NYC 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. 2016-4224-BZ
CEQR NO. 17-BSA-001K

Section A — Applicant/ Owner

Law Office of Lyra J. Altman
NAME OF APPLICANT
23 Morningside Drive
ADDRESS
Greenwich CT 06830
CITY STATE ZIP
(212) 452-4284
AREA CODE TELEPHONE
AREA CODE FAX
lyra@lyraesq.com
EMAIL

Elie Fein
OWNER OF RECORD
2232 Homecrest Avenue
ADDRESS
Brooklyn NY 11229
CITY STATE ZIP
LESSEE / CONTRACT VENDEE
ADDRESS
CITY STATE ZIP

Section B — Site Data

1869 East 21st Street — 11229
STREET ADDRESS (INCLUDE ANY A/K/A) — ZIP CODE
East side of East 21st Street between Quentin Road and Avenue R
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

6804	63	Brooklyn	15	
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT

Chaim Deutsch	R3-2	23b
CITY COUNCIL MEMBER	ZONING DISTRICT (include special district, if any)	ZONING MAP NUMBER

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, 23-461 and 23-47
DOB Decision (Objection/ Denial) date: June 2, 2016 Acting on Application No: 321358320

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)? PRIOR BSA APPLICATION NO(S):	☐	☑
2. Are there any applications concerning the premises pending before any other government agency?	☐	☑
3. Is the property the subject of any court action?	☐	☑

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
Signature of Applicant, Corporate Officer or Other Authorized Representative

SWORN TO ME THIS 30th DAY OF June 2016

My Commission Expires August 31, 2019

Lyra J. Altman — Attorney
Print Name — Title

NOTARY PUBLIC

NYS RA / PE SEAL AND SIGN

BSA ZONING ANALYSIS

REVISED APRIL 2005

BSA CALENDAR NO. _____ BLOCK 6804 LOT 63

SUBJECT SITE ADDRESS 1869 EAST 21ST STREET

APPLICANT LYRA ALTMAN, ESQ.

ZONING DISTRICT R3-2 PRIOR BSA # 634-84-BZ

SPECIAL/HISTORIC DISTRICT _____

COMMUNITY BOARD 15

	* *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		3800 SF		4000 SF	4000 SF	Y
LOT WIDTH	23-32		40'-0"		40'-0"	40'-0"	Y
USE GROUP (S)	22-11	1,2			ONE (1)	ONE (1)	Y
FA RESIDENTIAL	23-141	2000 SF			1396 SF	3447 SF	N, 1447 SF
FA COMMUNITY FACILITY							
FA COMMERCIAL/INDUST.							
FLOOR AREA TOTAL		2500 SF			1396 SF	3447 SF	N, 1447 SF
FAR RESIDENTIAL		.50			.35	.86	N, 72%
FAR COMMUNITY FACILITY							
FAR COMMERCIAL/INDUST.							
FAR TOTAL		.50			.35	.86	N, 72%
OPEN SPACE	23-141		2600 SF		3221 SF	2220 SF	N, 380 SF
OPEN SPACE RATIO	N/A						
LOT COVERAGE (%)	23-141	.35			.19	.45	N, 29%
NO. DWELLING UNITS	23-22	THREE (3)			ONE (1)	ONE (1)	Y
WALL HEIGHT	23-631 (b)	21'-0"			20'-5"	21'-3"	N, 1%
TOTAL HEIGHT	23-631 (b)	35'-0"			28'-6"	32'-0"	Y
NUMBER OF STORIES					2	2	Y
FRONT YARD	23-45		15'-0"		9'-0"	9'-0"	N, 40%*
SIDE YARD	23-461		5'-0"		4'-5"	4'-5"	N, 12%*
SIDE YARD	23-461		8'- 0"		19'-4"	9'-0"	Y
REAR YARD	23-47		30'-0"		42'-9 3/4"	20'-0"	N, 33%
SETBACK (S)	N/A						
SKY EXP. PLANE (SLOPE)	N/A						
NO. PARKING SPACES	25-15	THREE (3)	ONE (1)		ONE (1)	ONE (1)	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., 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: *DENOTES PRE-EXISTING CONDITION

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

June 2016

STATEMENT OF FACTS AND FINDINGS

BSA Calendar No.:
Premises: 1869 East 21st 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 has the address of 1869 East 21st Street, Brooklyn, New York and is known as Block 6804, Lot 63 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.

Plans have been filed with the Department of Buildings in order to permit the desired enlargement. On June 2, 2016, 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 side yard by not meeting the minimum requirements of Section 23-461 of the Zoning Resolution.*

4. *Creates non-compliance with respect to the rear yard by not meeting the minimum requirements of 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 (2,000 square feet). The existing home has a floor area ratio of .35 (1,396 square feet). The instant proposal increases the floor area ratio to .86 (3,447 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 forty-five percent (45%), an increase from the existing lot coverage of nineteen percent (19%). Said lot coverage is permitted pursuant to Section 73-622 of the Zoning Resolution.

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 fifty-five percent (55%), a decrease from the existing open space of eighty-one percent (81%). Said open space is permitted pursuant to Section 73-622 of the Zoning Resolution.

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 non-complying side yard of four feet five inches (4' 5") on the northern side of the home and one side yard of nineteen feet five inches (19' 5") on the southern side of the home. The proposed enlargement continues the pre-existing side yard of four feet five inches (4' 5") and reduces the other side yard to nine feet (9'). 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."

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 nine and three quarter inches (42' 9 3/4"). 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."

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

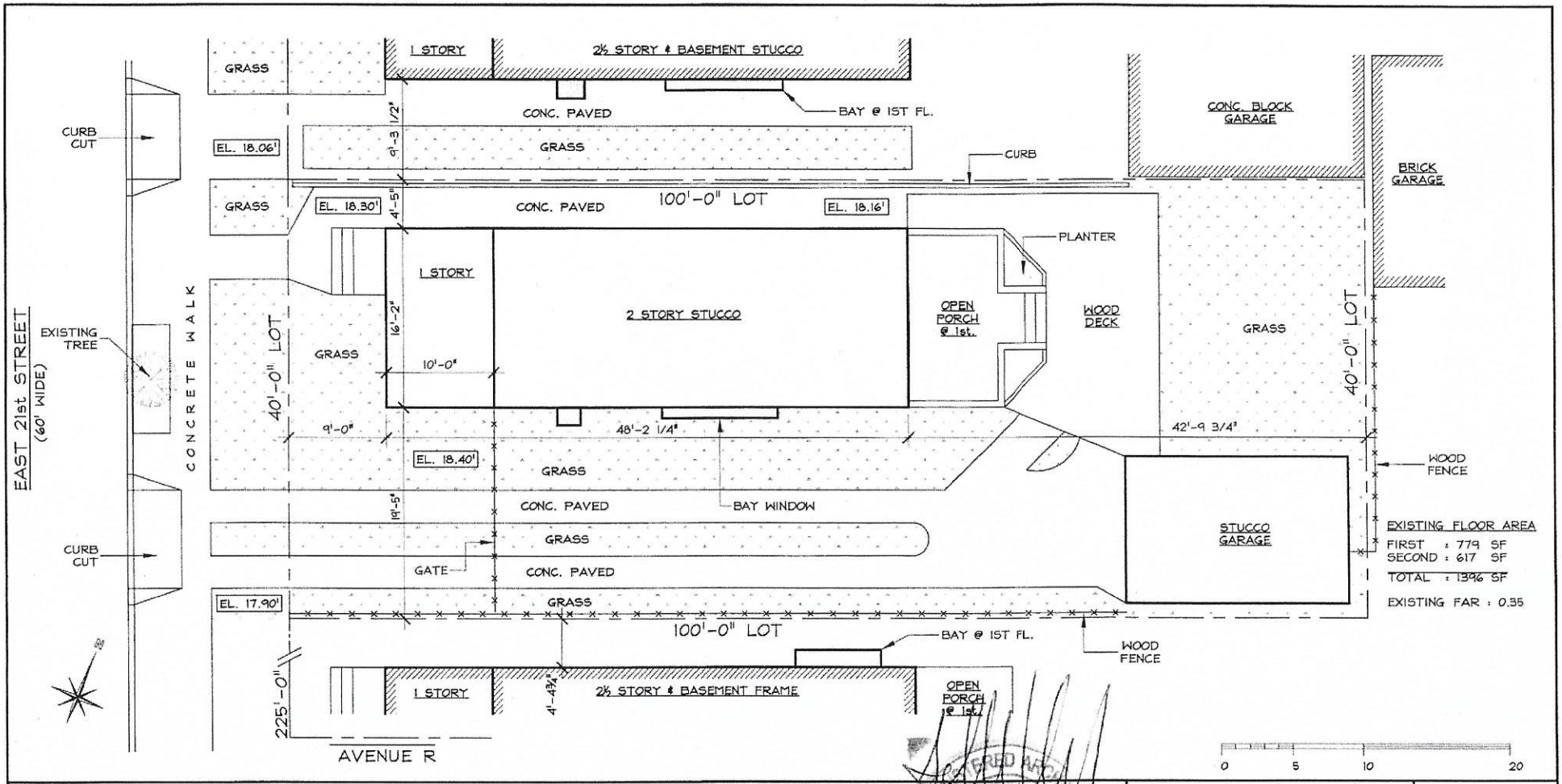
As set forth above, the proposed enlargement is located within a designated area and meets the conditions of Zoning Resolution Section 73-622. The proposal also conforms to the character of the neighborhood and will not impair the future use or development of the area. I therefore submit that the conditions 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

Site
East 21st Street
N

Site
East 21st Street
N



PLOT PLAN (EXISTING CONDITIONS)

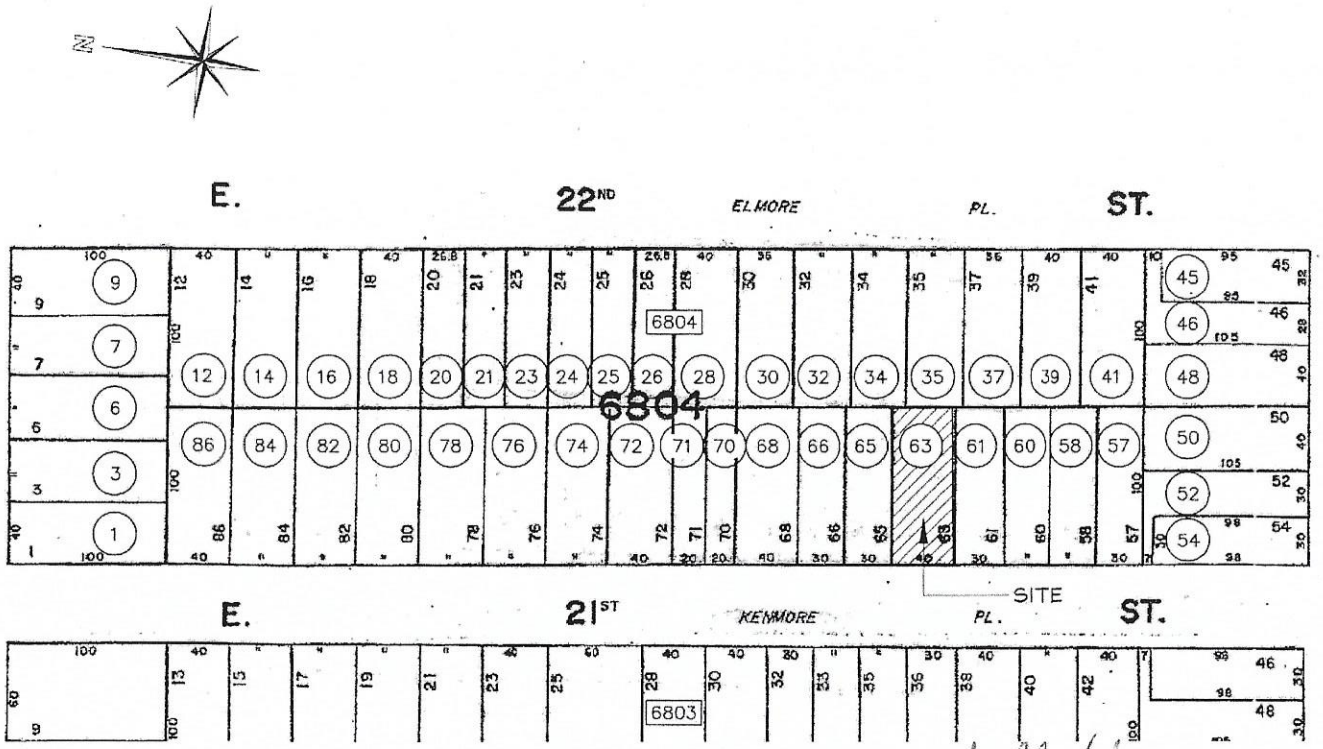
SCALE : 3/32" = 1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

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

E1

10



6804 –BLOCK NUMBER

(63) –LOT NUMBER

VICINITY MAP
SCALE: NTS

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

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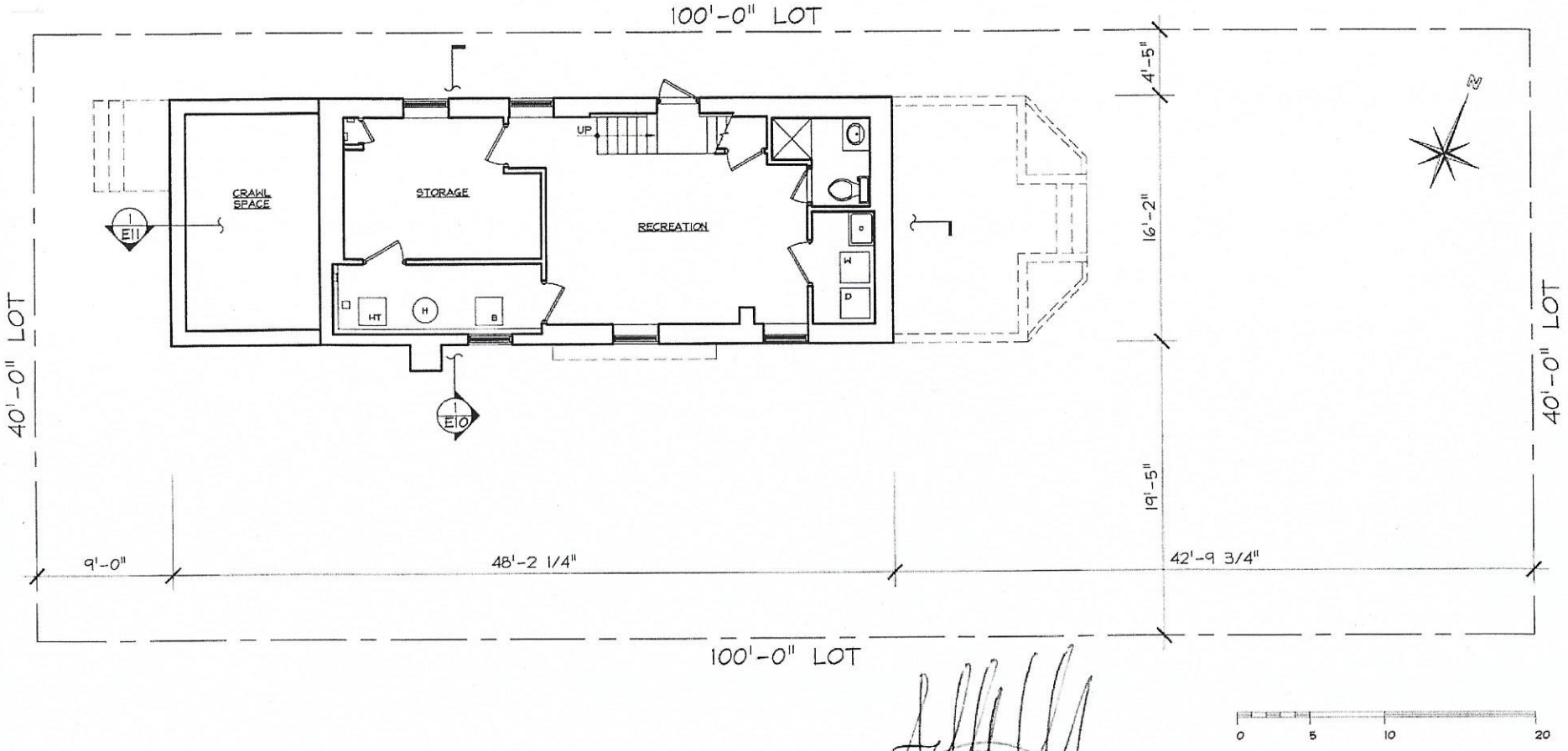

CELLAR FLOOR PLAN (EXISTING CONDITIONS)

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

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

REGISTERED ARCHITECT SALVATORE VINCENTI NO. 023622 STATE OF NEW YORK

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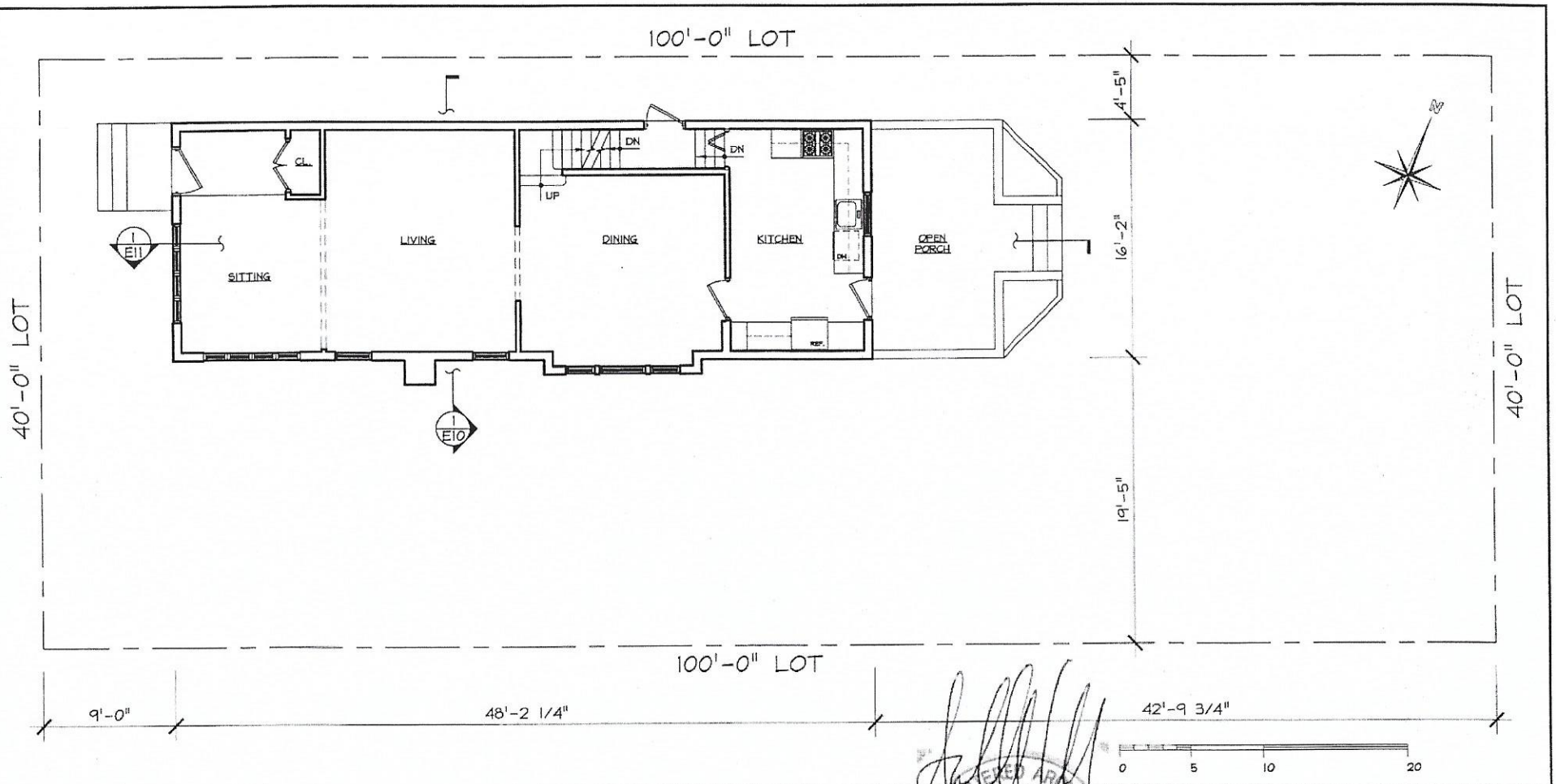
E3



FIRST FLOOR PLAN (EXISTING CONDITION)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

REGISTERED ARCHITECT
SALVATORE VINCENTI
NO. 027321
STATE OF NEW YORK

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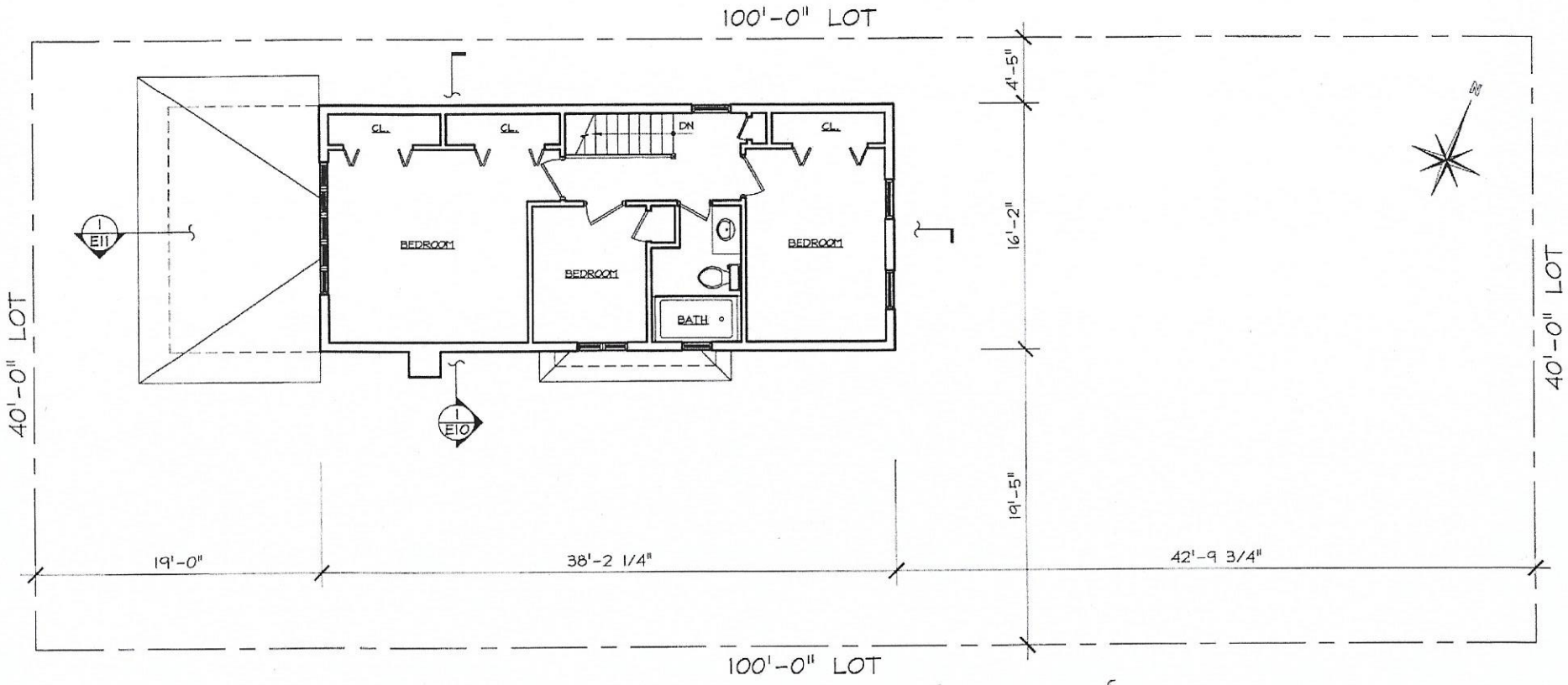
E4



SECOND FLOOR PLAN (EXISTING CONDITION)

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

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

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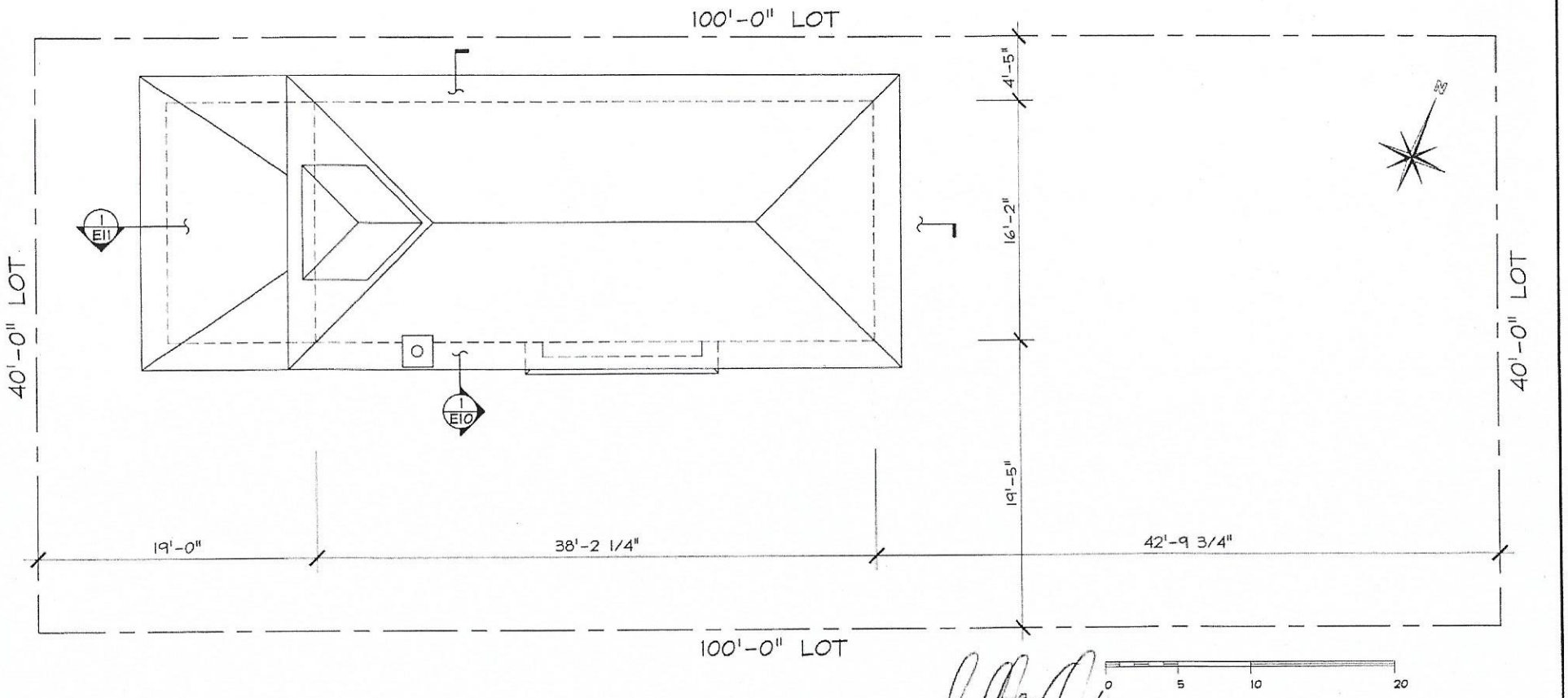

ROOF PLAN (EXISTING CONDITION)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

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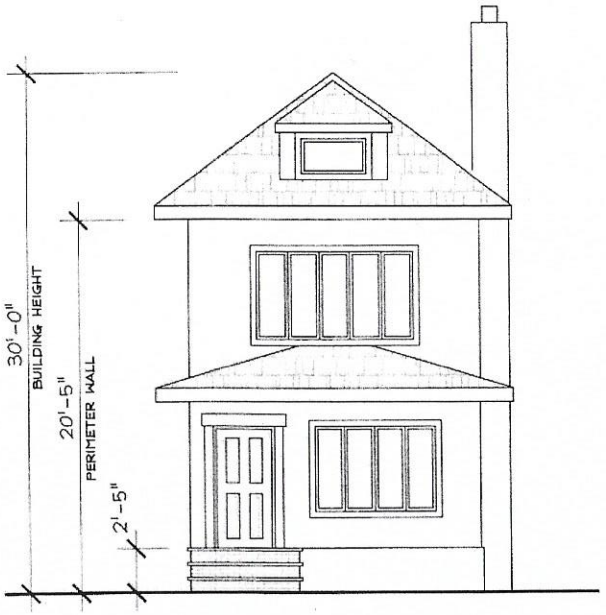


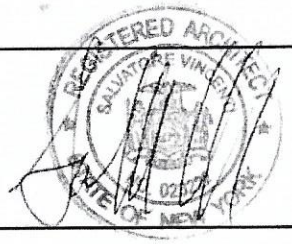
WEST

EAST

0 5 10 20

ELEVATION (EXISTING CONDITION)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY



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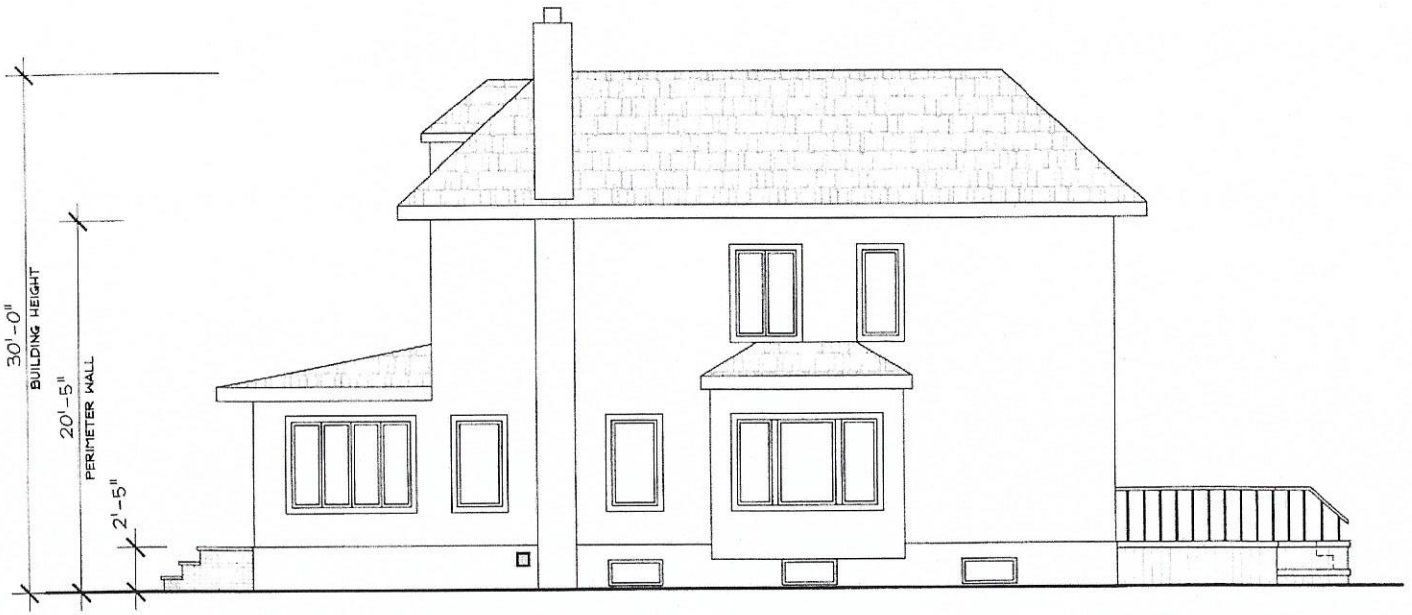

SOUTH

0 5 10 20

ELEVATION (EXISTING CONDITION)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

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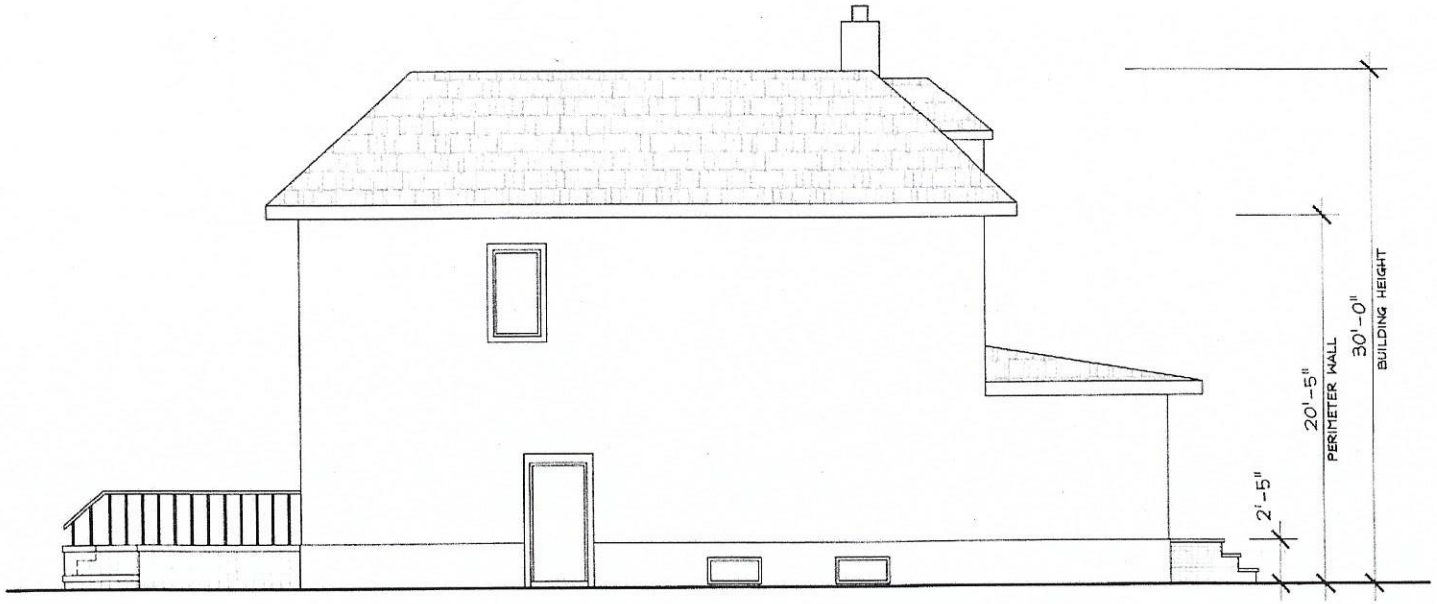

NORTH

0 5 10 20

ELEVATION (EXISTING CONDITION)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

REGISTERED ARCHITECT SALVATORE [illegible] STATE OF NEW YORK

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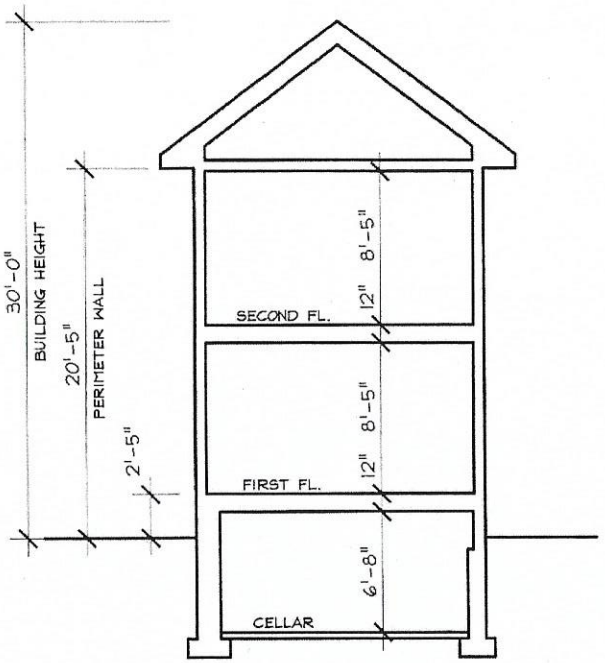

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CROSS SECTION (EXISTING CONDITION)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

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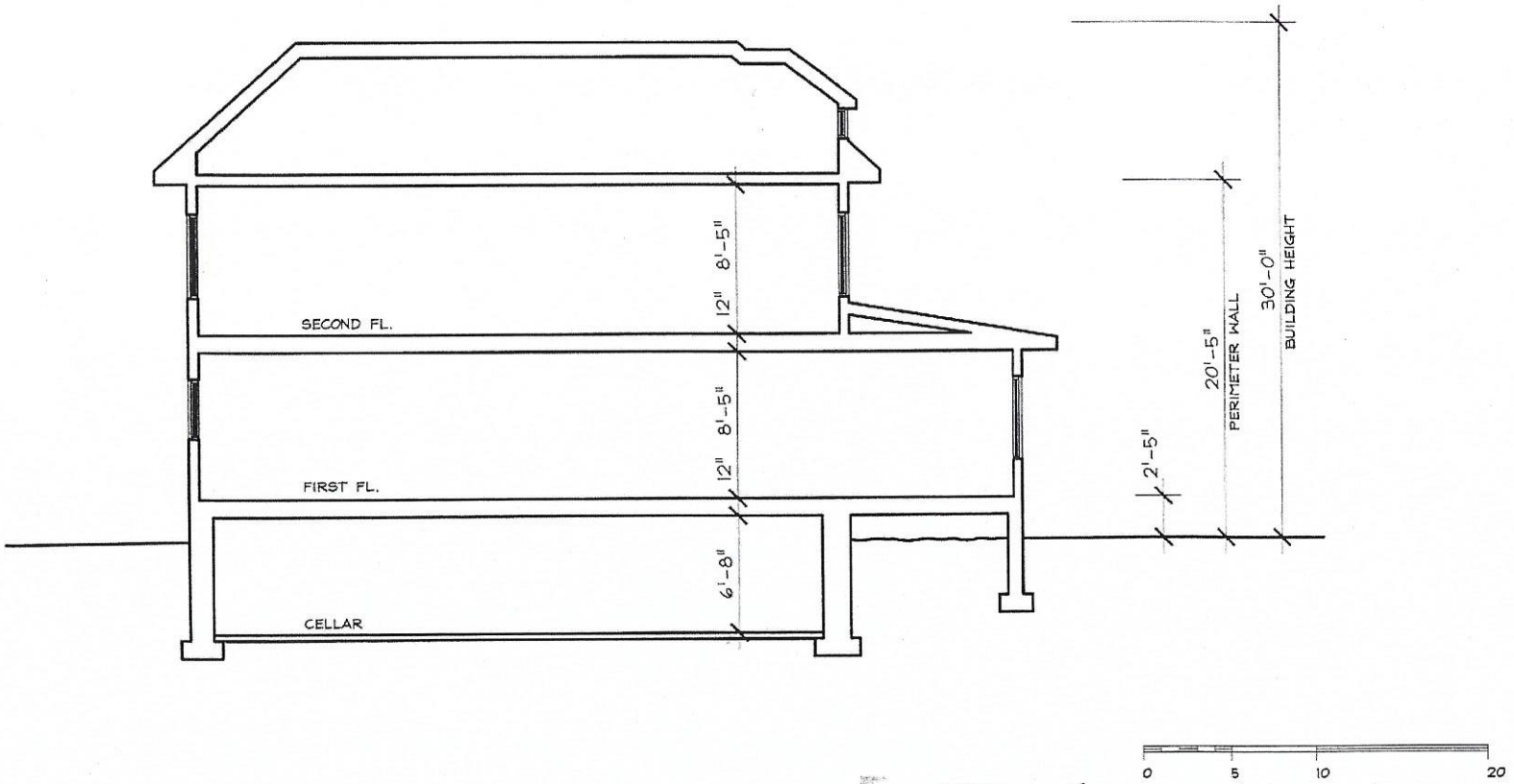

LONGITUDAL SECTION (EXISTING CONDITION)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

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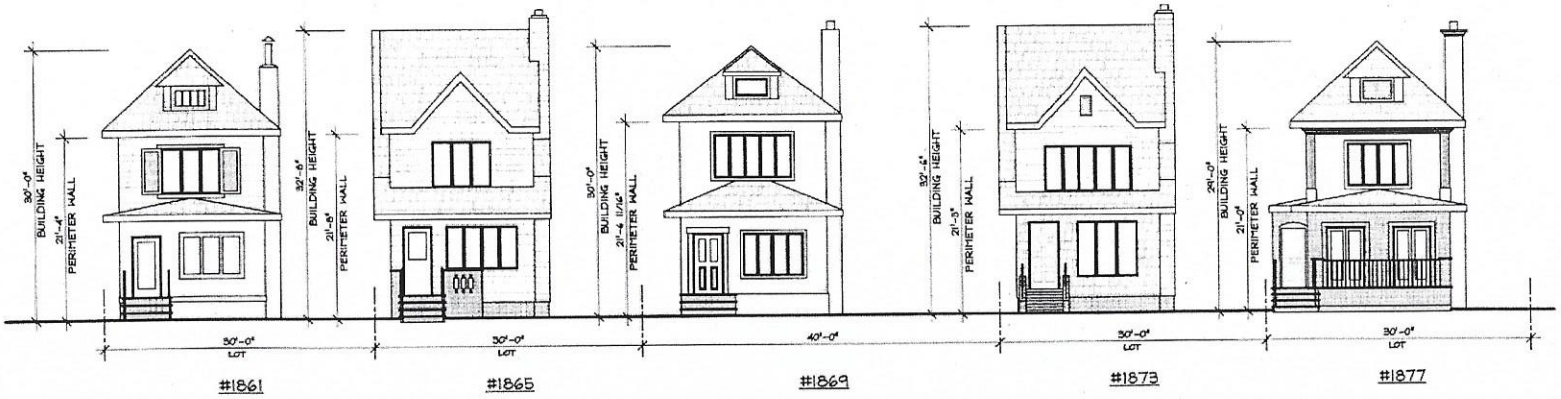

0 5 10 20 40

EXISTING STREET SCAPE

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

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

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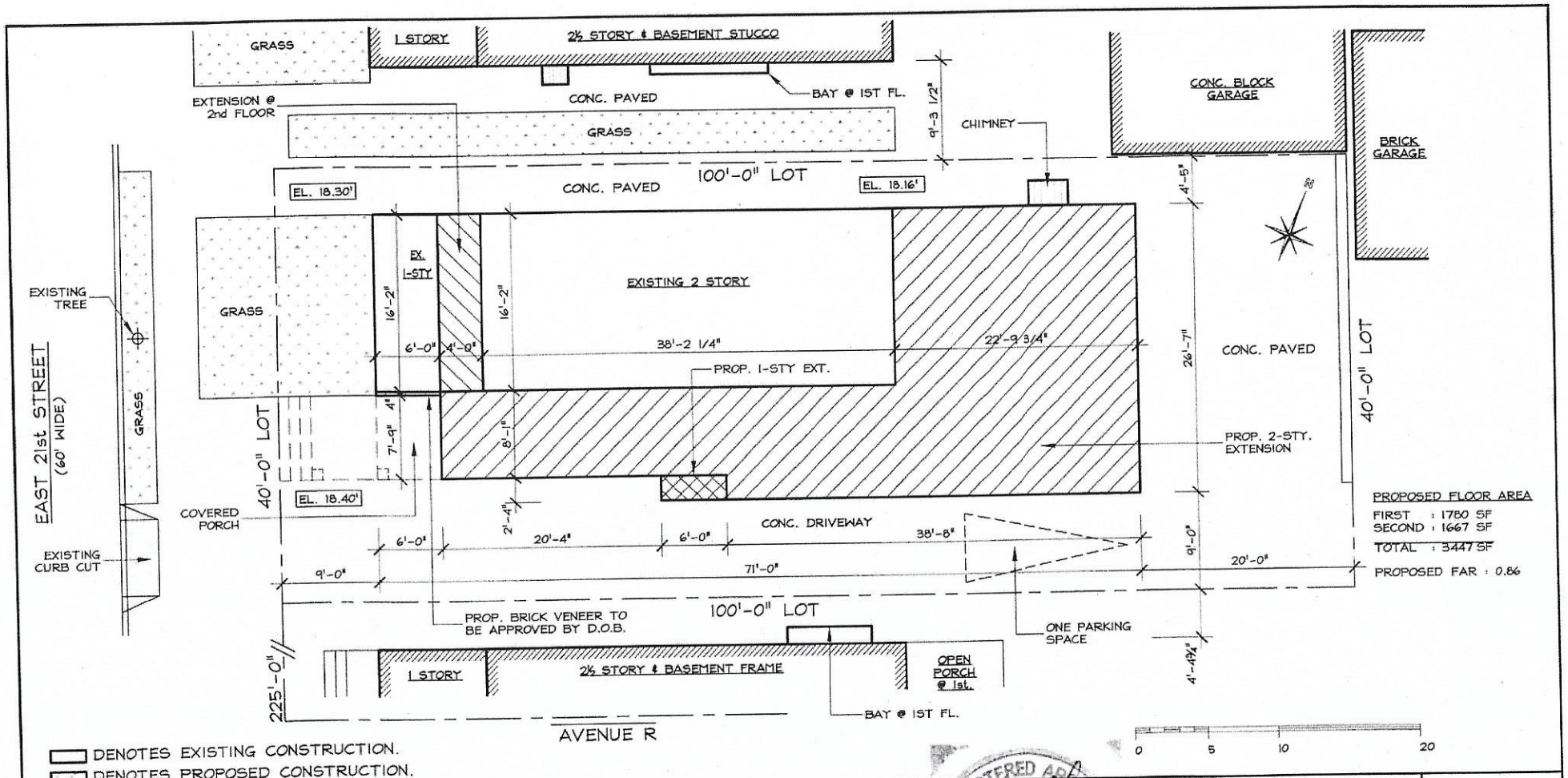

PROPOSED FLOOR AREA
FIRST : 1780 SF
SECOND : 1667 SF
TOTAL : 3447 SF
PROPOSED FAR : 0.86

DENOTES EXISTING CONSTRUCTION.
DENOTES PROPOSED CONSTRUCTION.

PLOT PLAN (PROPOSED CONDITION)
SCALE : 3/32"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

REGISTERED ARCHITECT SALVATORE VINCENTI NO. 023222 STATE OF NEW YORK

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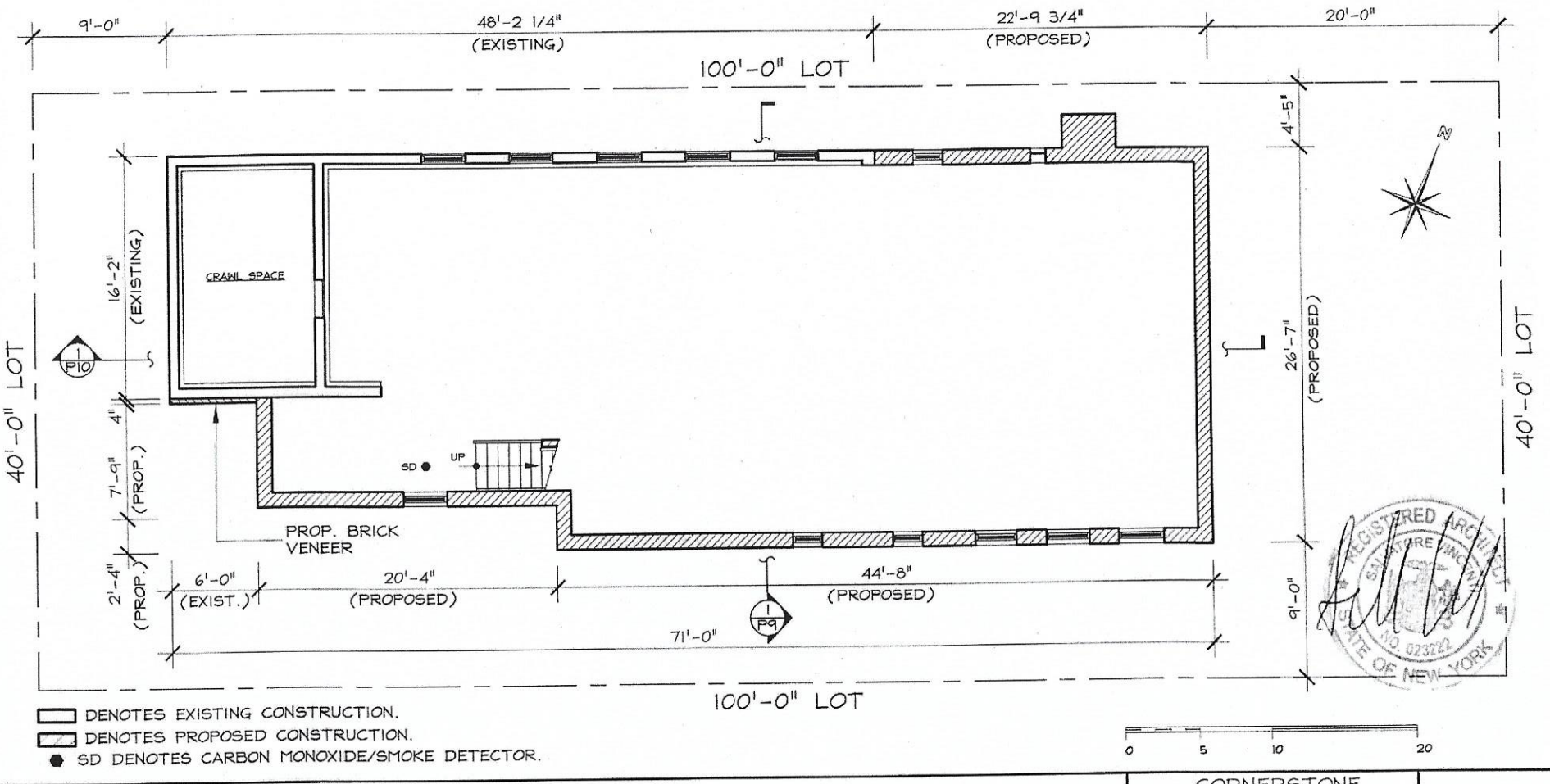
P1



CELLAR FLOOR PLAN (PROPOSED CONDITION)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

NOTE:
1) CELLAR SUBMITTED WITHOUT PARTITIONS TO B.S.A. FOR ZONING ENVELOPE ONLY AND SHALL CONFORM AS APPROVED BY THE DEPT. OF BUILDINGS.

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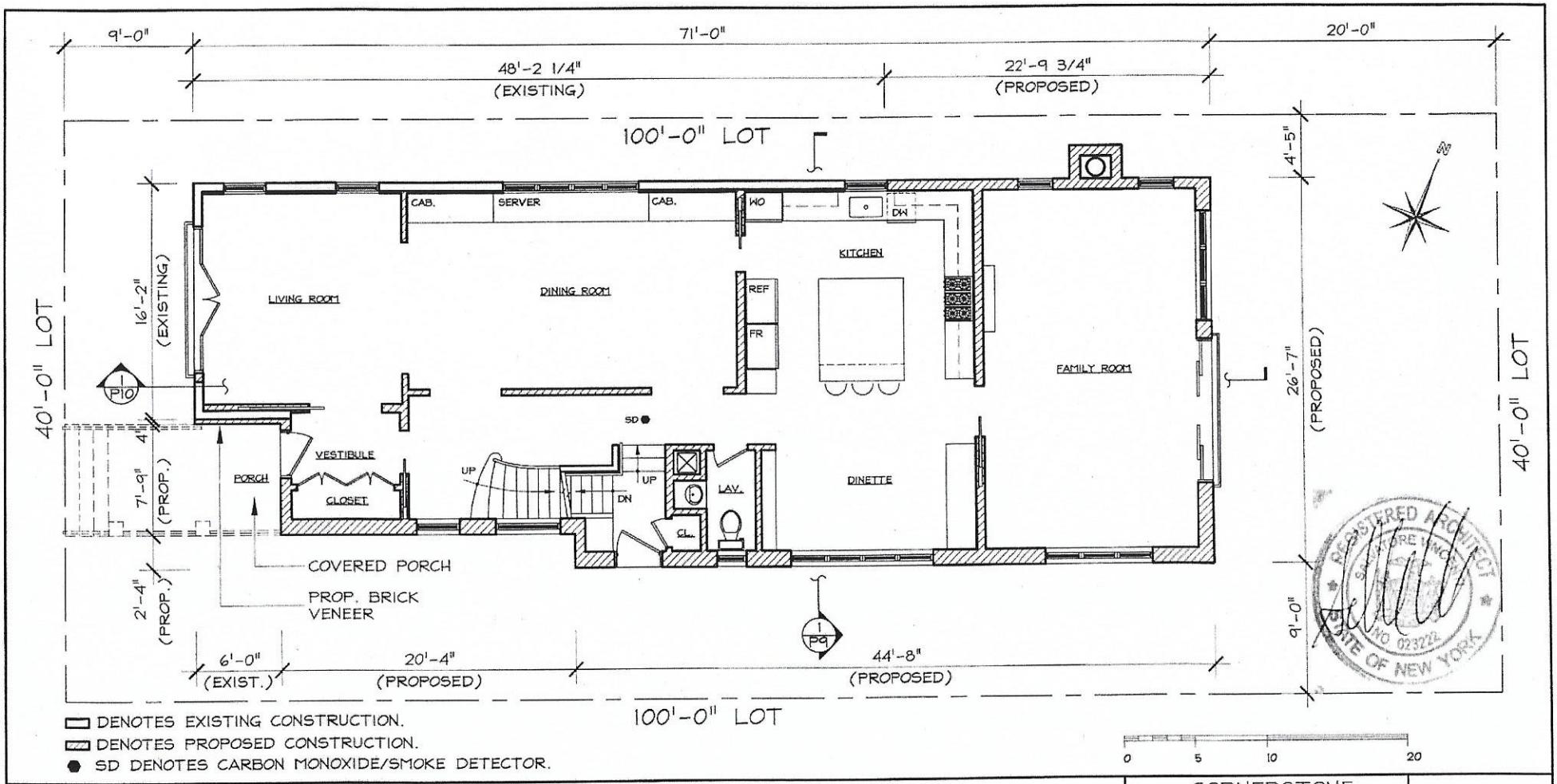

FIRST FLOOR PLAN (PROPOSED CONDITION)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

NOTE:

1) PORCH TO BE ADDED SUBJECT TO DEPT. OF BUILDINGS APPROVAL.
2) EXISTING BEAMS AT FIRST FLOOR TO REMAIN AND TO BE REINFORCED AS REQUIRED.

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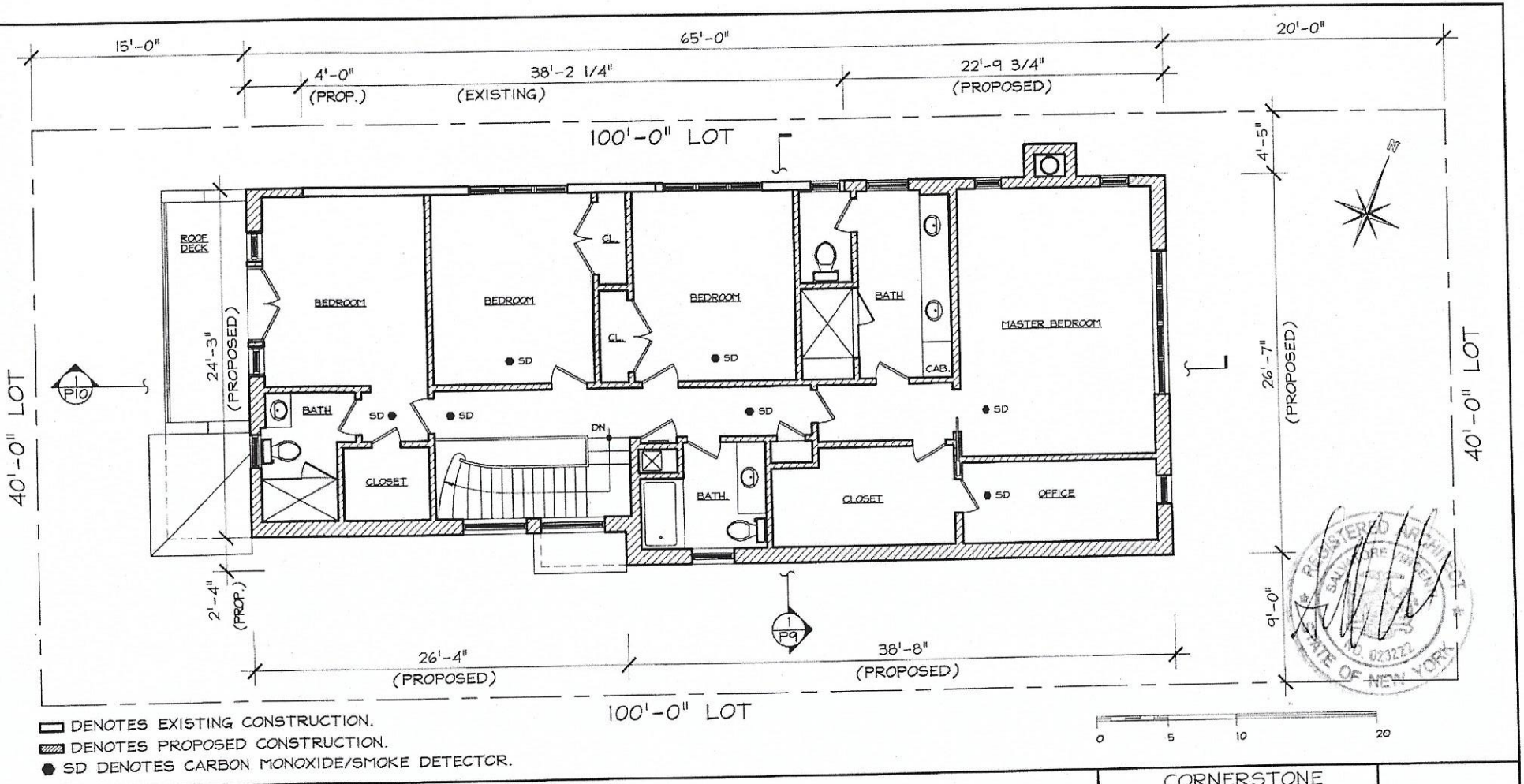
P3



SECOND FLOOR PLAN (PROPOSED CONDITION)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

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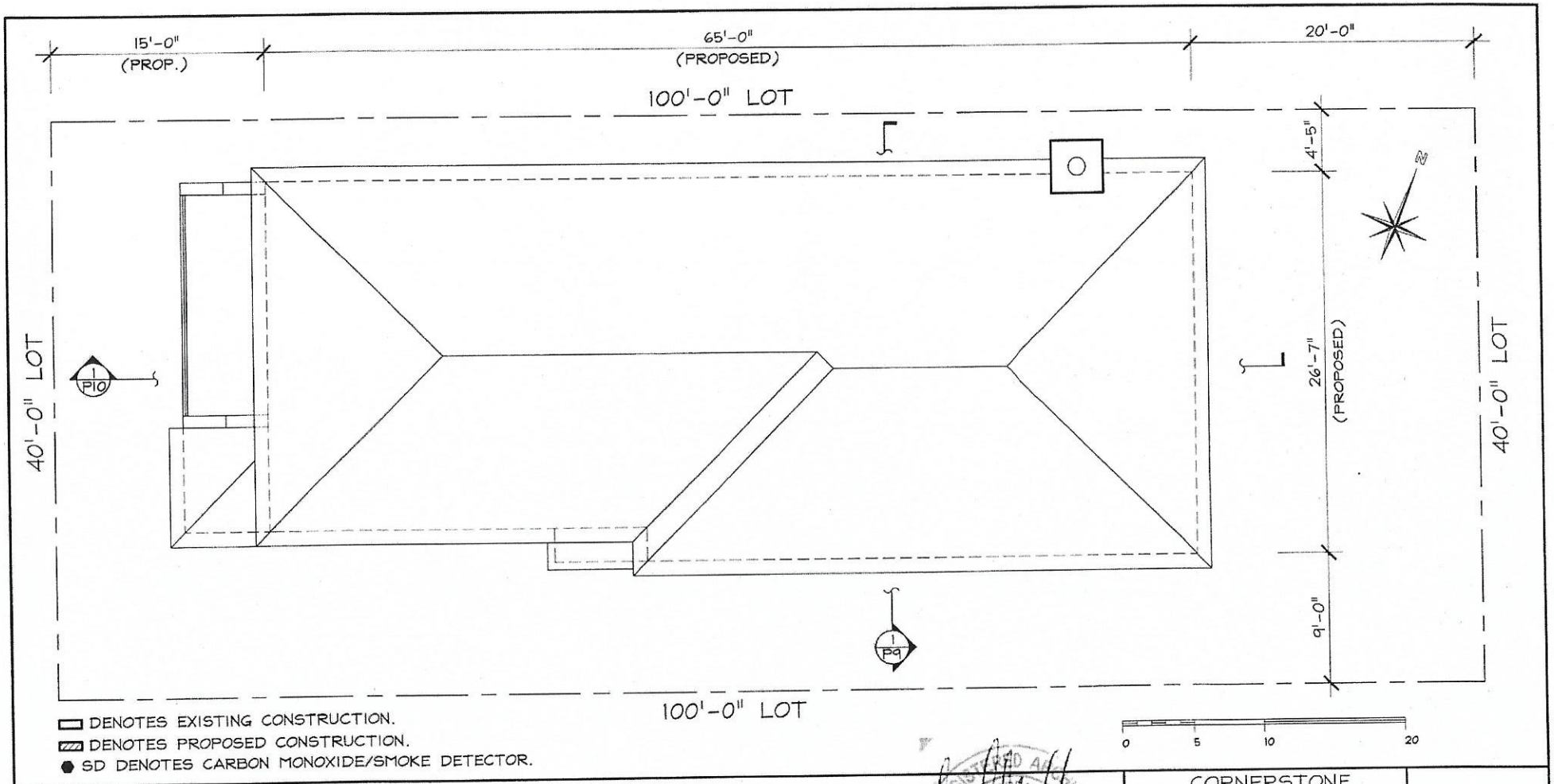
P4



▭ DENOTES EXISTING CONSTRUCTION.
▨ DENOTES PROPOSED CONSTRUCTION.
● SD DENOTES CARBON MONOXIDE/SMOKE DETECTOR.

ROOF PLAN (PROPOSED CONDITION)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

REGISTERED ARCHITECT SALVATORE VITALE NO. 023222 STATE OF NEW YORK

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Brooklyn, New York 11230
Telephone: (718) 336-1708
Fax: (718) 336-1773
CORNER93@AOL.COM

P5

WEST

EAST

0 5 10 20

ELEVATIONS (PROPOSED CONDITIONS)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY RESIDENCE AT 1869 EAST 21ST STREET, BROOKLYN, NY

REGISTERED ARCHITECT NO. 023222 STATE OF NEW YORK

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SOUTH

0 5 10 20

ELEVATIONS (PROPOSED CONDITIONS)
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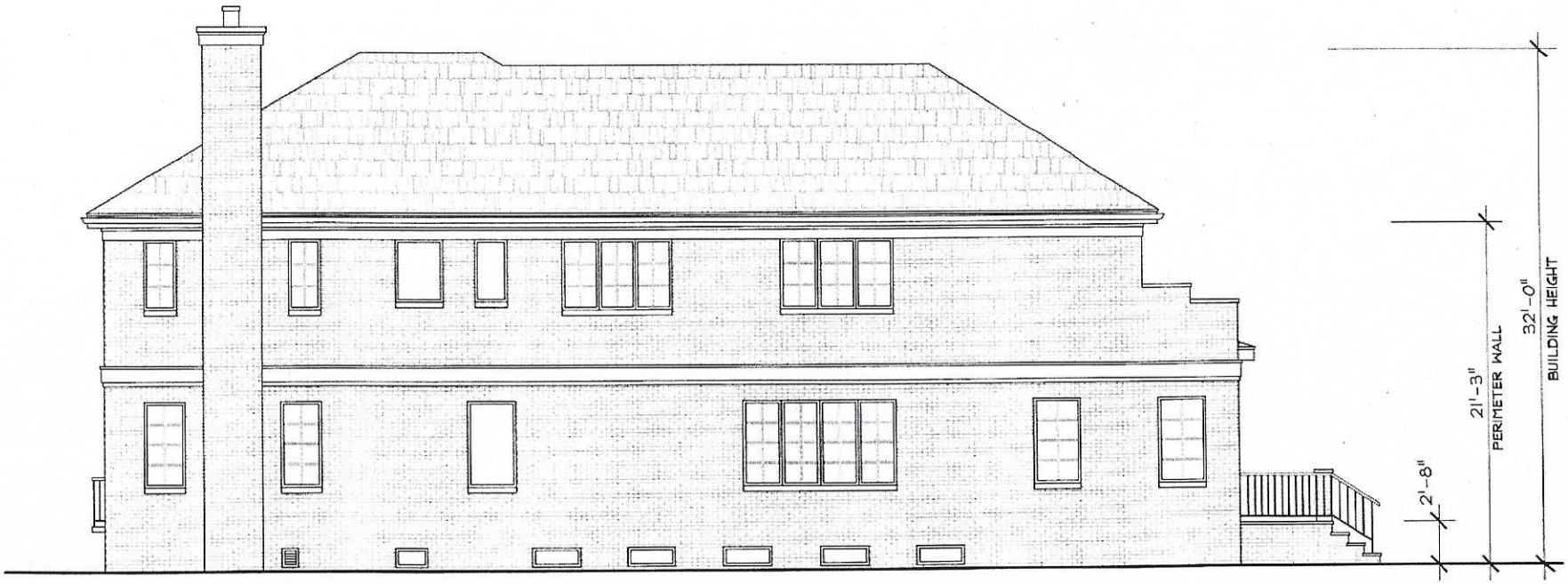

NORTH

0 5 10 20

ELEVATIONS (PROPOSED CONDITIONS)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY
RESIDENCE AT 1869 EAST 21ST STREET,
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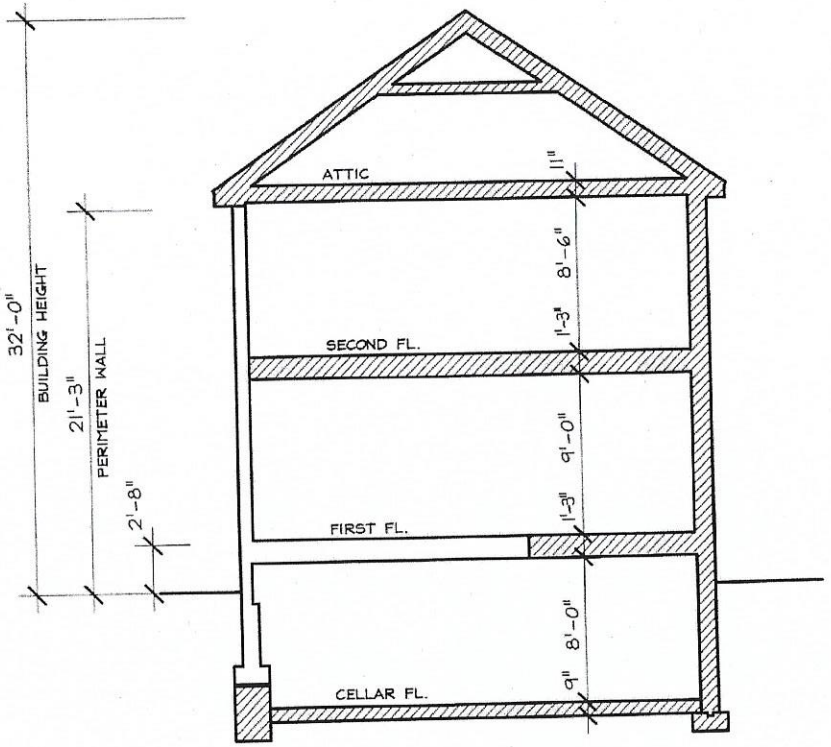

DENOTES EXISTING CONSTRUCTION.
DENOTES PROPOSED CONSTRUCTION.

0 5 10 20

CROSS SECTION (PROPOSED CONDITIONS)
SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY
RESIDENCE AT 1869 EAST 21ST STREET,
BROOKLYN, NY

REGISTERED ARCHITECT
SAMUEL [illegible]
NO. 023222
STATE OF NEW YORK

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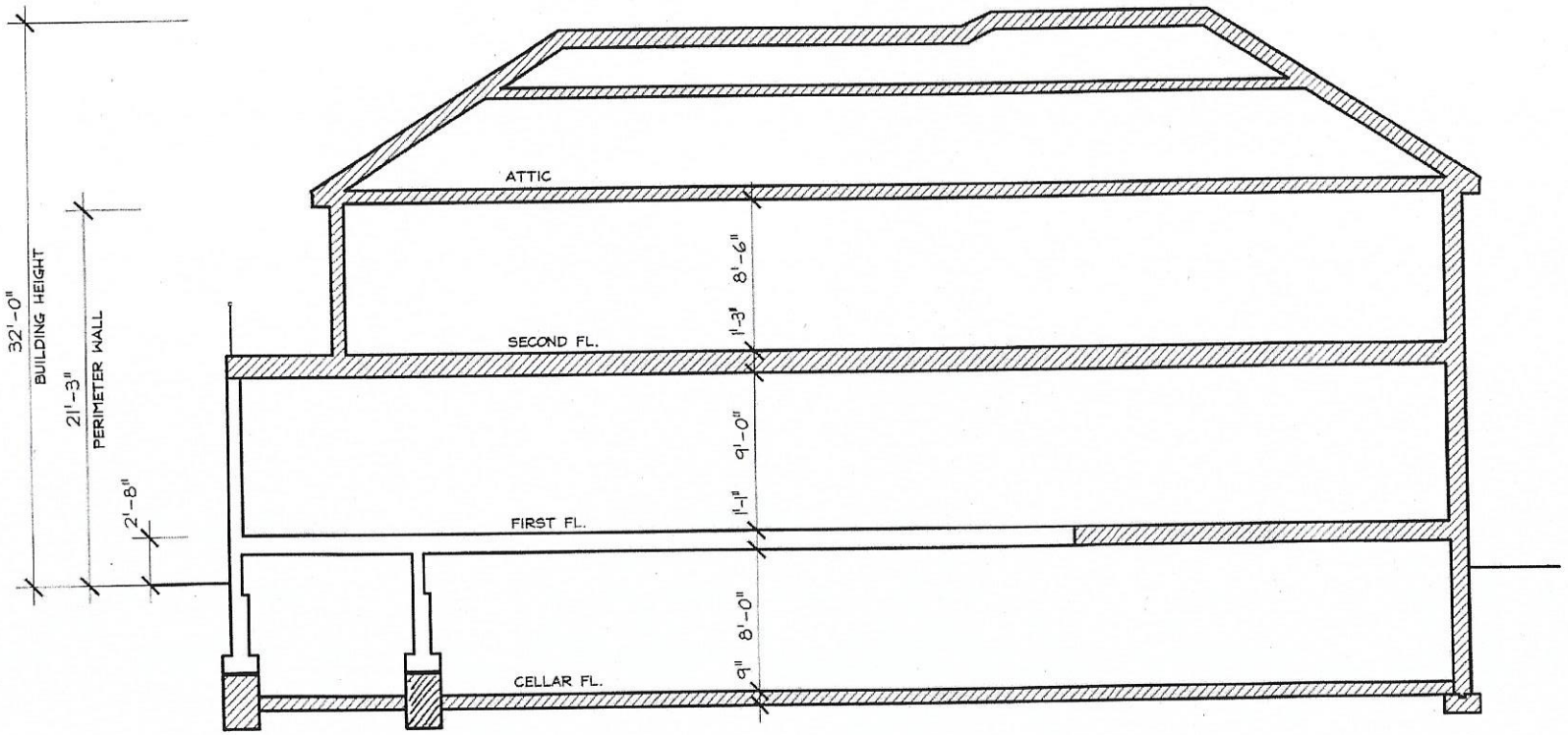

LONGITUDINAL SECTION (PROPOSED CONDITIONS)
SCALE: 1/8"=1'-0"

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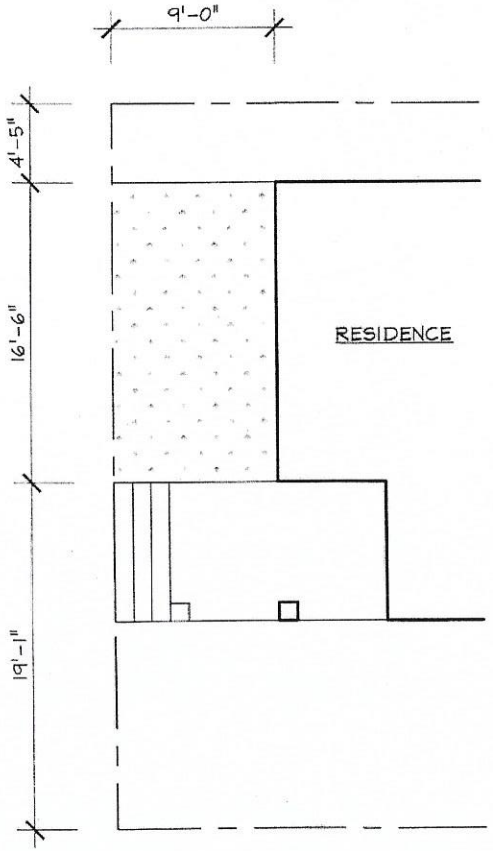
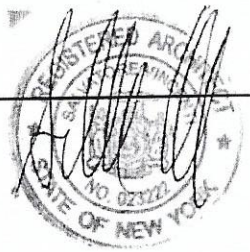
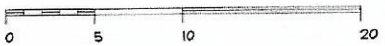


PLANTING REQUIREMENTS (23-451)

MINIMUM PERCENTAGE OF THE AREA OF FRONT YARD SHALL BE PLANTED

STREET FRONTAGE	REQUIREMENT
35 TO 59 FEET	30%
MINIMUM PLANTING AREA	= 40'-0" X 9'-0" = 360 SF
	= 360 X 30% = 108 SF
PROPOSED PLANTING AREA	= 9'-0" X 16'-6" = 148.50 SF





SITE PLANTING PLAN (PROPOSED CONDITIONS)

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

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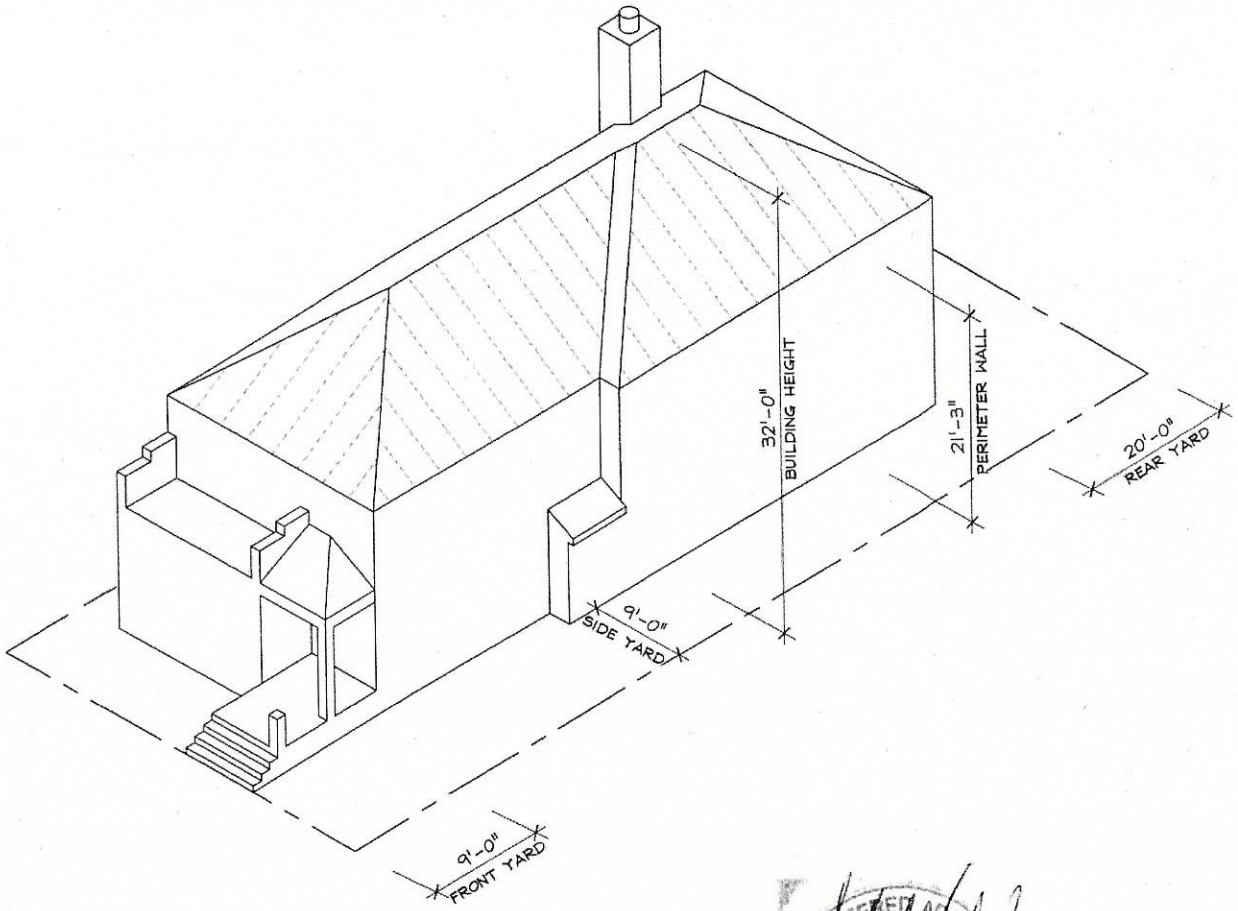

ISOMETRIC VIEW (PROPOSED CONDITIONS)
SCALE: N.T.S.

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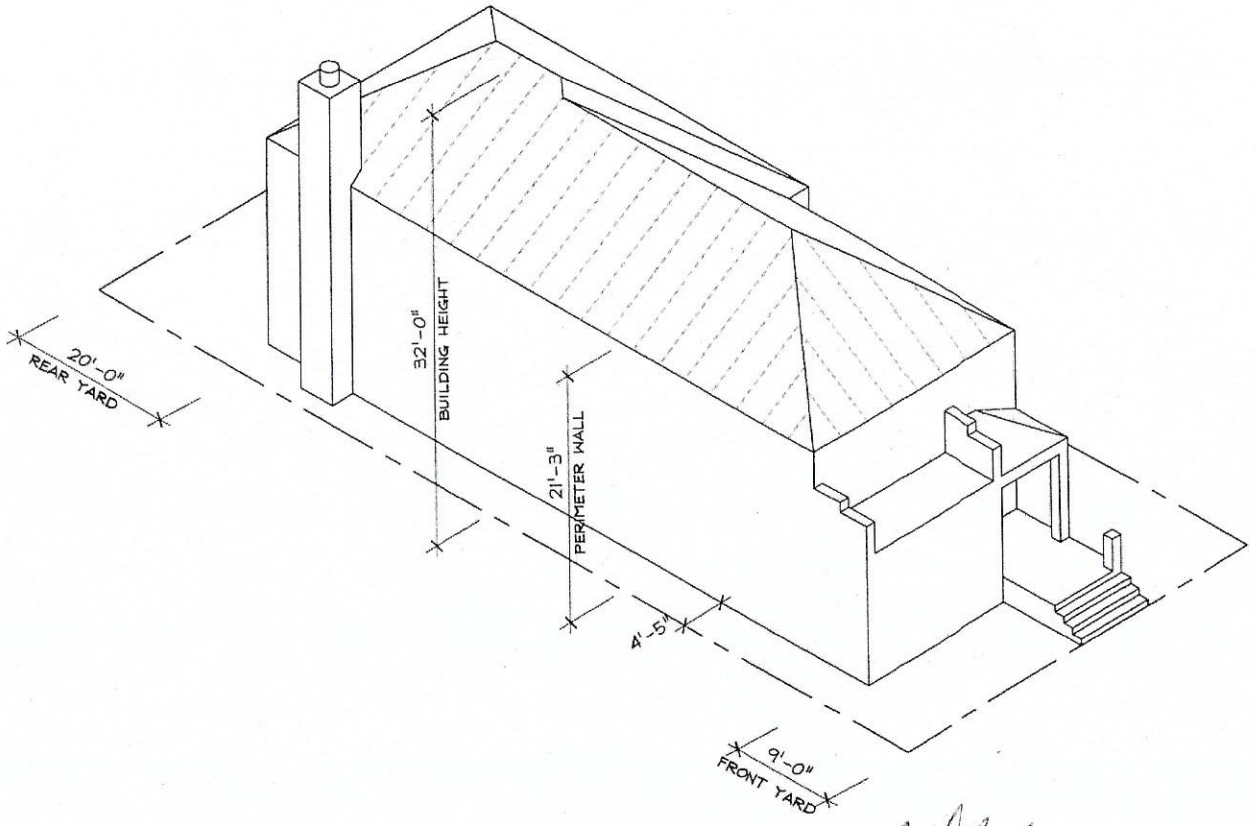

ISOMETRIC VIEW (PROPOSED CONDITIONS)
SCALE: N.T.S.

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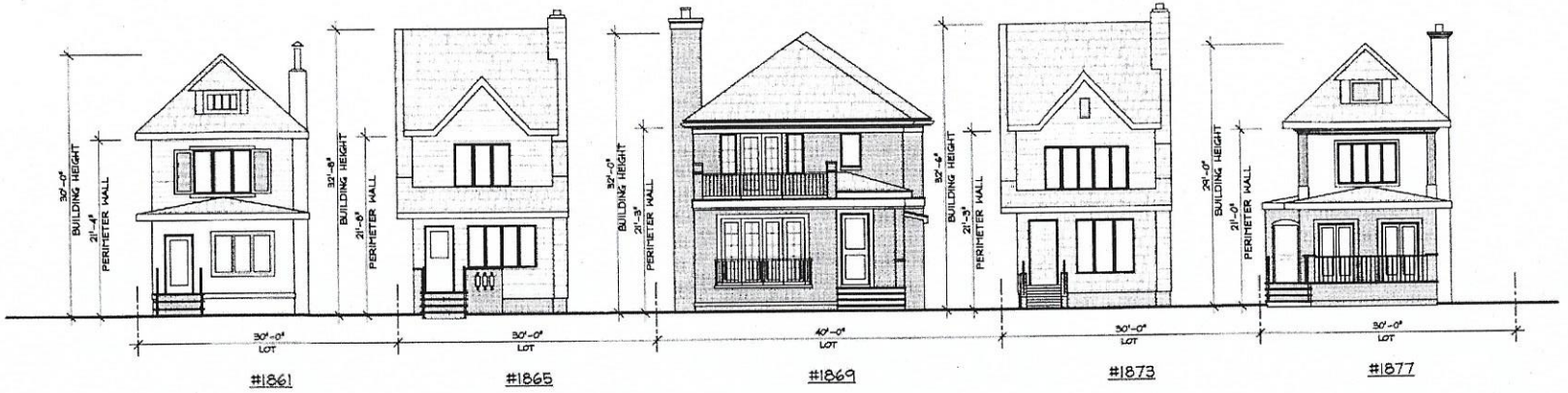

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PROPOSED STREET SCAPE
SCALE: 1/16"=1'-0"

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