



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

<u>Law Office of Lyra J. Altman</u> NAME OF APPLICANT	<u>Alber Bukai and Subhi Bukai</u> OWNER OF RECORD
<u>23 Morningside Drive</u> ADDRESS	<u>2029 East 17th Street</u> ADDRESS
<u>Greenwich</u> <u>CT</u> <u>06830</u> CITY STATE ZIP	<u>Brooklyn</u> <u>NY</u> <u>11229</u> CITY STATE ZIP
<u>(212)</u> <u>452-4284</u> AREA CODE TELEPHONE	LESSEE / CONTRACT VENDEE
<u>lyra@lyraesq.com</u> EMAIL	ADDRESS
AREA CODE FAX	CITY STATE ZIP

Section B

Site
 Data

1981 East 14th Street
 STREET ADDRESS (INCLUDE ANY A/K/A) 11229
 ZIP CODE

East side of East 14th Street between Avenue S and Avenue T
 DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

7293 54 Brooklyn 15
 BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT LANDMARK/HISTORIC DISTRICT

Chaim Deutsch R5 28c
 CITY COUNCIL MEMBER ZONING DISTRICT ZONING MAP NUMBER
 (include special district, if any)

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 23-461 and 23-47

DOB Decision (Objection/ Denial) date: April 1, 2016 Acting on Application No: 321271413

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 and conversion of an existing two family residence to a single family residence located in a residential (R5) 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): _____	<input type="checkbox"/>	<input type="checkbox"/>
2. Are there any applications concerning the premises pending before any other government agency?....	<input type="checkbox"/>	<input type="checkbox"/>
3. Is the property the subject of any court action?.....	<input type="checkbox"/>	<input 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.

Lyra J. Altman
 Signature of Applicant, Corporate Officer or Other Authorized Representative

SWORN TO ME THIS 30th DAY OF Apr. 2016

Lyra J. Altman Attorney
 Print Name Title

NOTARY PUBLIC
 My Commission Expires 03/31/2017

BSA CALENDAR NO. _____

BLOCK 7293

LOT 54

SUBJECT SITE ADDRESS

1981 EAST 14TH STREET

APPLICANT

LYRA ALTMAN, ESQ.

ZONING DISTRICT R5

PRIOR BSA # _____

COMPLIANT: "Y"

SPECIAL/HISTORIC DISTRICT _____

COMMUNITY BOARD 15

IF NOT: "N" and

INDICATE AMT

OVER/UNDER

LOT AREA

* APPLICABLE ZR SECTION	23-32	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	INDICATE AMT OVER/UNDER
LOT WIDTH	23-32		3800 sf		4000 sf	4000 sf	Y
USE GROUP (S)	22-00	1,2			TWO (2)	ONE (1)	Y

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)

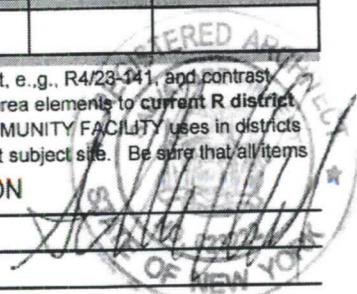
SKY EXP. PLANE (SLOPE)

NO. PARKING SPACES

LOADING BERTH (S)

OTHER: _____

* 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

April 30, 2016

STATEMENT OF FACTS AND FINDINGS

BSA Calendar No.:
Premises: 1981 East 14th 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 and conversion of an existing two family residence to a single family residence located in a residential (R5) zoning district. The subject premises has the address of 1981 East 14th Street, Brooklyn, New York and is known as Block 7293, Lot 54 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 and conversion. On April 1, 2016, the following objections were issued for the subject Premises:

The proposed change from two family to one family and the enlargement of the existing building in an R5 zoning district:

- 1. Creates non-compliance with respect to the side yards by not meeting the minimum requirements of Section 23-461 of the Zoning Resolution.*
- 2. 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

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 six inches (2' 6") and one side yard of eight feet one inch (8' 1"). The proposed enlargement continues the two pre-existing side yards of two feet six inches (2' 6") and eight feet one inch (8' 1"). 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."

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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 twenty-three feet two and three quarter inches (23' 2 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 and conversion, 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 and conversion 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

LAW OFFICE OF LYRA J. ALTMAN

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.

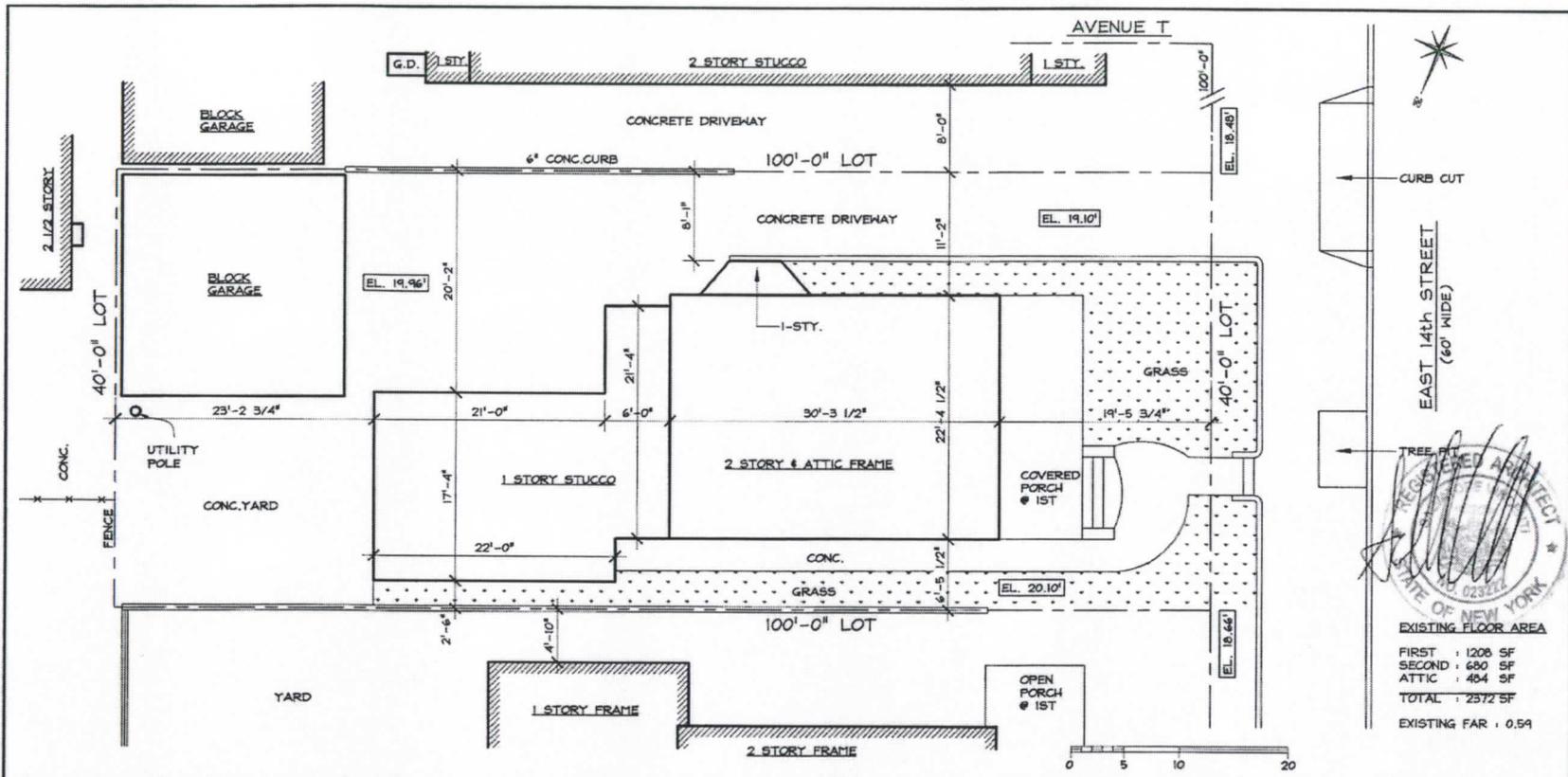
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lyra J. Altman".

Lyra J. Altman







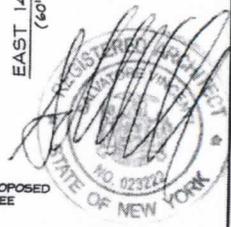
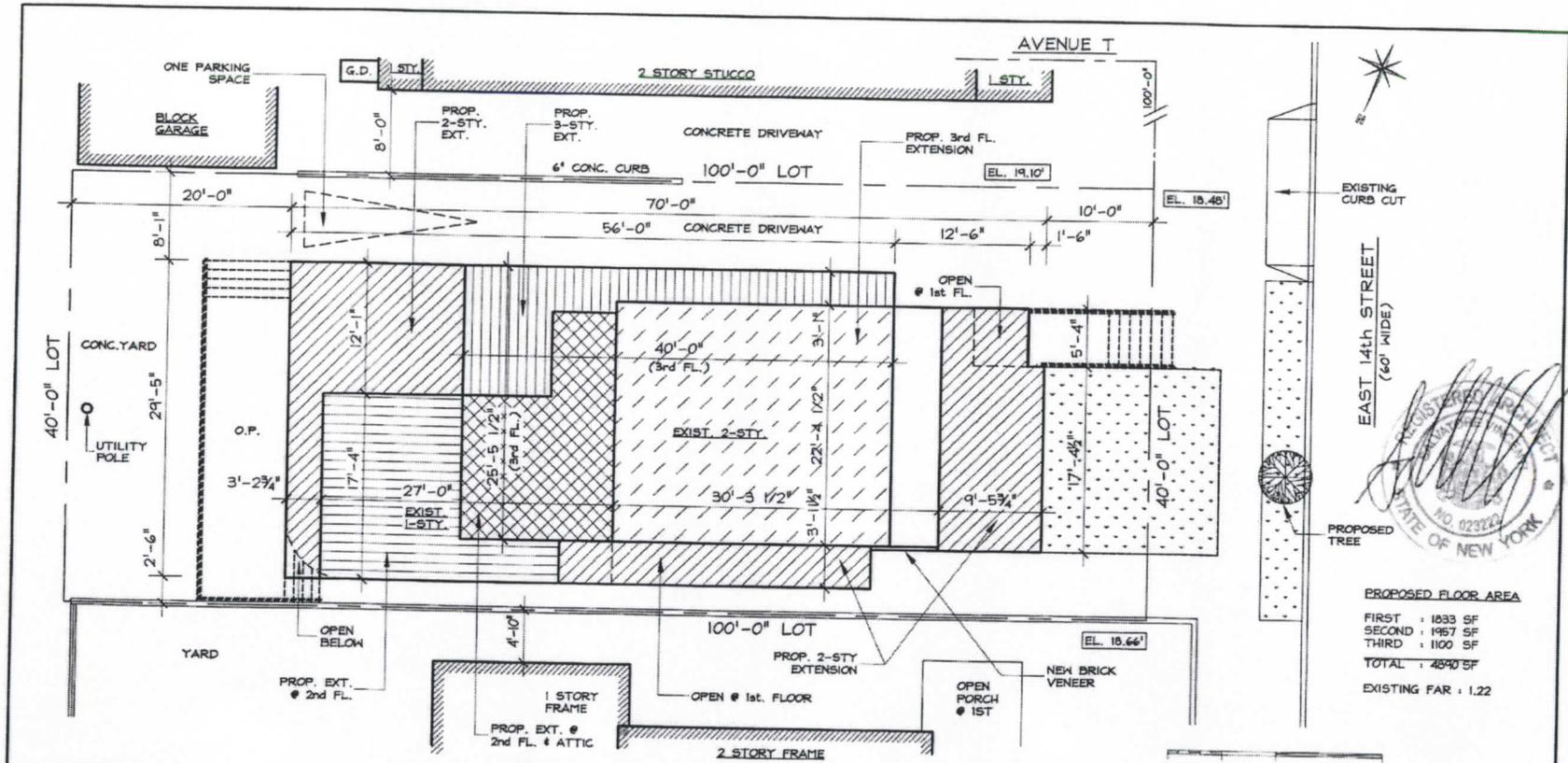
PLOT PLAN (EXISTING CONDITIONS)
 SCALE : 3/32" = 1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY & ATTIC
 RESIDENCE AT 1981 EAST 14TH STREET,
 BROOKLYN, NY

NOTE: EXISTING GARAGE TO BE
 DEMOLISHED UNDER A
 SEPARATE DOB APPLICATION.

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

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PROPOSED FLOOR AREA
 FIRST : 1033 SF
 SECOND : 1967 SF
 THIRD : 1100 SF
 TOTAL : 4900 SF
 EXISTING FAR : 1.22

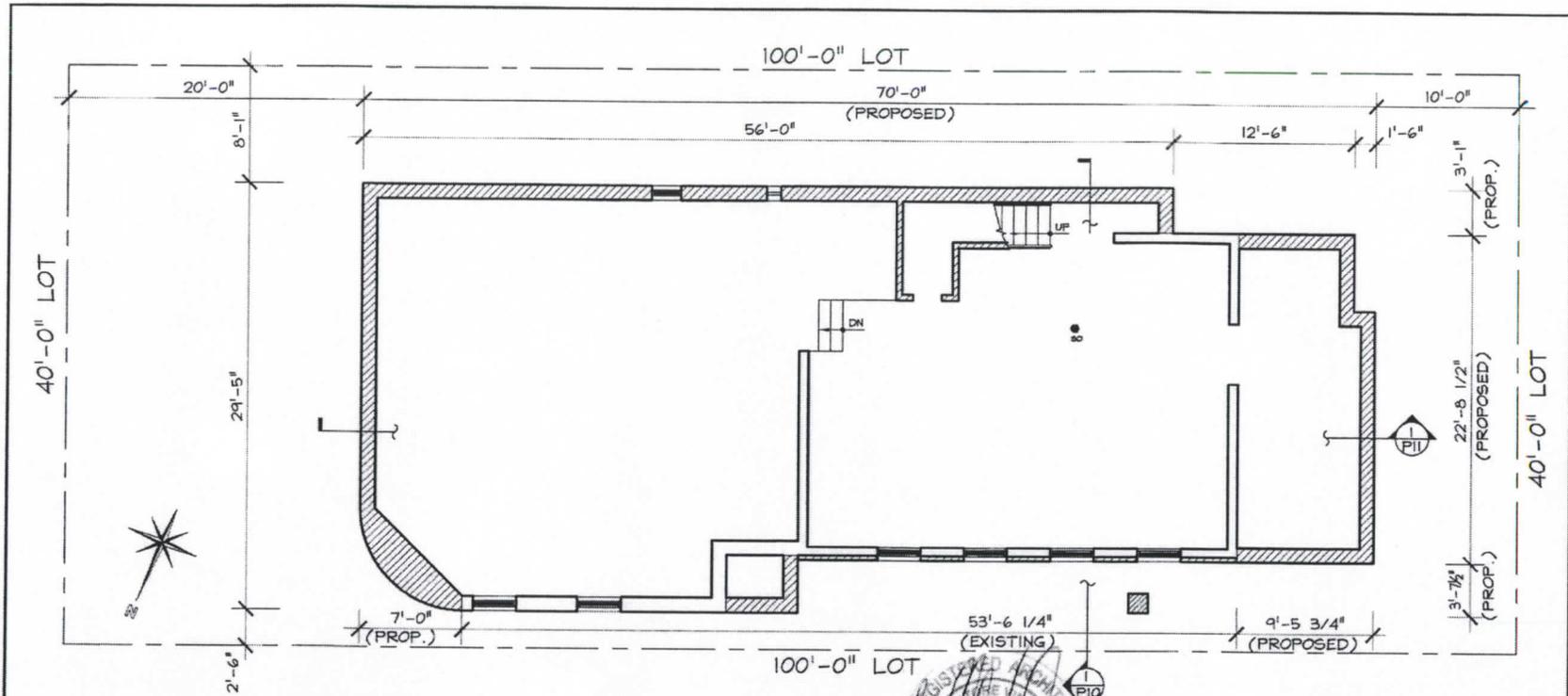
PLOT PLAN (PROPOSED CONDITION)
 SCALE : 3/32" = 1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY & ATTIC RESIDENCE AT 1981 EAST 14TH STREET, BROOKLYN, NY

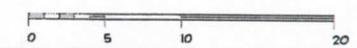
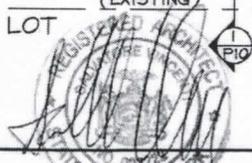
NOTE: 1) PORCHES TO BE ADDED SUBJECT TO DEPT. OF BUILDINGS APPROVAL.

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 CORNER93@AOL.COM

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[] DENOTES EXISTING CONSTRUCTION.
 [] DENOTES PROPOSED CONSTRUCTION.
 ● SD DENOTES CARBON MONOXIDE/SMOKE DETECTOR.



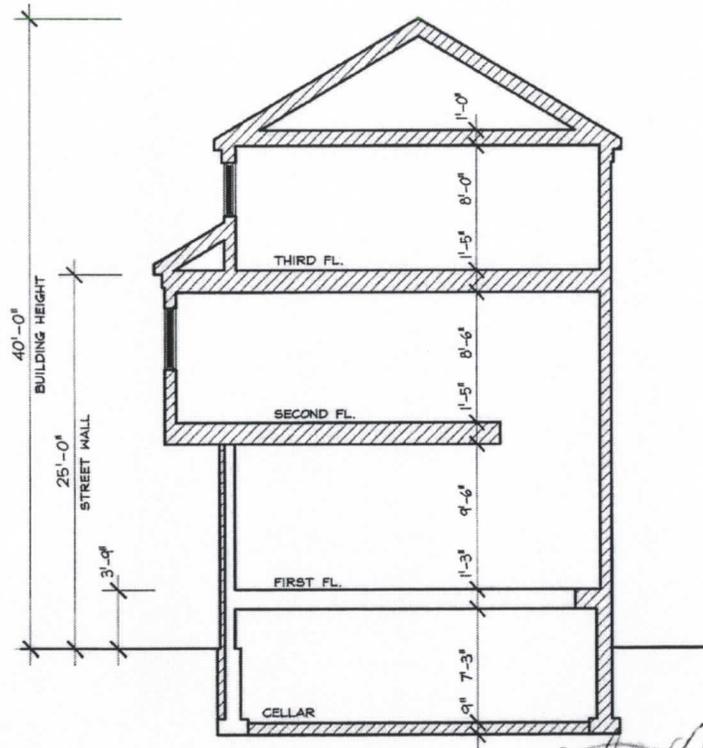
CELLAR FLOOR PLAN (PROPOSED CONDITION)
 SCALE: 1/8"=1'-0"

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY & ATTIC
 RESIDENCE AT 1981 EAST 14TH 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.
 2) EXISTING BEAMS AT FIRST FLOOR TO REMAIN
 AND TO BE REINFORCED AS REQUIRED.

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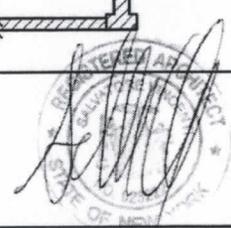


DENOTES EXISTING CONSTRUCTION
 DENOTES NEW CONSTRUCTION



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

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY & ATTIC
RESIDENCE AT 1981 EAST 14TH STREET,
BROOKLYN, NY



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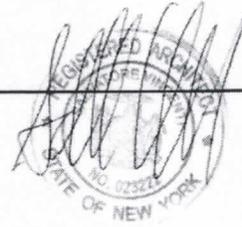
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PROPOSED STREET SCAPE

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

PROPOSED ALTERATION & ENLARGEMENT OF 2-STORY & ATTIC RESIDENCE AT 1981 EAST 14TH STREET, BROOKLYN, NY



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