

BSA CALENDAR NO. _____ BLOCK 6831 LOT 76

SUBJECT SITE ADDRESS 3925 Bedford Avenue, Brooklyn, NY 11229

APPLICANT The Law Office of Lyra Altman

ZONING DISTRICT R3-2 PRIOR BSA # _____ COMPLIANT: "Y"

SPECIAL/HISTORIC DISTRICT _____ IF NOT: "N" and

COMMUNITY BOARD 15 INDICATE AMT OVER/UNDER

	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	
LOT AREA	23-32		3,800	N/A	4,000 sf	4,000 sf	Y
LOT WIDTH	23-32		40'	N/A	40'	40'	Y
USE GROUP (S)	22-00	1, 2, 3, 4		N/A	1	1	Y
FA RESIDENTIAL	23-141b	2,000.00		N/A	*3,432.18	4,736.40	N (137%)
FA COMMUNITY FACILITY	N/A	N/A		N/A	N/A	N/A	N/A
FA COMMERCIAL/INDUST.	N/A	N/A		N/A	N/A	N/A	N/A
FLOOR AREA TOTAL	23-141b	2,000.00		N/A	*3,432.18	4,736.40	N (137%)
FAR RESIDENTIAL	23-141b	.5		N/A	*0.86	1.18	N (136%)
FAR COMMUNITY FACILITY	N/A	N/A		N/A	N/A	N/A	N/A
FAR COMMERCIAL/INDUST.	N/A	N/A		N/A	N/A	N/A	N/A
FAR TOTAL	23-141b	.5		N/A	*0.86	1.18	N (136%)
OPEN SPACE	23-141b		65%	N/A	65%	48%	N(26%)
OPEN SPACE RATIO	N/A		N/A	N/A	N/A	N/A	N/A
LOT COVERAGE (%)	23-141b	35%		N/A	35%	52%	N(49%)
NO. DWELLING UNITS	23-22	2		N/A	1	1	Y
WALL HEIGHT	23-631b	21'-0"		N/A	19'-11"	19'-11"	Y
TOTAL HEIGHT	23-631b	35'-0"		N/A	34'-9 11/16" ⁺	34'-9 11/16" ⁺	Y
NUMBER OF STORIES				N/A	2 + Attic	2+ Attic	N/A
FRONT YARD	23-45a		15'-0"	N/A	*9'-7 1/2"	*9'-7 1/2"	*N(36%)
SIDE YARD	23-461a		5'-0"	N/A	*2'-10 1/2"	2'-10 1/2"	N (43%)
SIDE YARD	23-461a		8'-0"	N/A	*6'-10 1/4"	6'-10 1/4"	N (14%)
REAR YARD	23-47		30'-0"	N/A	42'-4"	20'-0"	N (33%)
SETBACK (S)	23-631b		21'-0"	N/A	19'-11"	19'-11"	Y
SKY EXP. PLANE (SLOPE)	23-631b	80d to horiz ⁺		N/A	comply	comply	Y
NO. PARKING SPACES	25-22a & 25-15	3	1	N/A	0 *	0	*N (100%)
LOADING BERTH (S)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OTHER:	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* 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: Asterisk (*) denotes pre-existing non-compliance.

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

July 2015

STATEMENT OF FACTS AND FINDINGS

BSA Calendar No.:
Premises: 3925 Bedford Avenue
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 has the address of 3925 Bedford Avenue, Brooklyn, New York and is known as Block 6831, Lot 76 on the New York City tax map. The site is located within Community District 15 and has a lot area of 4,000 square feet measuring one hundred feet (100') in depth by forty feet (40') in width.

Plans have been filed with the Department of Buildings in order to permit the desired enlargement. On June 12, 2015, the following objections were issued for the subject Premises:

1. ZR 23-141(b) – Floor area is contrary to zoning regulations.
2. ZR 23-141(b) – Proposed lot coverage is contrary to zoning regulations.
3. ZR 23-141(b) – Proposed open space is contrary to zoning regulations.
4. ZR 23-47 – Proposed rear yard is contrary to zoning regulations.
5. ZR 23-461 – Proposed side yards are contrary to zoning regulations.

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 (2,000 square feet). The existing home has a pre-existing non-complying floor area ratio of .86 (3,432.18 square feet). The instant proposal increases the floor area ratio to 1.18 (4,736.40 square feet). Said floor area ratio is permitted pursuant to Section 73-622 of the Zoning Resolution.

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 fifty-two percent (52%), an increase from the existing lot coverage of thirty-five percent (35%). Said lot coverage is permitted pursuant to Section 73-622 of the Zoning Resolution.

LAW OFFICE OF LYRA J. ALTMAN

Open Space:

Section 23-141 of the Zoning Resolution requires a minimum open space of sixty-five percent (65%). The instant proposal calls for an open space of forty-eight percent (48%), a decrease from the existing open space of sixty-five percent (65%). 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 has a rear yard of forty-two feet four inches (42' 4"). The instant proposal reduces this rear yard to twenty feet (20'). 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."

Side Yard:

Section 23-461 of the Zoning Resolution requires a total width of side yards of thirteen feet (13') with a minimum required width of five feet (5') for any side yard. The existing home has one side yard of two feet ten and one-half inches (2' 10 1/2") and one side yard of six feet ten and one-quarter inches (6' 10 1/4"). The proposed enlargement continues the existing side yards. Said side yards are permitted pursuant to Section 73-622 (1) of the Zoning Resolution which states that "any enlargement within a side yard shall be limited to an enlargement within an existing non-complying side yard and such enlargement shall not result in a decrease in the existing minimum width of open area between the building that is being enlarged and the side 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; 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.

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.

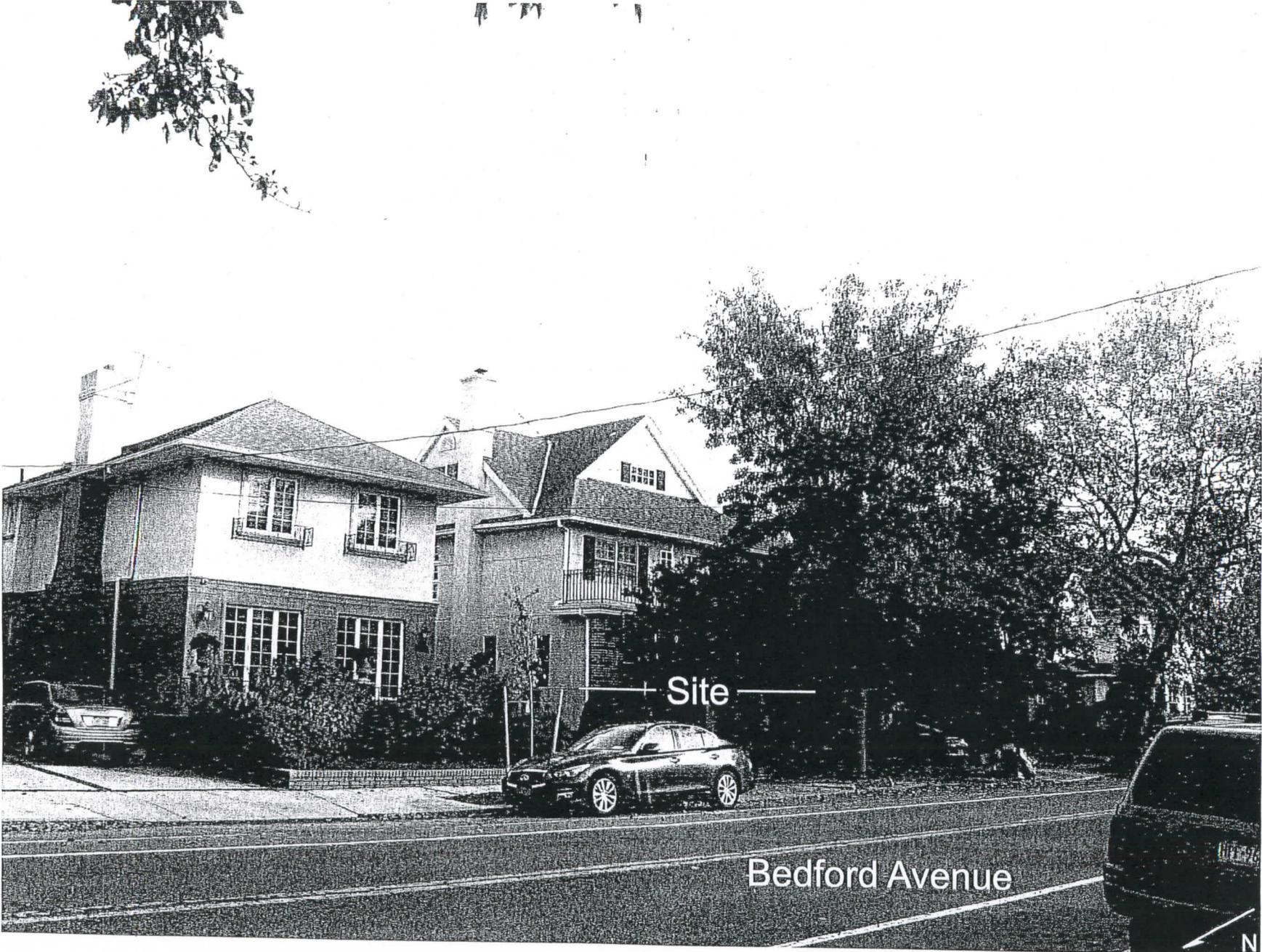
Respectfully submitted,

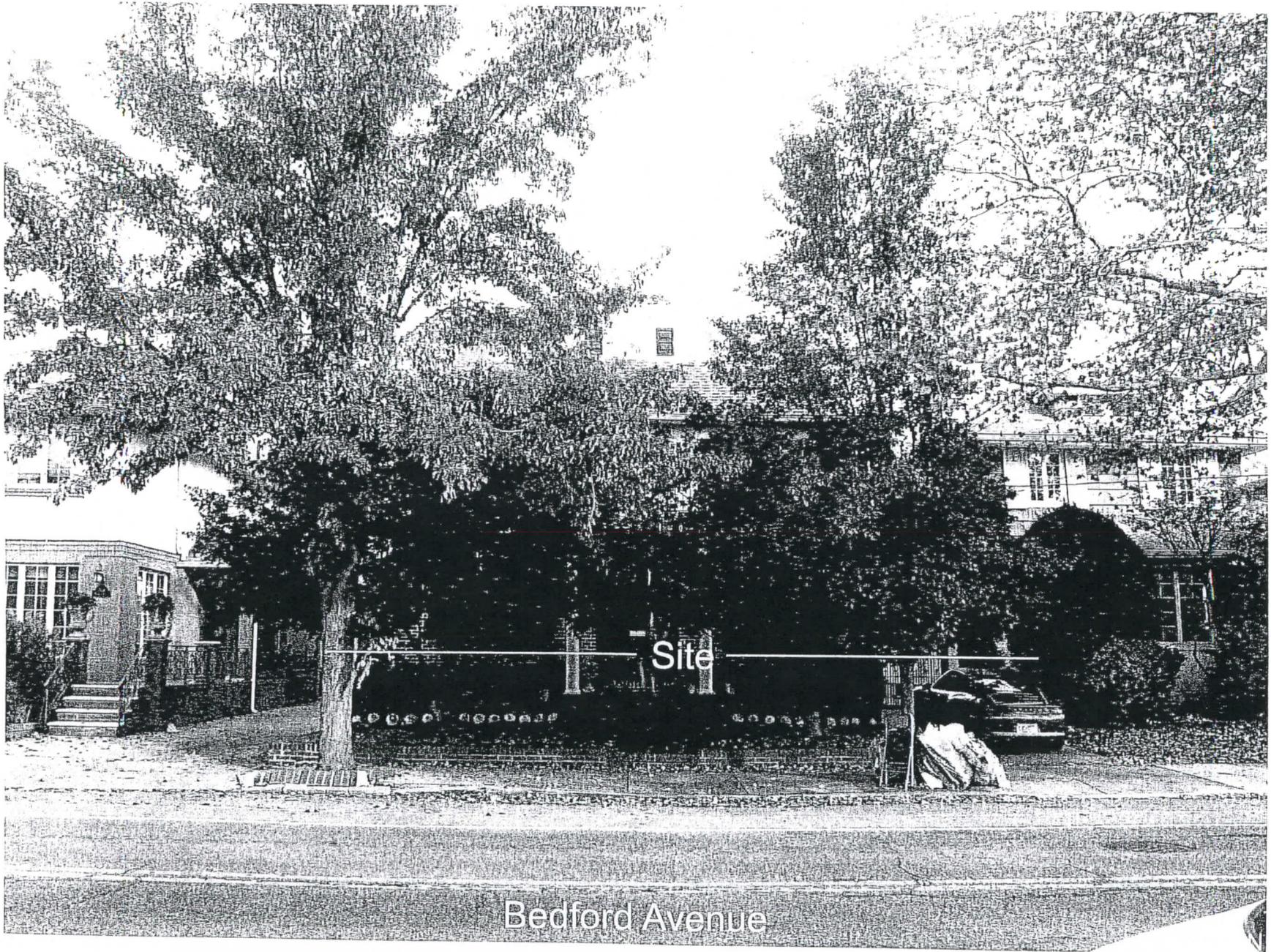


Lyra J. Altman

3925 Bedford Avenue, Brooklyn
Block 6831, Lot 76

Photo #2





BSA CAL.# -----

3925 BEDFORD AVENUE
BROOKLYN, NY 11229



SCOPE OF WORK:

TWO STORY ADDITION AT
REAR AND INTERIOR
WORK

ARCHITECT'S SEAL:



ISSUE
No. DATE: COMMENT:

DRAWING TITLE:

EXISTING PLOT
PLAN

DRAWN BY: G.G.	PRINT DATE: 01/04/15
CHECKED BY: G.G.	PRINTED FOR: B.S.A.
SCALE: AS NOTED	JOB NO. 1401

DRAWING NUMBER:

A100.00

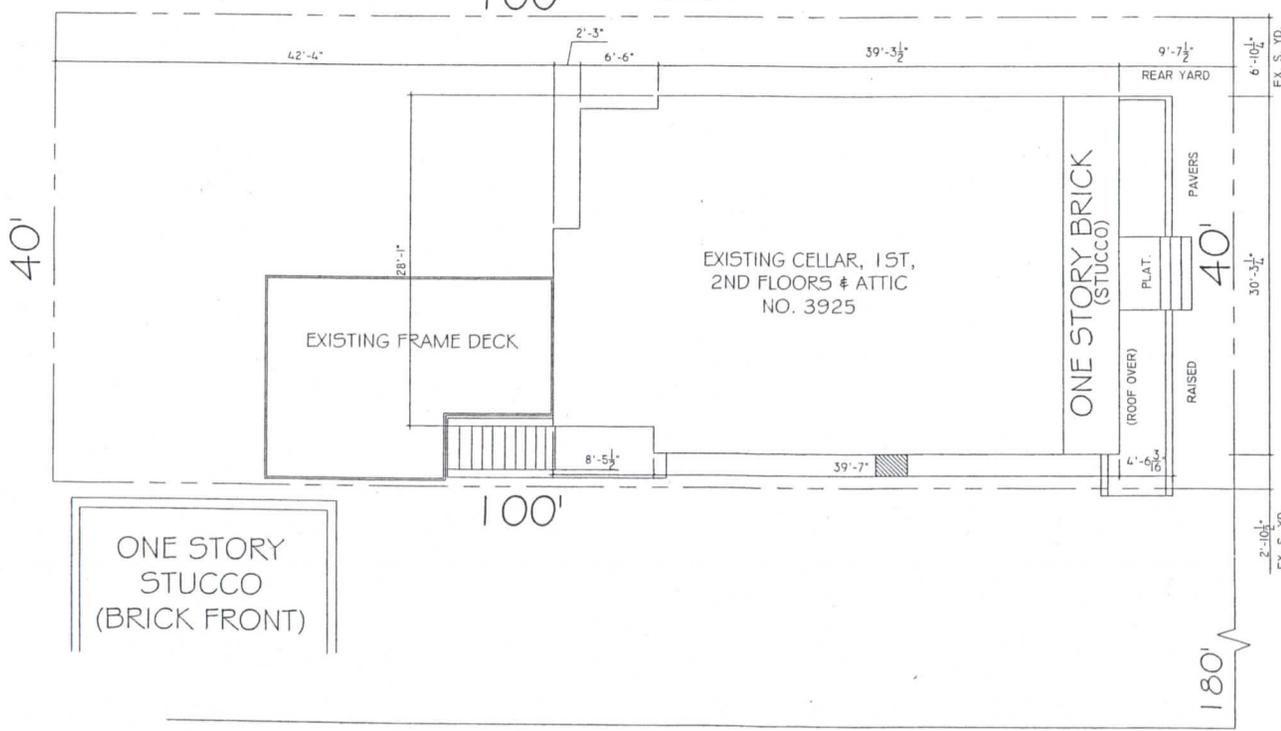
I OF 13

EXISTING FLOOR AREA:
 FIRST FLOOR: = 1,403.47 SF
 SECOND FLOOR: = 1,265.60 SF
 ATTIC FLOOR: = 763.11 SF
 TOTAL EXISTING FLOOR AREA: = 3,432.18 SF (0.86 F.A.R.)

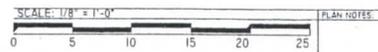
2 STORY & ATTIC STUCCO
(ASPHALT SIDING
ABOVE 1ST)
NO. 3931

ON STORY
BRICK
4'-4 1/2" SD.

3'-10" SD
ON STORY
STUCCO



AVENUE (80' WIDE) R



BSA CAL.# _____

3925 BEDFORD AVENUE
BROOKLYN, NY 11229



SCOPE OF WORK:

TWO STORY ADDITION AT
REAR AND INTERIOR
WORK

ARCHITECT'S SEAL:



ISSUE
No. DATE: COMMENT:

DRAWING TITLE:

PROPOSED PLOT
PLAN

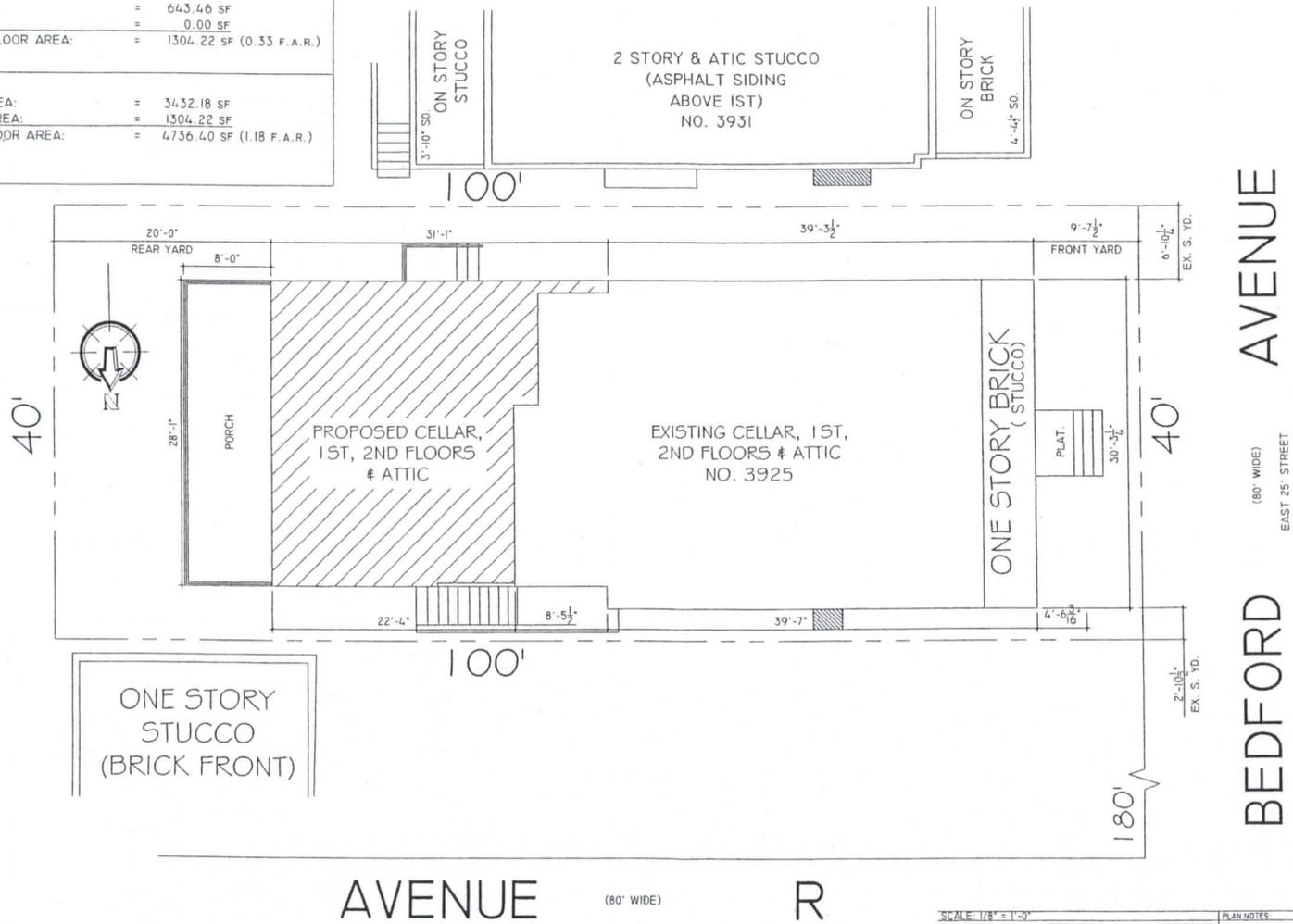
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CHECKED BY: G.G.	PRINTED FOR: B.S.A.
SCALE: AS NOTED	JOB NO. 1401

DRAWING NUMBER:

PI00.00

I OF 13

EXISTING FLOOR AREA:	
FIRST FLOOR:	= 1,403.47 SF
SECOND FLOOR:	= 1,265.60 SF
ATTIC FLOOR:	= 763.11 SF
TOTAL EXISTING FLOOR AREA:	= 3,432.18 SF (0.86 F.A.R.)
PROPOSED FLOOR AREA:	
FIRST FLOOR:	= 660.76 SF
SECOND FLOOR:	= 643.46 SF
ATTIC FLOOR:	= 0.00 SF
TOTAL PROPOSED FLOOR AREA:	= 1,304.22 SF (0.33 F.A.R.)
EXISTING FLOOR AREA:	
	= 3,432.18 SF
PROPOSED FLOOR AREA:	
	= 1,304.22 SF
TOTAL OVERALL FLOOR AREA:	= 4,736.40 SF (1.18 F.A.R.)





SCOPE OF WORK:

TWO STORY ADDITION AT
REAR AND INTERIOR
WORK

ARCHITECT'S SEAL:



ISSUE
No. DATE: COMMENT:

DRAWING TITLE:

PROPOSED FRONT
ELEVATION

DRAWN BY: G.G.	PRINT DATE: 01/04/15
CHECKED BY: G.G.	PRINTED FOR: B.S.A.
SCALE: AS NOTED	JOB NO. 1401

DRAWING NUMBER:

PI06.00

7 OF 13





SCOPE OF WORK:

TWO STORY ADDITION AT
REAR AND INTERIOR
WORK

ARCHITECT'S SEAL:



ISSUE
No. DATE: COMMENT:

DRAWING TITLE:

PROPOSED SIDE
ELEVATION

DRAWN BY: G. G.	PRINT DATE: 01/04/15
CHECKED BY: G. G.	PRINTED FOR: B. S. A.
SCALE: AS NOTED	JOB NO. 14.01

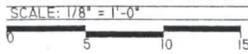
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PI07.00

8 OF 13



PROPOSED SIDE ELEVATION - '2'



PLAN NOTES:



SCOPE OF WORK:
TWO STORY ADDITION AT
REAR AND INTERIOR
WORK



ISSUE		
No.	DATE:	COMMENT:

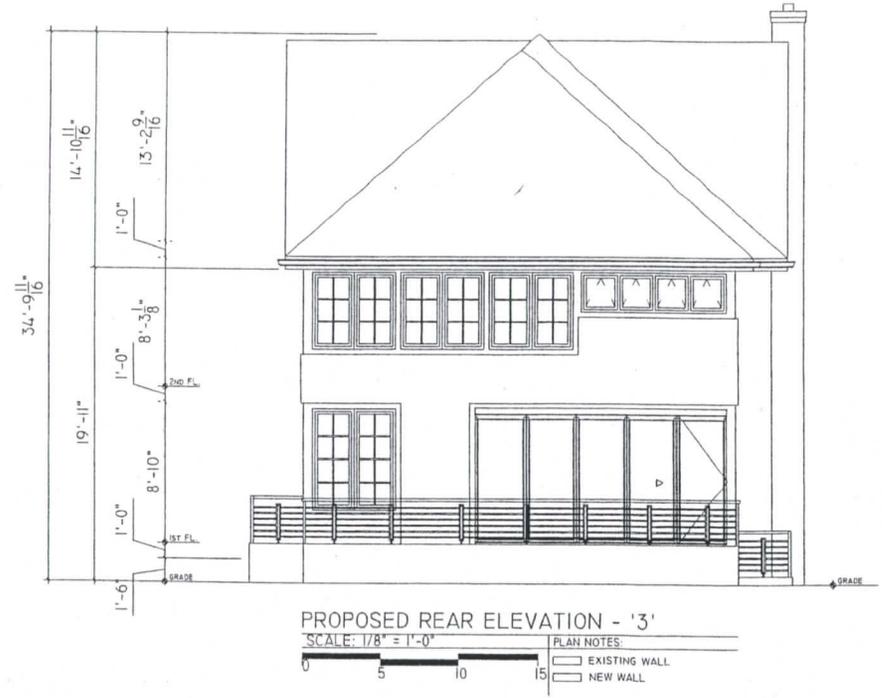
DRAWING TITLE:

**PROPOSED REAR
ELEVATION**

DRAWN BY: G. G.	PRINT DATE: 01/04/15
CHECKED BY: G. G.	PRINTED FOR: B. S. A.
SCALE: AS NOTED	JOB NO. 1401

DRAWING NUMBER:

PI08.00





SCOPE OF WORK:

TWO STORY ADDITION AT
REAR AND INTERIOR
WORK

ARCHITECT'S SEAL:



ISSUE
No. DATE: COMMENT:

DRAWING TITLE:

PROPOSED SIDE
ELEVATION

DRAWN BY: G.G. PRINT DATE: 01/04/15

CHECKED BY: G.G. PRINTED FOR: B.S.A.

SCALE: AS NOTED JOB NO. 1401

DRAWING NUMBER:

PI09.00

10 OF 13





SCOPE OF WORK:

TWO STORY ADDITION AT REAR AND INTERIOR WORK

ARCHITECT'S SEAL:



ISSUE No. DATE: COMMENT:

DRAWING TITLE:

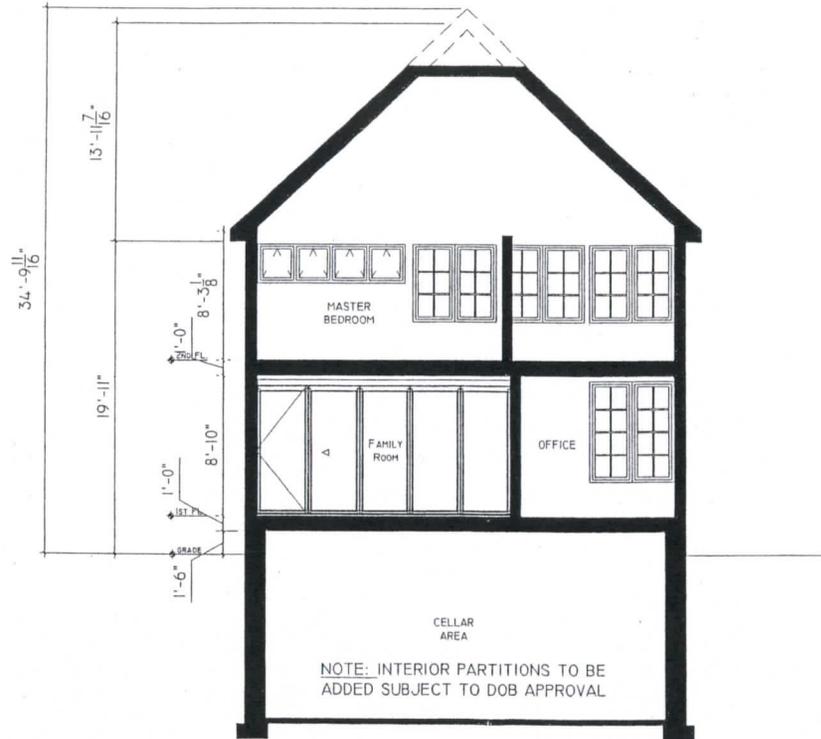
PROPOSED SECTION

DRAWN BY: G.G.	PRINT DATE: 01/04/15
CHECKED BY: G.G.	PRINTED FOR: B.S.A.
SCALE: AS NOTED	JOB NO. 14.01

DRAWING NUMBER:

PI10.00

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PROPOSED SECTION A

