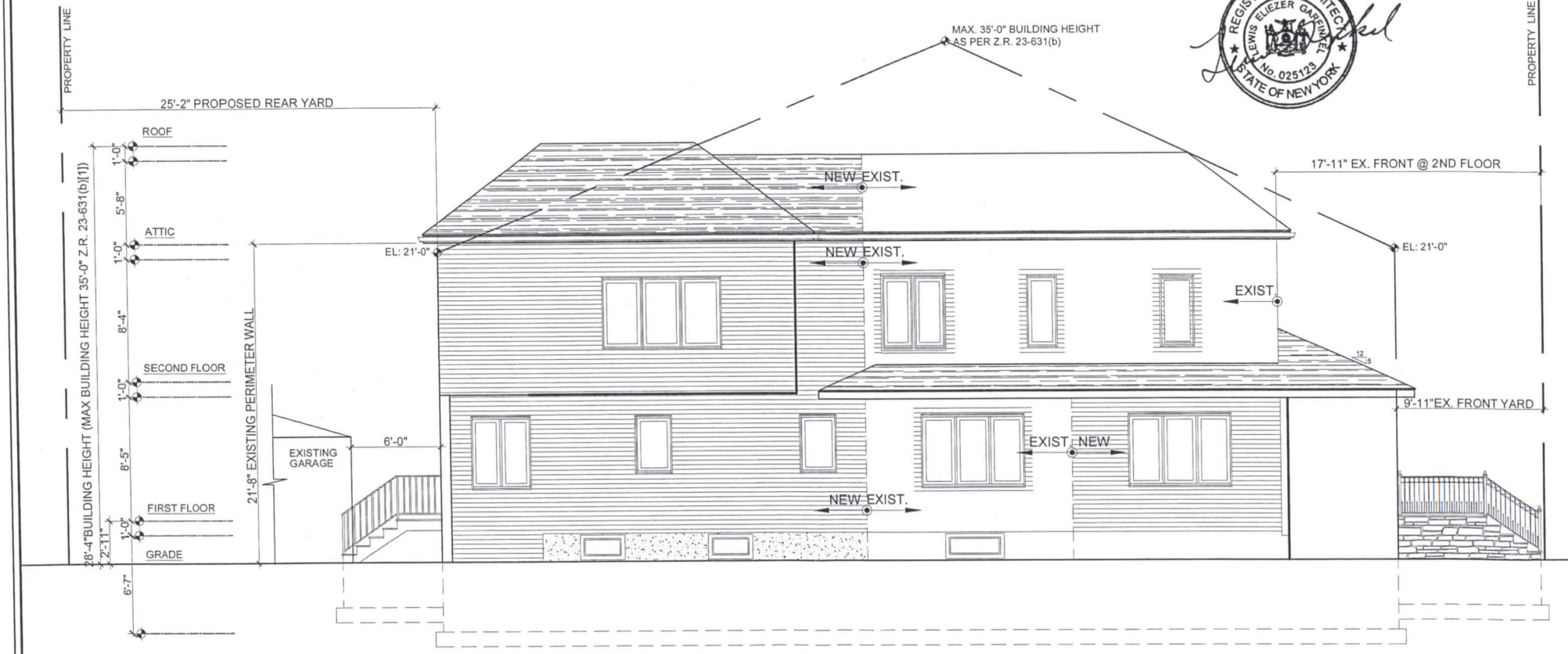
LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT
N.Y. REG. NO. 025123
2919 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718-951-6551

Revisions

PROPOSED ALTERATION
BLOCK: 6809 LOT: 49
2617 AVENUE R
BROOKLYN, N.Y. 11229

FRONT AND REAR ELEVATION

Drawing No. A-6
Scale : AS SHOWN
Date : 11/13/14
Drawn : RD
Job No. 14-049



REGISTERED ARCHITECT
LEWIS ELIEZER GARFINKEL
No. 025123
STATE OF NEW YORK

RIGHT SIDE ELEVATION

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

0' 4' 10' 20'

BSA CALENDAR

LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT
N.Y. REG. NO. 025123
2919 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718-951-6551

Revisions

PROPOSED ALTERATION
BLOCK: 6809 LOT: 49
2617 AVENUE R
BROOKLYN, N.Y. 11229

RIGHT SIDE ELEVATION

Drawing No. A-7
Scale : AS SHOWN
Date : 11/13/14
Drawn : RD
Job No. 14-049

STREETSCAPE

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

REGISTERED ARCHITECT
LEWIS ELIEZER GARFINKEL
No. 025123
STATE OF NEW YORK

0' 4' 10' 20'

BSA CALENDAR

LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT
N.Y. REG. NO. 025123
2919 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718-951-6551

Revisions

PROPOSED ALTERATION
BLOCK: 6809 LOT: 49
2617 AVENUE R
BROOKLYN, N.Y. 11229

FRONT STREETSCAPE

Drawing No. A-10
Scale : AS SHOWN
Date : 11/13/14
Drawn : RD
Job No. 14-049