



Board of Standards and Appeals

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. <small>NAME OF APPLICANT</small>	Elijah Realty LLC <small>OWNER OF RECORD</small>
32 Broadway, Suite 114 <small>ADDRESS</small>	2619 East 16th Street <small>ADDRESS</small>
New York NY 10004 <small>CITY STATE ZIP</small>	Brooklyn NY 11235 <small>CITY STATE ZIP</small>
212 425-4343 <small>AREA CODE TELEPHONE</small>	 <small>LESSEE / CONTRACT VENDEE</small>
212 968-7129 <small>AREA CODE FAX</small>	 <small>ADDRESS</small>
Eric@EricPalatnikPC.com <small>EMAIL</small>	 <small>CITY STATE ZIP</small>

Section B
Site
Data

2619 East 16th Street 11235
STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

East 16th Street between Sheepshead Bay Road and Avenue Z
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

7460	96	Brooklyn	15	n/a
<small>BLOCK</small>	<small>LOT(S)</small>	<small>BOROUGH</small>	<small>COMMUNITY DISTRICT</small>	<small>LANDMARK/HISTORIC DISTRICT</small>
Hon. Chaim M. Deutsch	C4-2			29a
<small>CITY COUNCIL MEMBER</small>	<small>ZONING DISTRICT</small> <small>(include special district, if any)</small>			<small>ZONING MAP NUMBER</small>

Section C
Dept of Building
Decision

BSA AUTHORIZING SECTION(S) 73-44 for VARIANCE SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 36-21

DOB Decision (Objection/ Denial) date: October 19, 2015 Acting on Application No: _____

Section D
Description

(LEGALIZATION YES NO IN PART)

Special Permit pursuant to Section 73-44 and Section 73-03 of the Zoning Resolution of the City of New York, as amended (hereinafter "ZR") to vary ZR Section 36-21 to reduce the number of required accessory off street parking spaces from thirty (30) to fifteen (15) at the proposed eight thousand nine hundred and ninety one (8,991) square foot, five (5) story new building in a C4-2 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.

Signature of Applicant, Corporate Officer or Other Authorized Representative: _____ DAY OF Nov 2015

Eric Palatnik Attorney
Print Name Title

SWORN TO ME THIS 8 DAY OF Nov 2015
ROBIN GOMEZ
Notary Public, State of New York
No. 01GO6097433
Qualified in Kings County
My Commission Expires 08/18/2019
NOTARY PUBLIC

NYS RA / PE SEAL AND SIGN

BSA ZONING ANALYSIS

REVISED APRIL 2005

BSA CALENDAR NO.

BLOCK 7460

LOT 96

SUBJECT SITE ADDRESS

2619 East 16th Street

APPLICANT

IGOR ZASLAVSKIY, RA

ZONING DISTRICT C4-2

PRIOR BSA #

COMPLIANT: "Y"

SPECIAL/HISTORIC DISTRICT

COMMUNITY BOARD 315

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

LOT AREA

LOT WIDTH

USE GROUP (S)

FA RESIDENTIAL

FA COMMUNITY FACILITY

FA COMMERCIAL/INDUST.

FLOOR AREA TOTAL

FAR RESIDENTIAL

FAR COMMUNITY FACILITY

FAR COMMERCIAL/INDUST.

FAR TOTAL

OPEN SPACE

OPEN SPACE RATIO

LOT COVERAGE (%)

NO. DWELLING UNITS

WALL HEIGHT

TOTAL HEIGHT

NUMBER OF STORIES

FRONT YARD

SIDE YARD

SIDE YARD

REAR YARD

SETBACK (S)

SKY EXP. PLANE (SLOPE)

NO. PARKING SPACES

LOADING BERTH (S)

OTHER: PARKING WAIVER

* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	
N/A		N/A	N/A	2500 SF	2500 SF	
N/A		N/A	N/A	25'	25'	
32-15	-		C.O.	N/A	4, 6	Y
N/A	N/A		N/A	N/A	N/A	N/A
33-123	12000		C.O.	N/A	4004	
33-122	8500		C.O.	N/A	4987	
33-123	12000		C.O.	N/A	8991	
N/A	N/A		N/A	N/A	N/A	N/A
33-123	4.8		C.O.	N/A	1.60	Y
33-122	3.4		C.O.	N/A	1.99	Y
33-123	4.8		C.O.	N/A	3.59	Y
N/A		N/A	N/A	N/A	N/A	N/A
N/A		N/A	N/A	N/A	N/A	N/A
N/A	N/A		N/A	N/A	N/A	N/A
N/A	N/A		N/A	N/A	N/A	N/A
33-432	60' (4 ST)		C.O.	N/A	44'7"	Y
33-432	2.7:1		C.O.	N/A	55'7"	Y
			C.O.	N/A	5	Y
N/A		N/A	N/A	N/A	N/A	N/A
33-25		N/A	N/A	N/A	N/A	N/A
33-25		N/A	N/A	N/A	N/A	N/A
33-26		20'	C.O.	N/A	20'	Y
33-432		20'	C.O.	N/A	20'	Y
33-432	2.7:1		C.O.	N/A	0.95:1	Y
73-44	-	15	BSA	N/A	0	N
36-62	-	0	C.O.	N/A	0	Y
36-231	15	-	C.O.	N/A	15	Y

* 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:

BSA APPROVAL REQUESTED TO DETERMINE MINIMUM PARKING REQUIREMENT AS PER ZR 73-44, WHEREBY ZR 36-231 PARKING WAIVER MAY BE APPLIED.



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

November 18, 2015

STATEMENT OF FACTS AND FINDINGS

**Premises: 2619 East 16th Street
Block: 7460, Lot: 96
Brooklyn, New York (the "Premises")**

INTRODUCTION

The instant application requests a Special Permit pursuant to Section 73-44 and Section 73-03 of the Zoning Resolution of the City of New York, as amended (hereinafter "ZR") to vary ZR Section 36-21 to reduce the number of required accessory off street parking spaces from thirty (30) to fifteen (15) at the proposed eight thousand nine hundred and ninety one (8,991) square foot, five (5) story new building in a C4-2 zoning district.

After the Board grants the reduction to fifteen (15) spaces, the owners will subsequently seek to waive the remaining fifteen (15) spaces pursuant to ZR § 36 - 231 at the Department of Buildings. Accordingly, by the end of the process, there will be zero proposed accessory off-street parking spaces. As discussed below, your Board has previously approved such applications and *"takes no position as to whether approval of the subject special permit application qualifies the site for a parking waiver pursuant to ZR § 36-231, which is a determination subject to review by the Department of Buildings ("DOB")" (BSA Cal. No. 55-10-BZ).*

The proposed new building will have Use Group 4 ambulatory diagnostic or treatment health care facilities on floors one (1) and two (2). It will have Use Group 6 PRC B1 uses on floors three (3) through five (5). As stated above, the proposed building will have zero parking spaces.

ERIC PALATNIK

The applicant agrees to condition the approval on the following conditions as well as any other appropriate conditions with regard to the design and method of operation of the proposed development:

- **THAT** DOB shall review the proposal to determine whether the site qualifies for a waiver of the required number of parking spaces pursuant to ZR § 36-231;
- **THAT** in the event DOB determines that the site does not qualify for a parking waiver under ZR § 36- 231, the location and configuration of the fifteen (15) required parking spaces shall be subject to review and approval by DOB.

Pursuant to ZR § 73-44 (“*Reduction of Parking Spaces for Ambulatory Diagnostic or Treatment Facilities Listed in Use Group 4 and Uses in Parking Requirement Category B1*”) your Board may permit the reduction of required accessory parking spaces to one (1) space per six hundred (600) square feet of floor area for the proposed UG 4 ambulatory diagnostic or treatment health care facilities and the Use Group 6 PRC B1 uses in the underlying C4-2 zoning district.

As discussed below, the instant application provides a sufficient basis to make each of the required findings pursuant to ZR § 73-44 and ZR § 73-03. The proposed fifteen (15) parking spaces will be sufficient to meet the demand that will be generated by the proposed uses at the Premises.

Accordingly, plans were filed with the Department of Buildings in order to permit the proposed new building and parking reduction. On September 22, 2015, acting under Job. No.: 421205555 the following objection was issued:

“Proposed Development is Contrary to ZR Section 36-21 and Requires a Special Permit Pursuant to ZR Section 73-44”

EXISTING CONDITIONS

The Premises is located at 2619 East 16th street between Avenue Z and Sheepshead Bay Road in the Borough of Brooklyn. The Premises is located on a 2,500 square foot interior lot with 25 feet of frontage on East 16th Street and a depth of 100 feet. It is identified on the New York City Tax Map as Block 7460, Lot 96. It is located in Brooklyn Community Board 15. The Premises is in a C4-2 zoning district. East 16th Street is a one way, one lane street with parking lanes on both sides.

The Premises is well served by mass transit. It is located approximately one block away from the B and Q trains at the Sheepshead Bay Road Station and the B36, B4 and B49 bus stations are located on Avenue Z between East 16th and East 17th, approximately one block away from the Premises.

The Premises is currently improved upon with a two (2) story and attic building. The structure is proposed to be demolished as part of the new building application for the proposal.

THE PROPOSED NEW BUILDING

The proposed new five (5) story UG 4 ambulatory diagnostic or treatment health care facility and Use Group 6 PRC B1 building is depicted in the enclosed plan sheets. As demonstrated therein, this well designed structure has been created to adhere to the floor area, height, yard, and setback requirements of the underlying C4-2 zoning district. As stated above, the Premises is located on a 2,500 square foot lot. It is proposed to develop the Premises with a 8,991 square foot, five (5) story building. A full explanation of the design, uses, and parking is provided below.

Uses Per Floor:

Floor	Use	Square Feet
First	Ambulatory Diagnostic or Treatment Health Care Facilities	2,360
Second	Ambulatory Diagnostic or Treatment Health Care Facilities	1,644
Third	Use Group 6 PRC B1 Commercial	1,887
Fourth	Use Group 6 PRC B1 Commercial	1,887
Fifth	Use Group 6 PRC B1 Commercial	1,213
Total	Five Story Building	8,991

Comparison of Required and Reduced Parking Totals:

Required

Pursuant to ZR § 36-21, Use Group 4 ambulatory diagnostic or treatment health care facilities and Use Group 6 PRC B1 uses both require one (1) parking space per three hundred (300) square feet of floor area. Accordingly, based on the total floor area of eight thousand nine hundred and ninety one (8,991) square feet, thirty (30) parking spaces are required at the premises ($8,991 / 300 = 29.96$).

Proposed

Pursuant to ZR § 73-44 (“*Reduction of Parking Spaces for Ambulatory Diagnostic or Treatment Facilities Listed in Use Group 4 and Uses in Parking Requirement Category B1*”), your Board may permit the reduction of required accessory parking spaces to one (1) space per six hundred (600) square feet of floor area for the proposed Use Group 4 ambulatory diagnostic or treatment health care facilities and the Use Group 6 PRC B1 uses in the underlying C4-2 zoning district. Accordingly, this will reduce the number of required parking spaces from the required thirty (30) to fifteen (15) ($8,991 / 600 = 14.98$).

ERIC PALATNIK

A side by side comparison is provided below:

Floor	Use Group	Spaces per ZR § 36-12	Spaces per ZR § 73-44
First	U.G. 4 (health care fac.)	2,360 / 300 = 7.87	2,360 / 600 = 3.93
Second	U.G. 4 (health care fac.)	1,644 / 300 = 5.47	1,644 / 600 = 2.74
Third	U.G. 6 (PRC B1)	1,887 / 300 = 6.29	1,887 / 600 = 3.14
Fourth	U.G. 6 (PRC B1)	1,887 / 300 = 6.29	1,887 / 600 = 3.14
Fifth	U.G. 6 (PRC B1)	1,213 / 300 = 4.04	1,213 / 600 = 2.02
Total		29.96	14.98

The proposed new building will seek to waive the remaining fifteen (15) spaces pursuant to ZR § 36 - 231 at the Department of Buildings.

ZR § 36 - 231 allows the accessory parking requirements of ZR § 36-21 to be waived when the total number of required spaces falls below a certain total that varies depending on the zoning district.

36-231

In districts with high, medium, or low parking requirements

C1-1 C1-2 C1-3 C2-1 C2-2 C2-3 C3 C4-1 C4-2 C4-3 C7 C8-1 C8-2

In the districts indicated, except for the #uses# listed in Section 36-233 (Exceptions to application of waiver provisions), and except as otherwise provided in Section 36-27 (Waiver for Certain Small Zoning Lots), the parking requirements set forth in Sections 36-21 (General Provisions) or 36-22 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements) shall not apply to #commercial uses# in parking requirement category A, B, B1, C, D, E, or H, or to permitted #community facility uses#, if the total number of #accessory# off-street parking spaces required for all such #uses# on the #zoning lot# is less than the number of spaces set forth in the following table:

Number of Spaces	Districts
10	C1-1 C2-1 C3 C4-1
15	C1-2 C2-2 C4-2 C8-1
25	C1-3 C2-3 C4-2A C4-3 C7 C8-2

ERIC PALATNIK

The Premises is located in a C4-2 zoning district. Accordingly, a parking waiver will be available at the Premises should your Board approve the instant application to reduce the number of accessory parking spaces from thirty (30) to fifteen (15).

Your Board has granted similar applications on in the past, as documented in the enclosed resolution for *BSA Cal. No. 55-10-BZ*. As in the instant matter, the referenced calendar numbers allowed for the elimination of all required parking due to the fact that the reduced proposed parking totals fell below the totals required to trigger the waiver provision. Accordingly, your Board has granted applications such as the instant request.

Moreover, the applicant agrees to condition the approval on the following conditions as well as any other appropriate conditions with regard to the design and method of operation of the proposed development:

- **THAT** DOB shall review the proposal to determine whether the site qualifies for a waiver of the required number of parking spaces pursuant to ZR § 36-231;
- **THAT** in the event DOB determines that the site does not qualify for a parking waiver under ZR § 36- 231, the location and configuration of the fifteen (15) required parking spaces shall be subject to review and approval by DOB.

ZR § 73-03 FINDINGS

(a) ZR § 73-03(a) provides:

The Board shall make all of the findings required in the applicable sections of this Chapter with respect to each such special permit #use# or modification of #use#, parking or #bulk# regulations and shall find that, under the conditions and safeguards imposed, the hazards or disadvantages to the community at large of such special permit #use# or modification of #use#, parking or #bulk# regulations at the particular site are outweighed by the advantages to be derived by the community by the grant of such special permit. In each case the Board shall determine that the adverse effect, if any, on the privacy, quiet, light and air in the neighborhood of such special permit #use# or modification of #use#, parking or #bulk# regulations will be minimized by appropriate conditions governing location of the site, design and method of operation.

ERIC PALATNIK

If the instant request is approved, the proposed building's required thirty (30) parking spaces will be reduced to fifteen (15) spaces. This reduction in parking is not expected to create any foreseeable hazards or disadvantages to the community.

The Premises is well served by mass transit. It is located approximately one block away from the B and Q trains at the Sheepshead Bay Road Station and the B36, B4 and B49 bus stations are in close proximity to the Premises.

The parking demand that will be generated by the proposed uses will be sufficiently met by the proposed fifteen (15) total parking spaces on the Premises. The surrounding uses will not be adversely affected by the proposed parking reduction. The applicant will agree to any appropriate conditions with regard to the design and method of operation of the proposed development.

(b) ZR § 73-03(b) provides:

In all cases the Board shall deny a special permit whenever such proposed special permit #use# or modification of #use#, parking or #bulk# regulations will interfere with any public improvement project (including housing, highways, public #buildings# or facilities, redevelopment or renewal projects, or right-of-way for sewers, transit or other public facilities) which is approved by or pending before the Board of Estimate, Site Selection Board or the City Planning Commission as determined from the calendars of each such agency issued prior to the date of the public hearings before the Board of Standards and Appeals.

The proposal will not interfere with any public improvement project which is approved or pending before the City Council, Site Selection Board, or City Planning Commission.

(c) ZR § 73-03(c) provides:

When under the applicable findings the Board is required to determine whether the special permit #use# or modification of #use#, parking or #bulk# regulations is appropriately located in relation to the #street# system, the Board shall in its discretion make such determination on the basis of the Master Plan of Arterial Highways and Major Streets on the official City Map. Whenever the Board is required to make a finding on the location of a proposed special permit #use# or modification of #use#, parking or #bulk# regulations in relation to secondary or local #streets# and such classification of #streets# is not shown on the Master Plan, the Board in its discretion shall request the City Planning Commission to establish a report on the appropriate classification of such #street#.

Zoning Resolution Section 73-44 does not require your Board to make a finding with respect to the appropriateness of the use in relation to the street system.

(d) ZR § 73-03(d) through (g) are not applicable.

ZR § 73-44 FINDINGS

ZR § 73-44 provides in relevant part:

In the districts indicated, the Board of Standards and Appeals may permit a reduction in the number of #accessory# off-street parking spaces required by the provisions of Section 36-21 or 44-21 (General Provisions) for ambulatory diagnostic or treatment facilities listed in Use Group 4 and #uses# in parking requirement category B1 in Use Group 6, 7, 8, 9, 10, 11, 14 or 16 to the applicable number of spaces specified in the table set forth at the end of this Section, provided that the Board finds that occupancy by ambulatory diagnostic or treatment facilities listed in Use Group 4 or #uses# in parking category B1 is contemplated in good faith on the basis of evidence submitted by the applicant. In such a case the Board shall require that the certificate of occupancy issued for the #building# within which such #use# is located shall state that no certificate shall thereafter be issued if the #use# is changed to a #use# listed in parking category B unless additional #accessory# off-street parking spaces sufficient to meet such requirements are provided on the site or within the permitted off-site radius.

REDUCED ACCESSORY OFF-STREET
PARKING SPACES REQUIRED FOR AMBULATORY DIAGNOSTIC
OR TREATMENT FACILITIES LISTED IN USE GROUP 4 AND
COMMERCIAL USES IN PARKING REQUIREMENT CATEGORY B1

Parking Spaces Required per Number of Square Feet of #Floor Area#*	Districts
1 per 400	C1-1 C2-1 C3 C4-1
1 per 600	C1-2 C2-2 C4-2 C8-1 M1-1 M1-2 M1-3 M2-1 M2-2 M3-1
1 per 800	C1-3 C2-3 C4-3 C7 C8-2

* For ambulatory diagnostic or treatment facilities listed in Use Group 4, parking spaces required per number of square feet of #floor area# or #cellar# space, except #cellar# space #used# for storage

The Premises is located in an C4-2 zoning district and your Board is empowered to reduce the number of required parking spaces to one (1) per six hundred (600) as set forth in the table above.

ERIC PALATNIK

Zoning Resolution Section 73-44, entitled, "*Reduction of Parking Spaces for Ambulatory Diagnostic or Treatment Facilities Listed in Use Group 4 and Uses in Parking Requirement Category B1,*" authorizes your Board to approve the request, provided that the applicant demonstrates that the use is demonstrated in good faith. The instant applicant agrees to this condition as shown in the enclosed affidavit of good faith.

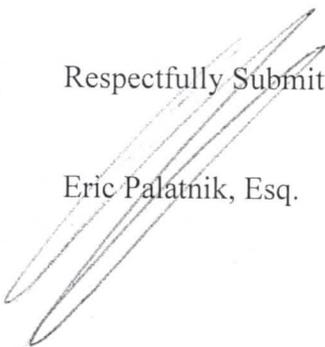
Additionally, the applicant further understands that, should the instant application be approved, the Certificate of Occupancy shall state that "*no certificate shall thereafter be issued if the use is changed to a use listed in parking requirement category B unless additional accessory off-street parking spaces sufficient to meet such requirements are provided on the site or within the permitted off-site radius.*"

CONCLUSION

It is for all of the foregoing reasons that we respectfully submit that the instant application should be granted in all respects.

Respectfully Submitted,

Eric Palatnik, Esq.





FOR LEASE
Premiere Properties
(718) 646-5656
Susan Blachman Alan Fuchs
Premiere Properties LLC

FRIENDS
SEX HAIR SALON
2617

NO PARKING

Site

Anatolian
Restaurant

View # 2
10/12/15
2619 E.16th. St.
Block: 7460
Lot: 96
Brooklyn, NY

E. 16th. St.

N ←

ZONING CALCULATIONS AS-OF-RIGHT

ADDRESS: 2819 EAST 16TH STREET
 MAP NO: 29A
 BLOCK: 7460
 LOT: 96
 ZONE: C4-2, COMMERCIAL
 LOT AREA: 2500 SF

ART III, CH 3 BULK REGULATIONS FOR COMMERCIAL DISTRICTS

35-122 COMMERCIAL USES IN COMMERCIAL BUILDING
 C4-2 MAX. FLOOR AREA RATIO = 3.4
 MAX FLOOR AREA FOR COMMERCIAL USES = 2500 X 3.4 = 8500 SF

35-123 COMMUNITY FACILITY USES IN COMMERCIAL BUILDING
 C4-2 MAX. FLOOR AREA RATIO = 4.8
 MAX FLOOR AREA FOR COMMUNITY FACILITY USES = 2500 X 4.8 = 12000 SF

MAXIMUM FLOOR AREA LIMITED TO 12000 SF

ACTUAL FLOOR AREA (SEE AREA DIAGRAMS Z0-002)

COMMUNITY FACILITY USE	GROSS	PROPOSED
FIRST FLOOR	2500	2560
SECOND FLOOR	1667	1644
TOTAL CF USE		4004 SF / 2500 = 1.60 X 4.8 (OK)
COMMERCIAL USE		
THIRD FLOOR	2000	1887
FOURTH FLOOR	2000	1887
FIFTH FLOOR	1503	1213
TOTAL COMMERCIAL USE		4987 SF / 2500 = 1.99 X 3.4 (OK)
TOTAL PROPOSED FA	4004 + 4987 = 8991 SF / 2500 = 3.59 (OK)	

35-25 SIDE YARDS
 NO SIDE YARD ARE REQUIRED

35-26 REAR YARDS
 MIN REQUIRED REAR YARD = 20'
 PROPOSED REAR YARD = 20'

35-432 BUILDING HEIGHT (A) NARROW STREET
 MAX BASE HEIGHT = 60' OR 4 STORIES, PROPOSED BASE HEIGHT = 44'-7" / 4 STORIES
 SKY EXPOSURE PLANE = 2.7 VERTICAL DISTANCE PER 1.0 HORIZONTAL DISTANCE
 REQUIRED SET BACK AT BASE HEIGHT = 20'
 SEE ELEVATIONS A-003 AND A-004

35-03 TO 26-41 FOR STREET TREE PLANTING
 1 PER 25' OF STREET FRONTAGE = 25' / 25 = 1 TREE REQUIRED
 1 TREE TO BE PLANTED AT AN ALTERNATE LOCATION AS PER DPR

AS-OF-RIGHT PARKING

36-21 PARKING REQUIREMENT
COMMERCIAL USE FOR PRC-B
 1 PER 300 SF
 4004 / 300 = 13.34 PARKING SPACES
COMMUNITY FACILITY USE FOR AMBULATORY / DIAGNOSTIC USE
 1 PER 300 SF
 4987 / 300 = 16.62 PARKING SPACES

TOTAL AS-OF-RIGHT REQUIRED = 29.96

36-231 PARKING WAIVER
 UP TO 15 PARKING SPACES FOR C4-2

SPECIAL PERMIT PARKING

REQUESTING SPECIAL PERMIT FOR "REDUCTION OF PARKING SPACES FOR AMBULATORY DIAGNOSTIC OR TREATMENT FACILITIES LISTED IN USE GROUP 4 AND USES IN PARKING REQUIREMENT CATEGORY B1" AS PER 75-44 FOR 1 PARKING SPACE PER 600 SF

COMMERCIAL USE FOR PRC-B
 1 PER 600 SF
 4004 / 600 = 6.673 PARKING SPACES
COMMUNITY FACILITY USE FOR AMBULATORY / DIAGNOSTIC USE
 1 PER 600 SF
 4987 / 600 = 8.311 PARKING SPACES

TOTAL PARKING SPACES REQUIRED UNDER SPECIAL PERMIT = 14.98 PARKING SPACES
 PERMIT APPLIES WHEN REQUIRED PARKING IS LESS THAN 15 SPACES
 WITH APPLICABLE WAIVER AS PER 36-231 ALL PARKING IS TO BE WAIVED

FLOOR	USE GROUP	AREA	AS-OF-RIGHT PARKING	SPECIAL PERMIT PARKING
1ST 2ND	AMBULATORY DIAGNOSTIC (4) AMBULATORY DIAGNOSTIC (4)	2560 1644	4004 / 300 = 13.34	4004 / 600 = 6.673
3RD 4TH 5TH	COMMERCIAL (6) CAT B1 COMMERCIAL (6) CAT B1 COMMERCIAL (6) CAT B1	1887 1887 1213	4987 / 300 = 16.62	4987 / 600 = 8.311
TOTAL PARKING REQUIRED			29.96 PARKING SPACES	14.98 PARKING SPACES
TOTAL PARKING WAIVED			15 PARKING SPACES PERMITTED	15 PARKING SPACES PERMITTED
TOTAL PARKING PROPOSED			-	0

1 ZONING CALCULATIONS BSA
 1/4" = 1'-0"

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ZPROEKT
 ARCHITECTURE, PLANNING, CONSULTING
 1909 AVENUE X, BROOKLYN, NY, NEW YORK 11235
 TEL. 718-954-2322
 FAX. 718-954-0179
 E-MAIL: ZPROEKT@aol.com

2619 EAST 16TH STREET
 2619 EAST 16TH STREET
 BROOKLYN NY 11235

ZONING ANALYSIS



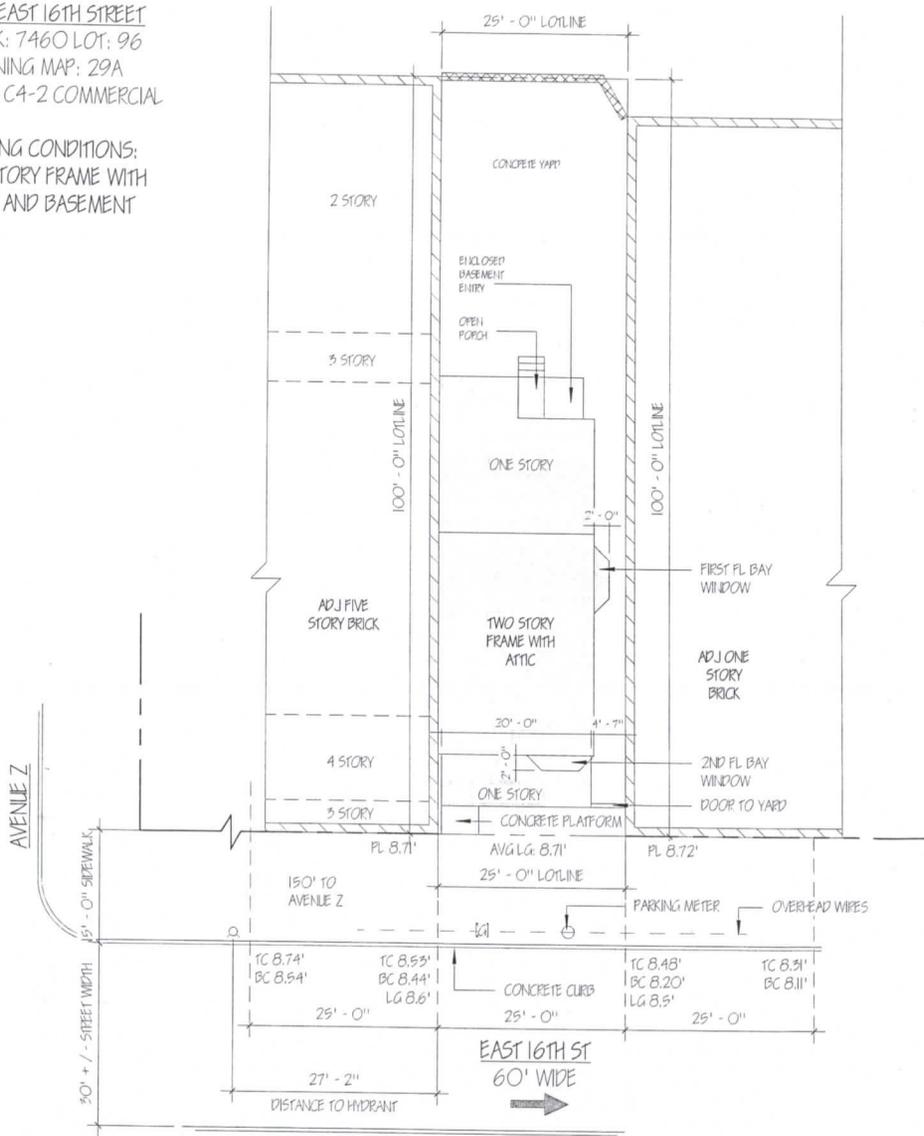
Igor Zaslavsky

BSA-001



2619 EAST 16TH STREET
 BLOCK: 7460 LOT: 96
 ZONING MAP: 29A
 ZONING: C4-2 COMMERCIAL

EXISTING CONDITIONS:
 TWO STORY FRAME WITH
 ATTIC AND BASEMENT



1 BSA PLOT PLAN EXISTING CONDITIONS
 1/16" = 1'-0"

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ZPROEKT
 ARCHITECTURE PLANNING CONSULTING

1909 AVENUE X, BROOKLYN NY,
 NEW YORK 11235
 TEL. 718-934-2322
 FAX. 718-934-0179
 E-MAIL: ZPROEKT@aol.com

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EXISTING
 CONDITIONS -
 PLOT PLAN



Igor Zaslavsky

BSA-002



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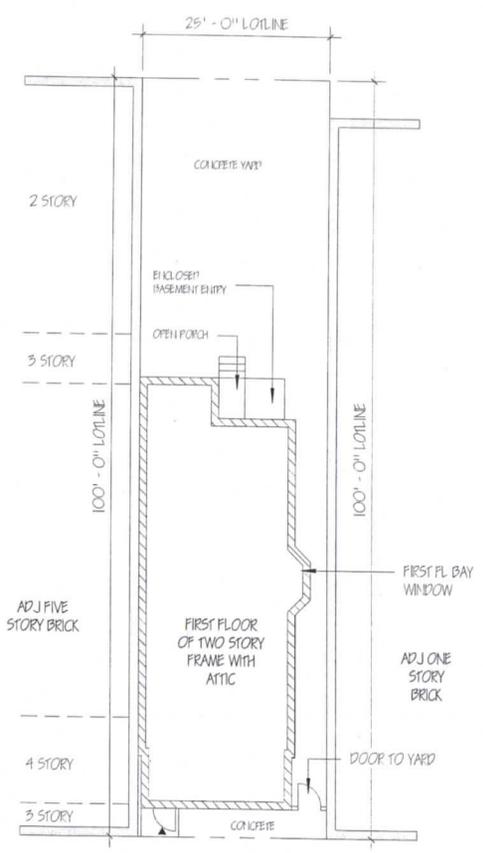
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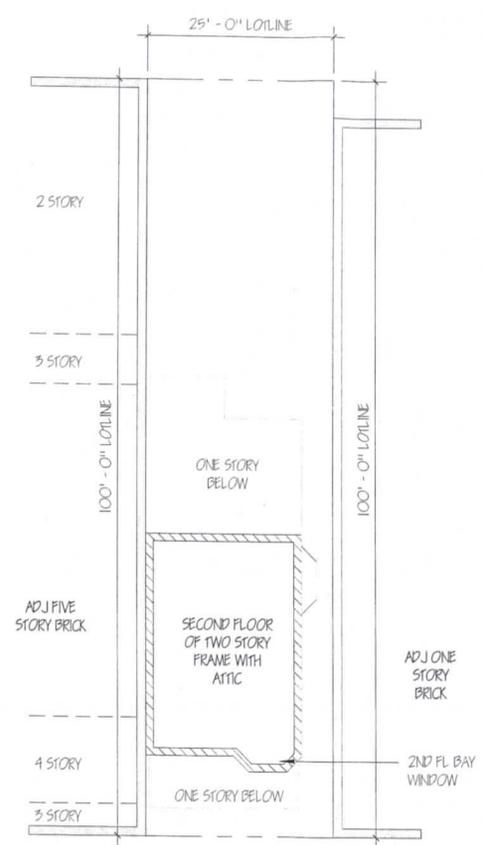
EXISTING
 CONDITIONS -
 FIRST AND
 SECOND
 FLOORS



BSA-003



1 BSA FIRST FLOOR EXISTING
 CONDITIONS
 1/16" = 1'-0"

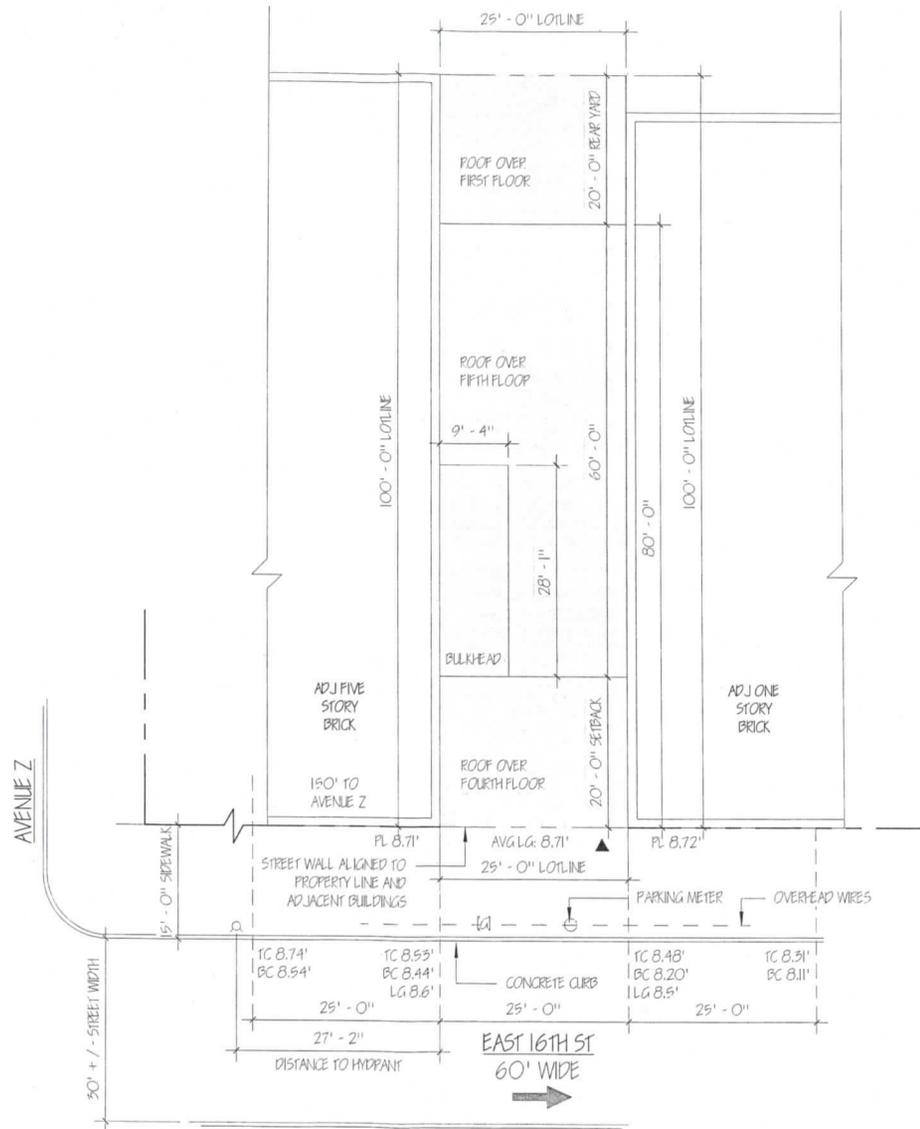


2 BSA SECOND FLOOR EXISTING
 CONDITIONS
 1/16" = 1'-0"

2619 EAST 16TH STREET
 BLOCK: 7460 LOT: 96
 CONSTRUCTION TYPE: 1B
 FFE: 8.71'
 OCCUPANCY GROUPS: B

ZONING USE GROUPS: 4
 ZONING MAP: 29A
 ZONING: C4-2 COMMERCIAL

PROPOSED NEW BUILDING



1 BSA PLOT PLAN
 1/16" = 1'-0"

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 FAX: 718.934.0179
 E-MAIL: ZPROEKT@aol.com

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PROPOSED
 PLOT PLAN



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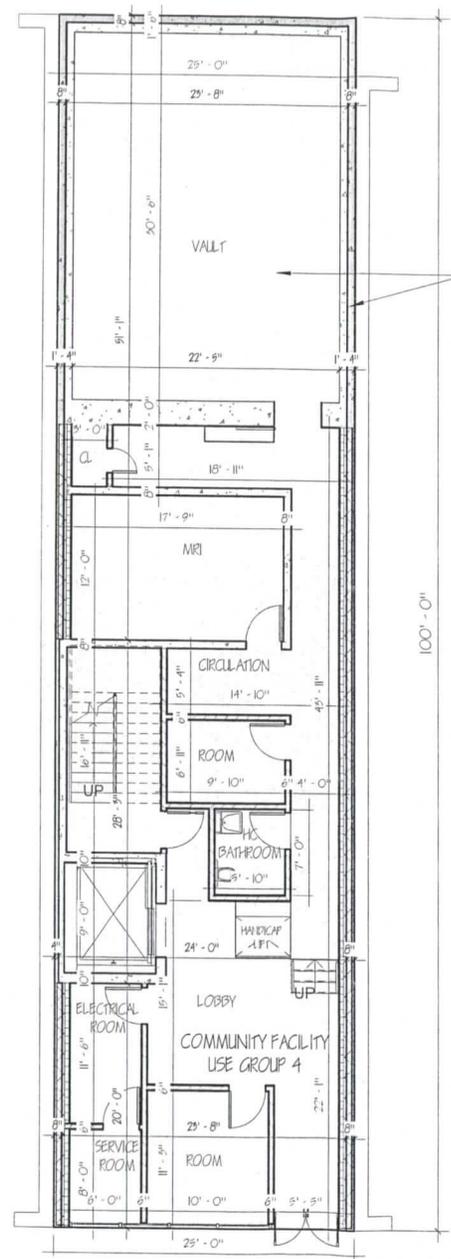
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PROPOSED FLOOR AREA PLANS



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BSA-005



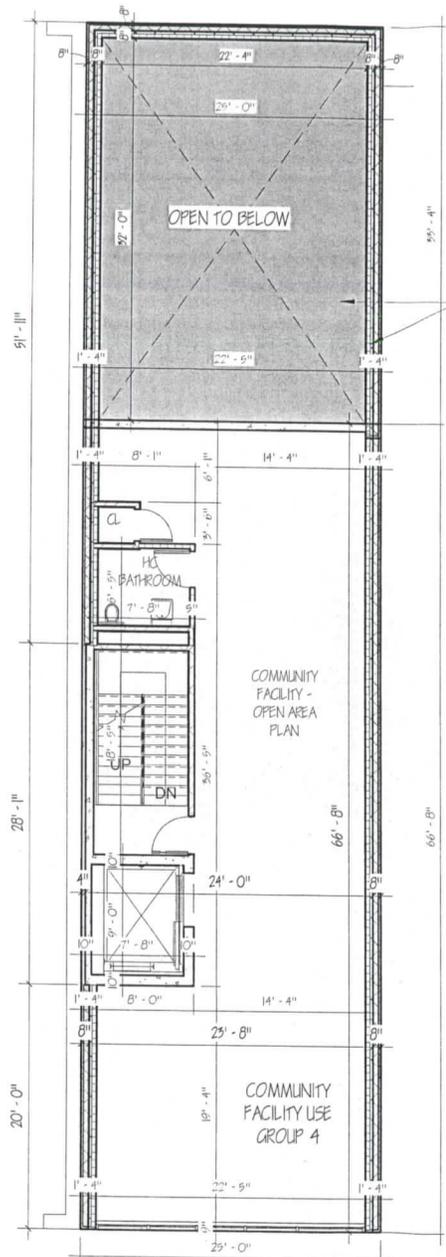
GROSS AREA = 2900
 ZONING FLOOR AREA = 2360

USE GROUP 4
 OCCUPANCY B

WALL DEDUCTIONS TAKEN AS PER ZR 12-10
 WHERE EXTERIOR WALL THICKNESS IS
 DEDUCTED UP TO 8" AS PER FLOOR AREA
 DEFINITIONS (12)(i), (ii) (1) and (2)

⑥ 1ST FLOOR /FRCE BSA
 1" = 10'-0"

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GROSS AREA = 1667
 ZONING FLOOR AREA = 1644
 USE GROUP 4
 OCCUPANCY B

WALL DEDUCTIONS TAKEN AS PER ZR 12-10
 WHERE EXTERIOR WALL THICKNESS IS
 DEDUCTED UP TO 8" AS PER FLOOR AREA
 DEFINITIONS (12)(i), (ii) (1) and (2)

2 2ND FLOOR BSA
 1" = 10'-0"



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 1909 AVENUE X, BROOKLYN NY,
 NEW YORK 11235
 TEL. 718.934.2322
 FAX. 718.934.0179
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PROPOSED
 FLOOR PLANS



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BSA-006

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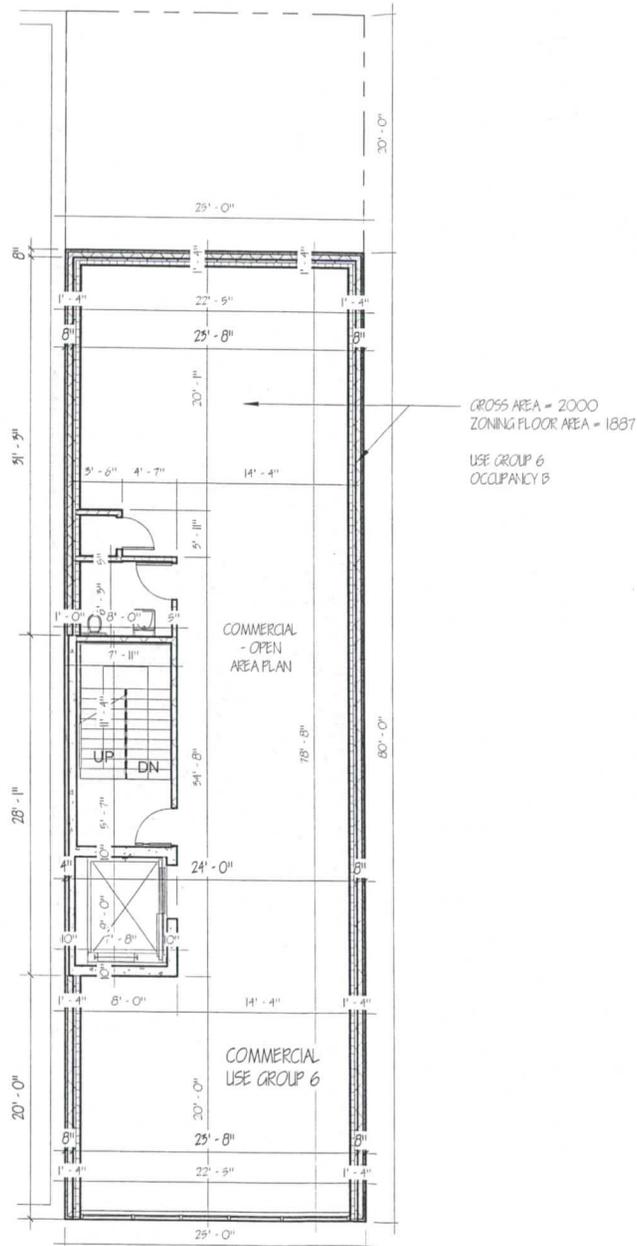
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PROPOSED
FLOOR AREA
PLANS

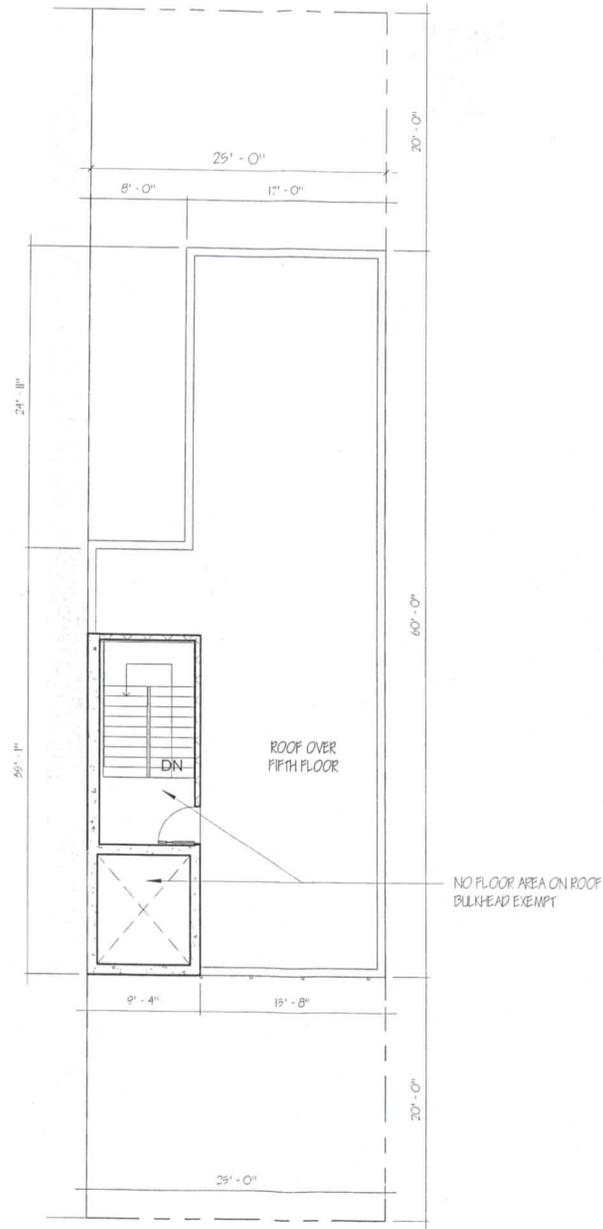


BSA-008



1 4TH FLOOR BSA
1" = 10'-0"

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1 ROOF BSA
1" = 10'-0"

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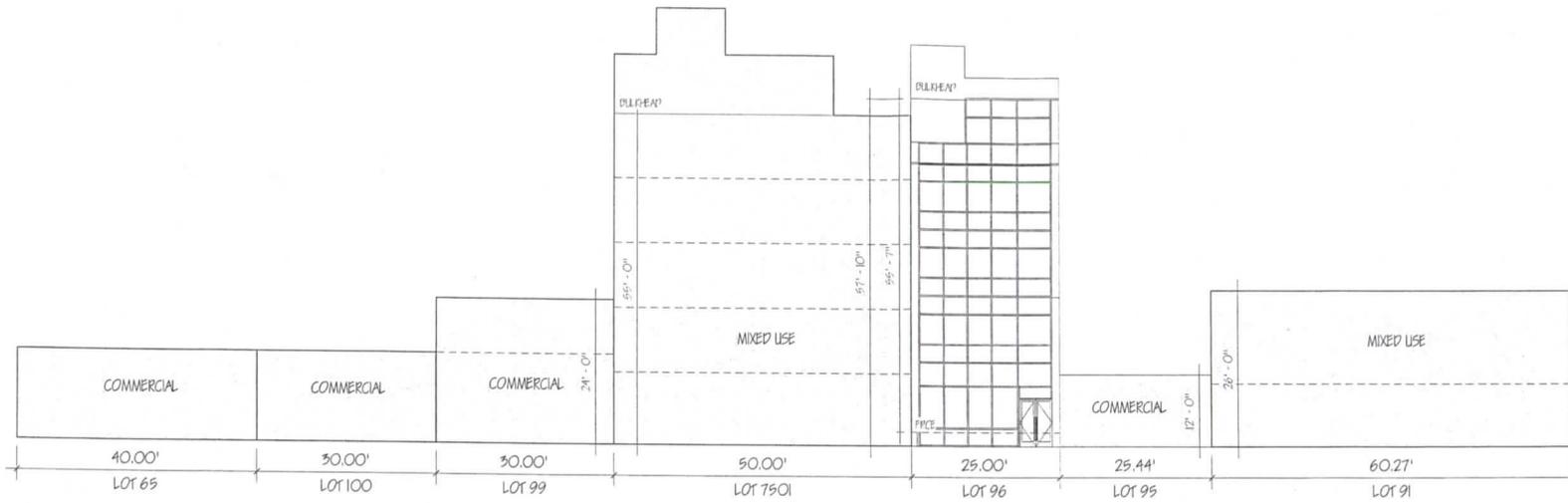
PROPOSED
FLOOR AREA
PLANS



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BSA-010

AVE Z



① **BSA FRONT ELEVATION**
1" = 20'-0"

EAST 16TH STREET
BLOCK 7460



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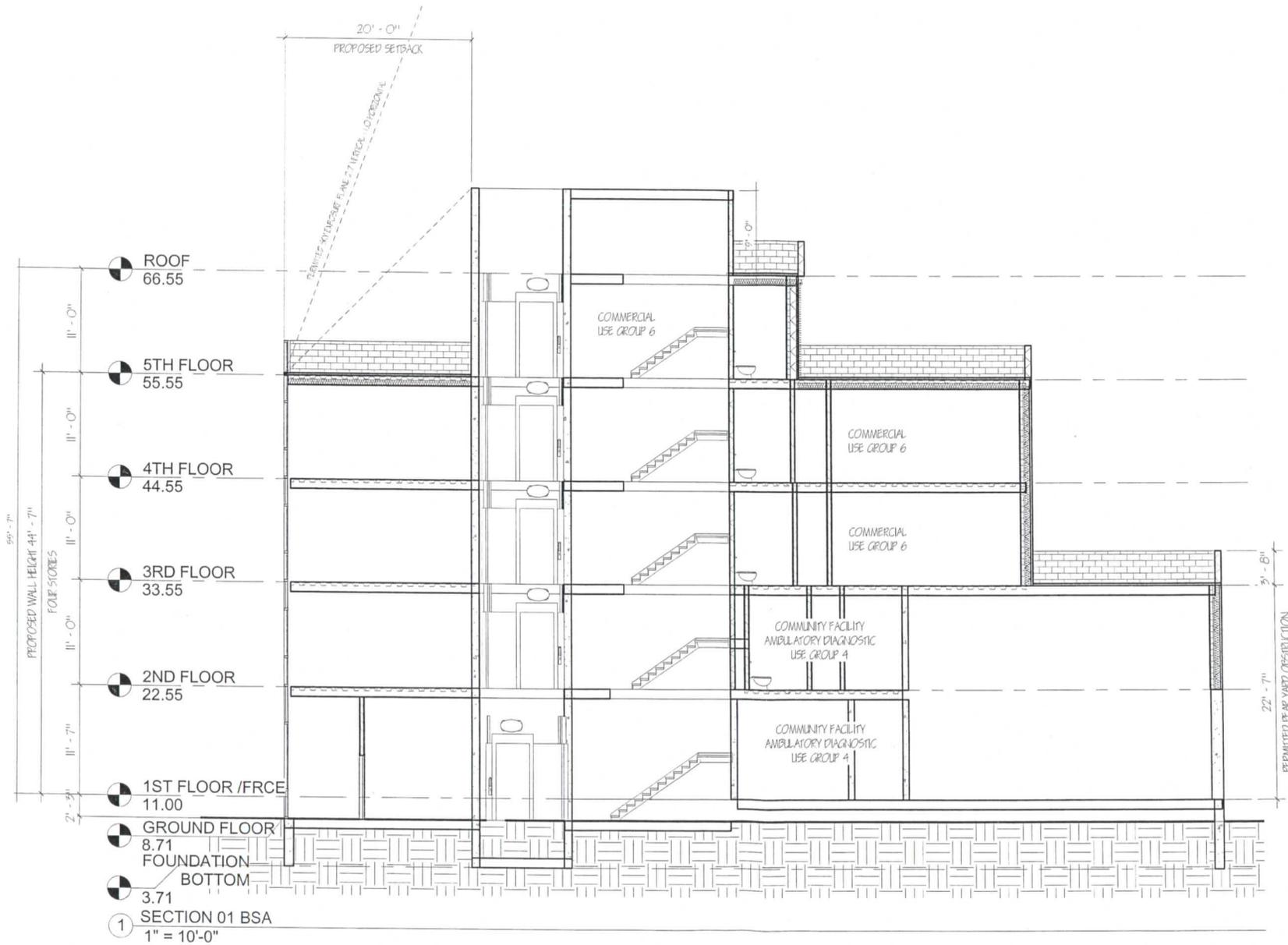
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FRONT
ELEVATION
STREETScape



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 NEW YORK 11235
 TEL: 718.954.2322
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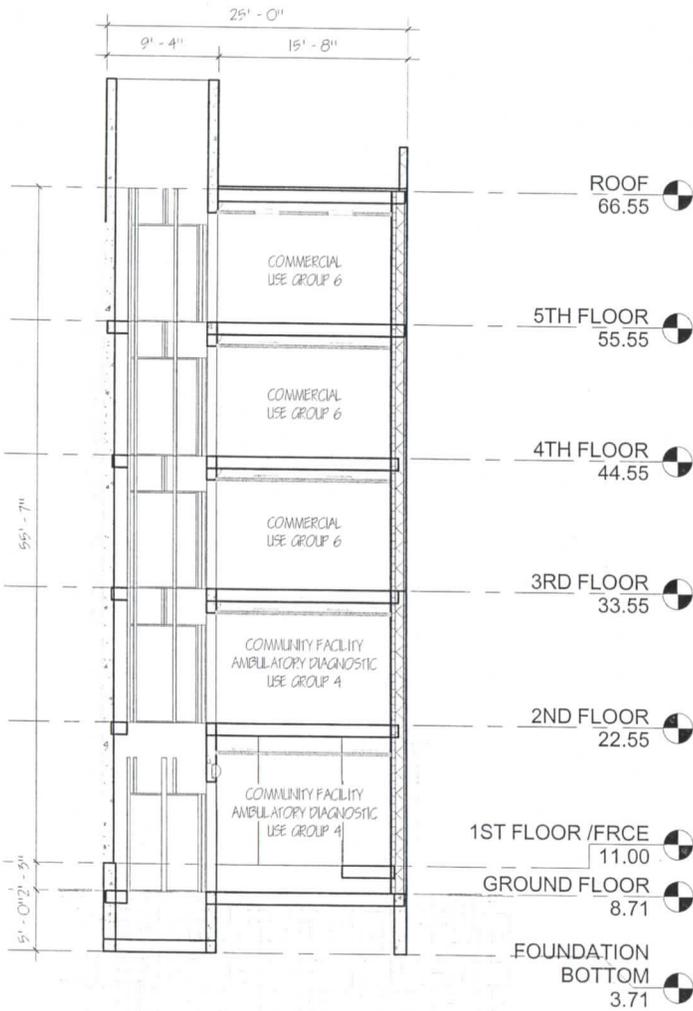
SECTION 01



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1 SECTION 02 BSA
1" = 10'-0"



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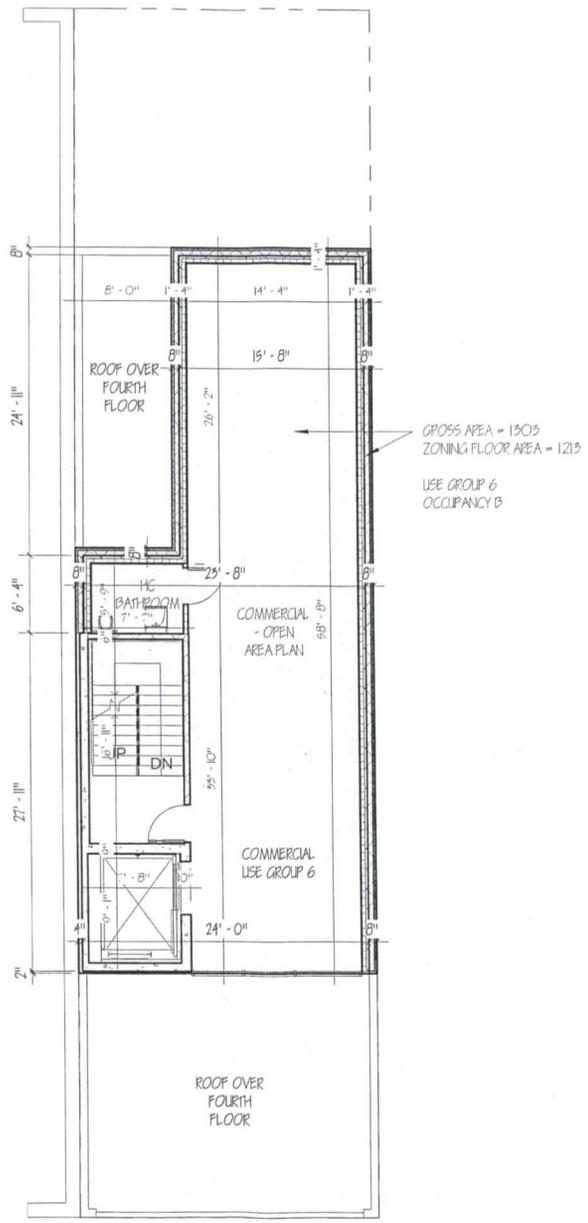
SECTION 02



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BSA-013

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1 5TH FLOOR BSA
1" = 10'-0"

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PROPOSED
FLOOR AREA
PLANS



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BSA-009