



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. <i>NAME OF APPLICANT</i>	Sergey Rybak <i>OWNER OF RECORD</i>
32 Broadway, Suite 114 <i>ADDRESS</i>	239 Beaumont Street <i>ADDRESS</i>
New York NY 10004 <i>CITY STATE ZIP</i>	Brooklyn NY 11235 <i>CITY STATE ZIP</i>
212 425-4343 <i>AREA CODE TELEPHONE</i>	 <i>LESSEE / CONTRACT VENDEE</i>
212 968-7129 <i>AREA CODE FAX</i>	 <i>ADDRESS</i>
Eric@EricPalatnikPC.com <i>EMAIL</i>	 <i>CITY STATE ZIP</i>

**Section B**

Site  
 Data

239 Beaumont Street 11235  
*STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE*

Beaumont Street between Oriental Boulevard and the Esplanade  
*DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS*

8740	84	Brooklyn	15	N/A
<i>BLOCK</i>	<i>LOT(S)</i>	<i>BOROUGH</i>	<i>COMMUNITY DISTRICT</i>	<i>LANDMARK/HISTORIC DISTRICT</i>
Hon. Chaim M. Deutsch	R3-1		29b	
<i>CITY COUNCIL MEMBER</i>	<i>ZONING DISTRICT</i> <small>(include special district, if any)</small>		<i>ZONING MAP NUMBER</i>	

**Section C**

Dept of Building  
 Decision

BSA AUTHORIZING SECTION(S) 73-622 for  VARIANCE  SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 23-142

DOB Decision (Objection/ Denial) date: June 16, 2016 Acting on Application No: 321373562

**Section D**

Description

(LEGALIZATION  YES  NO  IN PART)

This application is filed pursuant to § 73-622 of the Zoning Resolution of the City of New York, as amended (hereinafter "ZR"). It requests a Special Permit to enlarge an existing one family home in a residential zoning district (R3-1). The application seeks to vary the floor area requirements of the Zoning Resolution.

**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: Eric Palatnik

SWORN TO ME THIS 12 DAY OF June 2016

ROBIN GONZALEZ  
 Notary Public, State of New York  
 No. 01GO6097433  
 Qualified in Kings County  
 Commission Expires 08/18/2019

Eric Palatnik Attorney  
 Print Name Title

NOTARY PUBLIC

BSA CALENDAR NO. \_\_\_\_\_

BLOCK 8740

LOT 84

SUBJECT SITE ADDRESS 239 BEAUMONT STREET, 11235

APPLICANT IGOR ZASLAVSKIY, RA

COMPLIANT: "Y"

ZONING DISTRICT R3-1

PRIOR BSA # \_\_\_\_\_

SPECIAL/HISTORIC DISTRICT \_\_\_\_\_

COMMUNITY BOARD 408

* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	INDICATE AMT OVER/UNDER
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LOT AREA	23-32		3800	N/A	6000 SF	6000 SF	Y
LOT WIDTH	23-32		40	N/A	60	60	Y
USE GROUP (S)	22-11	-		C.O.	1	1	Y
FA RESIDENTIAL	23-142	3000		N/A	2200	5449 SF	N
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	23-142	3300		N/A	N/A	5449	N
FAR RESIDENTIAL	23-142	0.50		N/A	0.37	0.908	N
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	23-142	0.50		N/A	N/A	0.908	N
OPEN SPACE	23-142		3900	N/A	3800	3950	Y
OPEN SPACE RATIO	23-142		0.65	N/A	0.63	0.66	Y
LOT COVERAGE (%)	23-142	0.35		N/A	0.37	0.34	Y
NO. DWELLING UNITS	N/A	N/A		N/A	N/A	N/A	N/A
WALL HEIGHT	23-633	21'		N/A	11.3'	21'	Y
TOTAL HEIGHT	23-633	35'		N/A	25'	33'	Y
NUMBER OF STORIES				N/A	N/A	N/A	N/A
FRONT YARD	23-45		15	N/A	22.75'	17.5'	Y
SIDE YARD	23-461		13, MIN 5	N/A	7'	7'	Y
SIDE YARD	23-461		13, MIN 5	N/A	3'	9.1'	Y
REAR YARD	23-47		30'	N/A	19.33'	35.9'	Y
SETBACK (S)	N/A		N/A	N/A	N/A	N/A	N/A
SKY EXP. PLANE (SLOPE)	N/A	N/A		N/A	N/A	N/A	N/A
NO. PARKING SPACES	25-22	N/A	1	N/A	1	1	Y
LOADING BERTH (S)	N/A	N/A	N/A	N/A	N/A	N/A	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 nearest R district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Ensure that all items noted in the DOB Denial/Objection are included. NOTES:

BSA APPROVAL REQUESTED TO INCREASE SQUARE FOOTAGE FOR FLOOR AREA 030855



**ERIC PALATNIK, P.C.**

ATTORNEY AT LAW

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FAX (212) 968-7129

E-MAIL [ERIC@ERICPALATNIKPC.COM](mailto:ERIC@ERICPALATNIKPC.COM)

June 17, 2016

**STATEMENT OF FACTS AND FINDINGS**

**Premises: 239 Beaumont Street  
Brooklyn, New York  
Block 8740, Lot 84**

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This application is filed pursuant to § 73-622 of the Zoning Resolution of the City of New York, as amended (hereinafter “ZR”). It requests a Special Permit to enlarge an existing one family home in a residential zoning district (R3-1). The application seeks to vary the floor area requirements of the Zoning Resolution.

Located within Community Board 15, the Premises is situated on a six thousand (6,000) square foot lot, further identified on the New York City Tax Map as Block 8740, Lot 84. It is located on Beaumont Street, between Oriental Boulevard and the Esplanade in the Borough of Brooklyn.

The Premises is improved upon with an existing one family home with a cellar. It has a total floor area of 2,200 square feet; a floor area ratio of 0.37; lot coverage of 37%; and an open space ratio of 63%. The home has a 22.75’ front yard; two side yards of 7’ and 3’ and a rear yard of 19.33’. The home has a height of 25’.

The applicant seeks to enlarge the dwelling. As shown on the proposed plans, the building has been designed to fit into neighborhood character and to minimize the impact on adjoining properties. As part of this application the building’s non-compliant lot coverage, open space, side yard and rear yard will be made compliant with the underlying regulations. Floor area will be the only waiver requested as part of the instant application.

## ERIC PALATNIK, P.C.

The proposed building will have a compliant perimeter wall height of twenty one feet (21') and the total height will be a compliant thirty three feet (33'). The proposed home will have a floor area of 5,449 square feet (0.908 FAR), a lot coverage of 34%, an open space of 66% and a rear yard of 35'9". The home will have side yards of 7' and 9.1'.

As shown on the attached FIRM Map, the Premises is located in a flood zone. Appendix G of the Building Code requires that the first occupiable floor of category two buildings (one and two family homes) be elevated by two feet above the Base Flood Elevation in the flood zones. As shown on the attached FIRM map, the building is in a flood zone and the lowest occupiable floor needs to be elevated by two feet above the BFE. As shown on the Proposed Plans, the proposal satisfies this requirement as the proposed elevation of the first floor is 16.02' which is more than two feet above the BFE of 11'.

Accordingly, plans were filed with the Department of Buildings ("DOB") in order to permit the enlargement. On June 16, 2016 acting under Job Number: 321373562 the following objection was issued:

"Proposed Floor Area Ratio is Contrary to ZR 23-142"

### Authority of Section 73-622

Zoning Resolution § 73-622(a) lists "*Community Districts 10, 11 and 15, in the Borough of Brooklyn*" as a designated Special Permit area. As evidenced by the enclosed application materials, the Premises, which is located in Community District 15, qualifies as the subject of a Special Permit application.

### Description of Objections

#### ***FLOOR AREA RATIO IS CONTRARY TO ZR 23-141.***

The proposal will increase the floor area ratio to 0.908 (5,449 square feet on a 6,000 square foot lot). This will create a new non-compliance. Under Zoning Resolution § 23-141(b), the maximum permitted floor area ratio is 0.50.

**DISCUSSION**

The proposed development will not alter the character of the neighborhood nor impair the future use or development of the surrounding area. The home has been specifically designed to fit into neighborhood in terms of architectural design and bulk dimensions. Additionally, your Board has granted similar applications in the area surrounding the Premises.

The proposed building will only request a floor area ratio waiver. The proposal will increase the floor area ratio from 0.37 (2,200 square feet.) to 0.908 (5,449 square feet). This will increase the degree of non-compliance. Under Zoning Resolution § 23-141(b), the maximum permitted floor area ratio is 0.50.

The proposed building will be compliant will all other bulk regulations of the underlying R3-1 zoning district. The existing non-compliant side yard, rear yard, lot coverage and open space will be made compliant as part of this application.

As such, the proposal seeks a rather modest waiver of only the FAR. By designing the home so that other, existing non-compliances are made compliant as part of the application, the proposed home has been designed so as not to alter the character of the neighborhood nor impair the use or development of adjoining properties.

Please find enclosed a Photo Streetscape and an FAR Diagram prepared by Urban Cartographics. As shown thereon, the proposed FAR of 0.908 (5,449 square feet) is in keeping with the character of the social block. Several homes on Beaumont Street have an FAR that is comparable to what is proposed. In particular:

- 215 Beaumont Street – Block 8740, Lot 93 – 1.01 FAR;
- 217 Beaumont Street – Block 8740, Lot 92 – 1.05 FAR;
- 225 Beaumont Street – Block 8740, Lot 91 – 0.94 FAR;
- 269 Beaumont Street – Block 8740, Lot 69 – 1.11 FAR;
- 277 Beaumont Street – Block 8740, Lot 74 – 0.94 FAR;
- 282 Beaumont Street – Block 8739, Lot 71 – 0.99 FAR;

## ERIC PALATNIK, P.C.

- 236 Beaumont Street – Block 8739, Lot 52 – 1.74 FAR.

These buildings are mapped on the enclosed FAR diagram and recent photographs appear on the Photo Streetscape of the Block.

As shown by the enclosed Resolutions, your Board has granted similar enlargements in the surrounding area and on the social block where the Premises is located. As such, the instant application will not alter the character of the neighborhood nor impair the development of surrounding homes.

These cases support the finding that permitting the proposed FAR of 0.908 will not alter the character of the neighborhood nor impair the use and development of adjoining properties.

***BSA Calendar Number 28-06-BZ***<sup>1</sup> (158 Beaumont Street, Block 8733, Lot 69)

- Floor area of 3,948.5 square feet (0.99 FAR);

***BSA Calendar Number 57-13-BZ*** (282 Beaumont Street, Block 8739, Lot 41)

- Floor area of 3,965.31 square feet (0.99 FAR);

***BSA Calendar Number 167-07-BZ*** (220 Amherst Street, Block 8738, Lot 62)

- Floor area of 4,206.7 square feet (1.01 FAR)

***BSA Calendar Number 330-09-BZ*** (230 Amherst Street, Block 8738, Lot 66)

- Floor area of 4,014 square feet (0.96 FAR);

As shown by the resolutions, your Board has granted similar enlargements in the surrounding area. As such, the instant application will not alter the character of the neighborhood nor impair the development of surrounding homes.

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<sup>1</sup> All cited BSA Resolutions are included as exhibits.

**Conclusion**

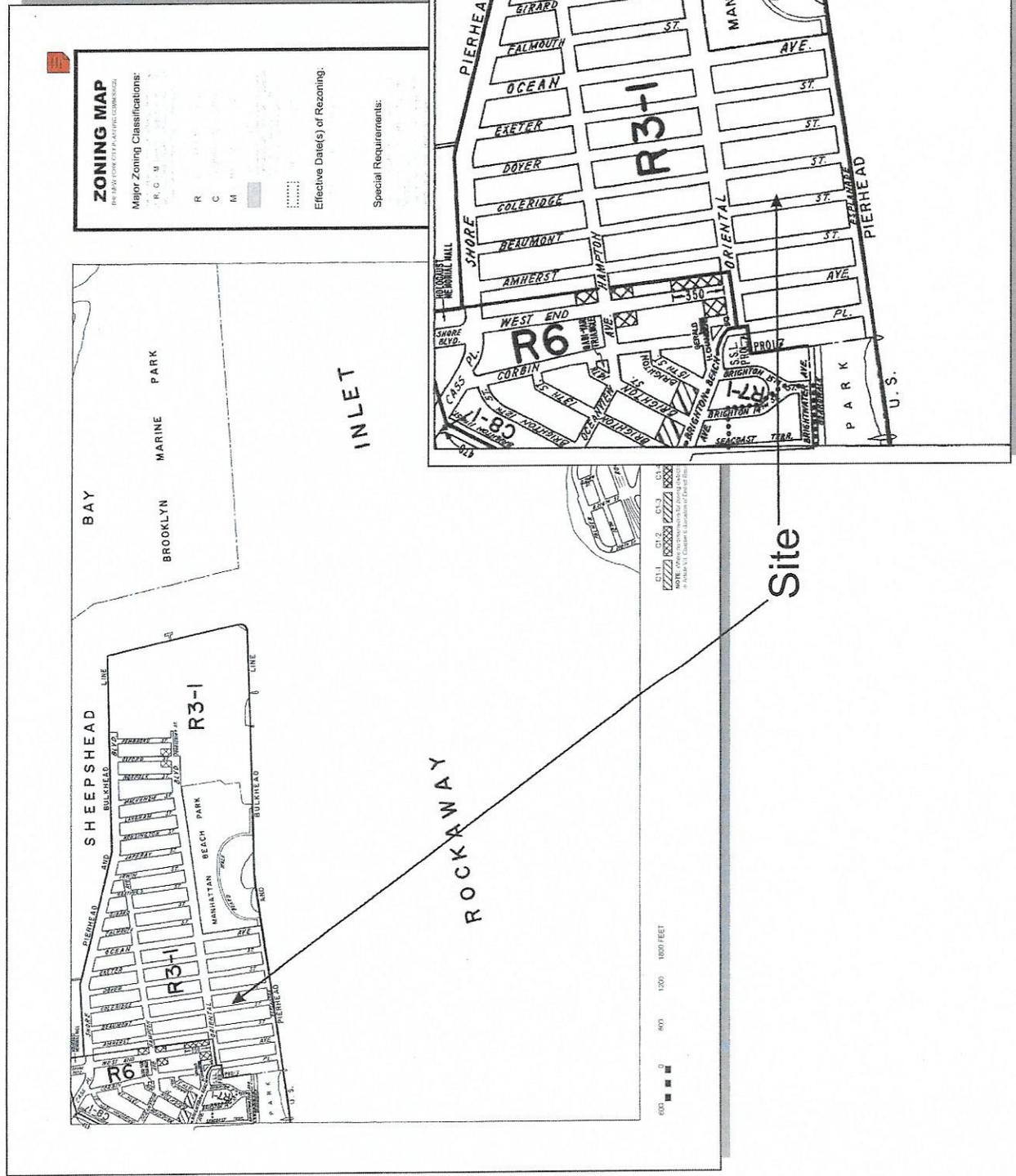
The enlargement is located within a designated area and meets the requirements of ZR §73-622. It conforms to the character of the neighborhood and will not impair the use or development of the area.

We are confident that the conditions and findings of ZR § 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, Esq.





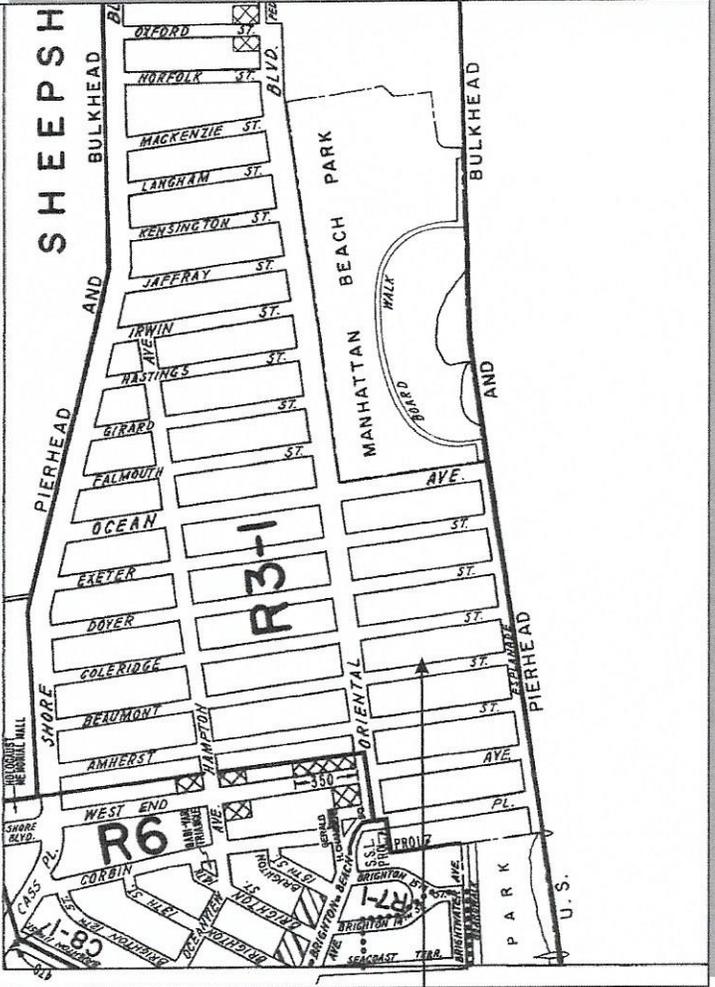
**ZONING MAP**  
 of the Borough of Brooklyn, New York City

Major Zoning Classifications:

R	Residential
C	Community
M	Manufacturing

Effective Date(s) of Rezoning:

Special Requirements:





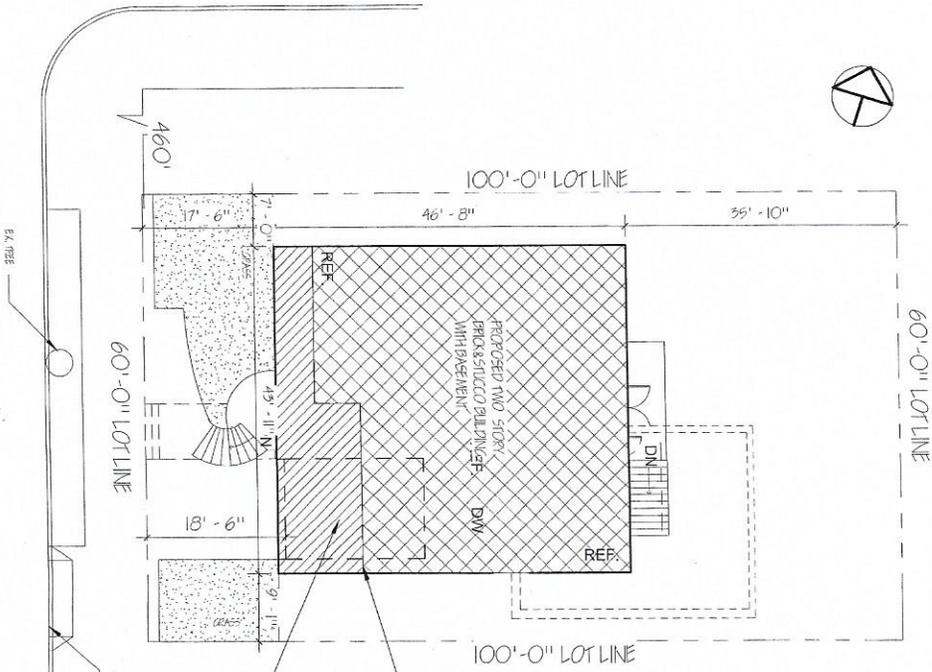


NOTE: FRONT YARD PLANNING TO COMPLY WITH UNDERLYING PLANNING REQUIREMENTS.

1 PROPOSED (BSA) SITE PLAN  
1/16" = 1'-0"

BEAUMONT STREET

ORIENTAL BOULEVARD



-  EXISTING WALL TO REMOVE
-  EXISTING PORTION OF BUILDING, AT FIRST FLOOR ONLY
-  NEW PORTION OF BUILDING

PROPOSED FLOOR AREA	SQ. FT.
FIRST FLOOR	2050 SF
SECOND FLOOR	2010 SF
ATTIC FLOOR	1389 SF
TOTAL SQ.FT.	5449 SF
TOTAL FAR	0.908

HOUSE #: 239 BEAUMONT STREET  
BLOCK: 8740  
LOT: 84  
ZONE: R5-1  
MAP: 299



**ZPROEKT**  
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PROPOSED ALTERATIONS TO HOUSE

239 BEAUMONT STREET, BROOKLYN NY 11235

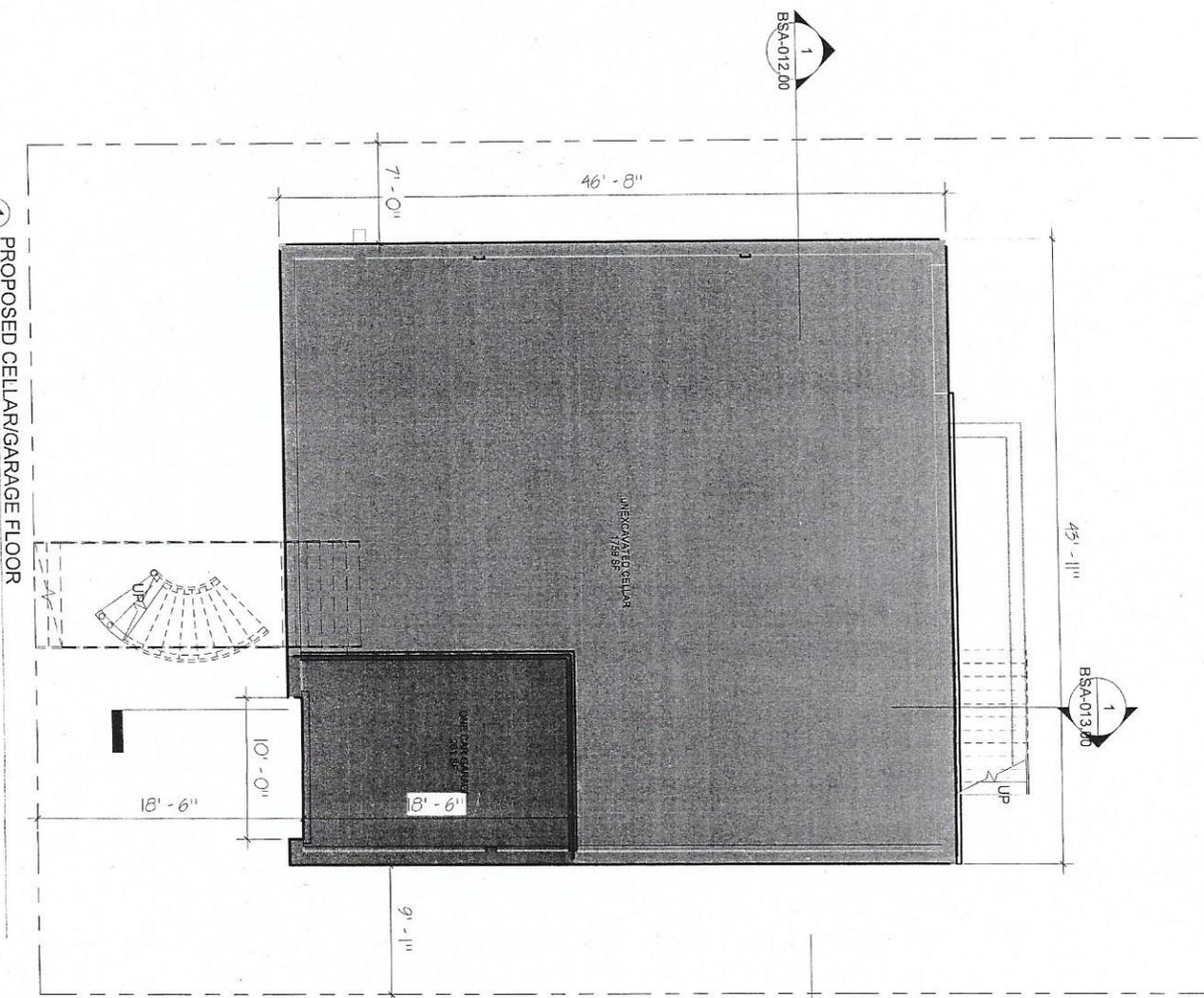
PROPOSED SITE PLAN



*Igor Zaslavsky*

PROJECT No.: 16403  
DATE: 5/24/2016 4:59:12 PM  
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CHECKER: ZE

BSA-001.00



281 SF  
 1759 SF

**PROPOSED CELLAR/GARAGE FLOOR**  
 1/8" = 1'-0"

PROJECT No.: 16-003  
 DATE: 5/24/2016 4:59:12 PM  
 DRAWN BY: ZE  
 Checker: ZE

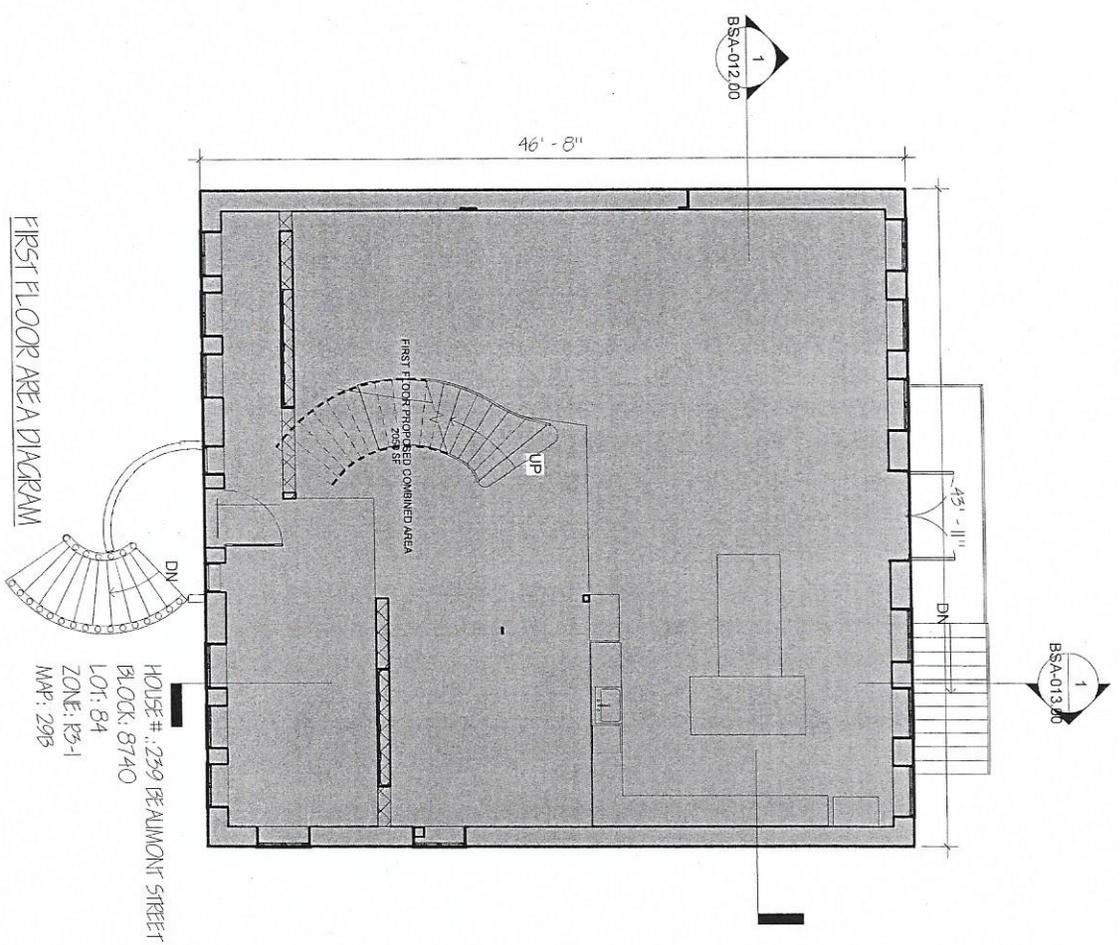


PROPOSED  
 ALTERATIONS TO  
 HOUSE  
 239 BEAUMONT STREET,  
 BROOKLYN NY 11235

CELLAR FLOOR

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FIRST FLOOR AREA DIAGRAM

2050 SF

HOUSE #: 239 BEAUMONT STREET  
 BLOCK: 8740  
 LOT: 84  
 ZONE: R3-1  
 MAP: 29B

PROPOSED FIRST FLOOR AREA  
 DIAGRAM  
 1/8" = 1'-0"



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PROPOSED ALTERATIONS TO HOUSE  
 239 BEAUMONT STREET,  
 BROOKLYN NY 11235

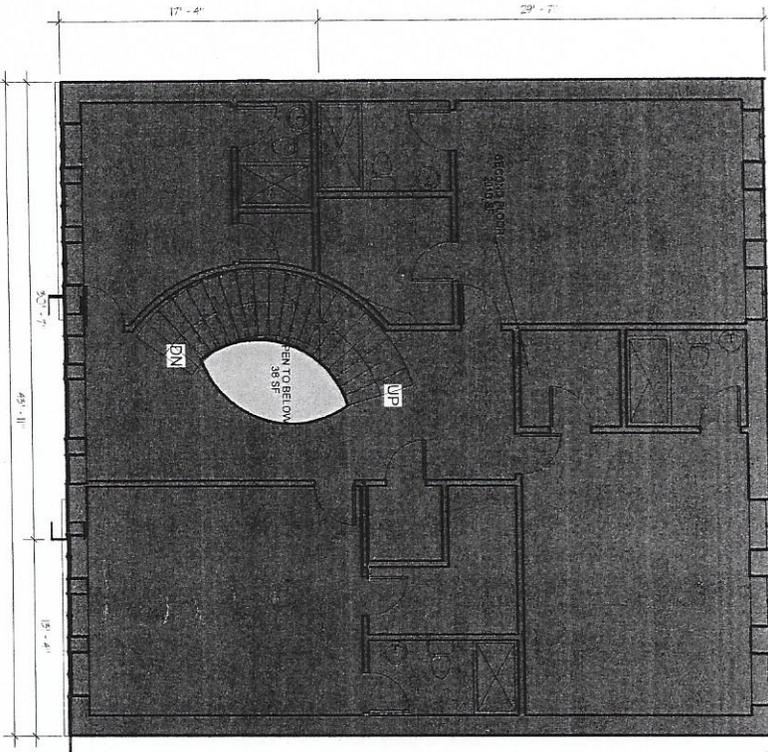
PROPOSED 1ST FL NET FLOOR AREA DIAGRAM



*Igor Zaslavsky*

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BSA-003.00  
 3 OF 18



SECOND FLOOR AREA DIAGRAM

HOUSE #: 259 BEAUMONT STREET  
 BLOCK: 8740  
 LOT: B4  
 ZONE: R3-1  
 MAP: 299

38 SF  
 2010 SF

PROPOSED SECOND FLOOR AREA  
 1 DIAGRAM  
 1/8" = 1'-0"



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PROPOSED  
 ALTERATIONS TO  
 HOUSE  
 239 BEAUMONT STREET,  
 BROOKLYN NY 11235

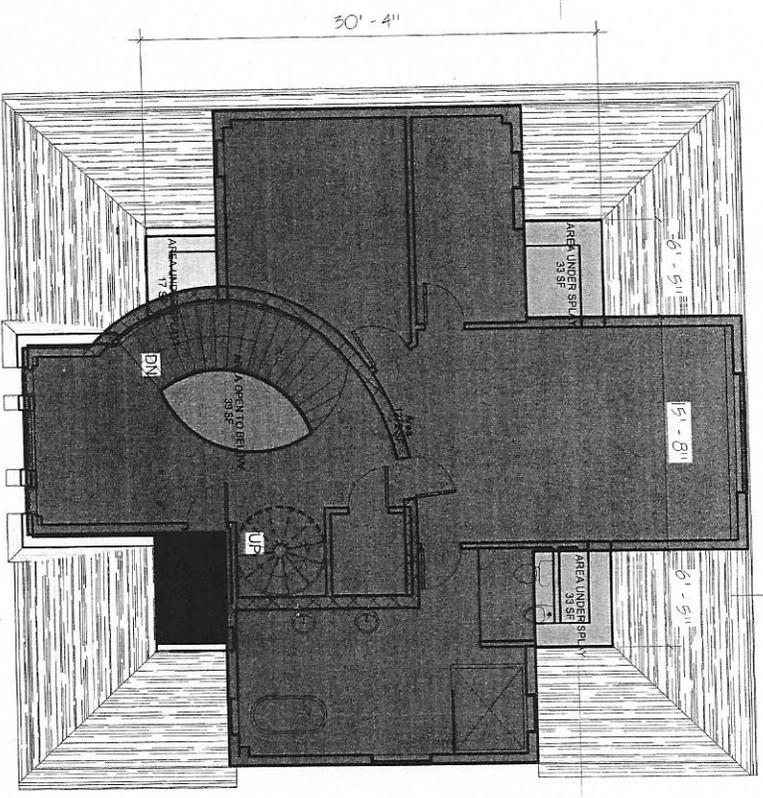
PROPOSED 2ND FL  
 NET FLOOR AREA  
 DIAGRAM



*Igor Zaslavskiy*

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BSA-004.00  
 4 OF 18



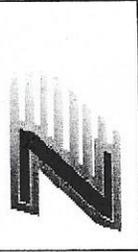
ATTIC FLOOR AREA DIAGRAM

- X1 17 SF : CEILING HEIGHTS RANGE FROM 5' TO 8'
- X2 33 SF : CEILING HEIGHTS RANGE FROM 5' TO 8'
- 34 SF : CEILING HEIGHTS RANGE FROM 5' TO 8'
- 39 SF OPEN TO BELOW
- 1272 SF : CEILING HEIGHTS ARE 8' +

HOUSE #: 239 BEAUMONT STREET  
 BLOCK: 8740  
 LOT: 84  
 ZONE: R3-1  
 MAP: 293

1 3RD FLOOR AREA DIAGRAM  
 1/8" = 1'-0"

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PROPOSED ALTERATIONS TO HOUSE  
 239 BEAUMONT STREET,  
 BROOKLYN NY 11235

PROPOSED ATTIC NET FLOOR AREA DIAGRAM

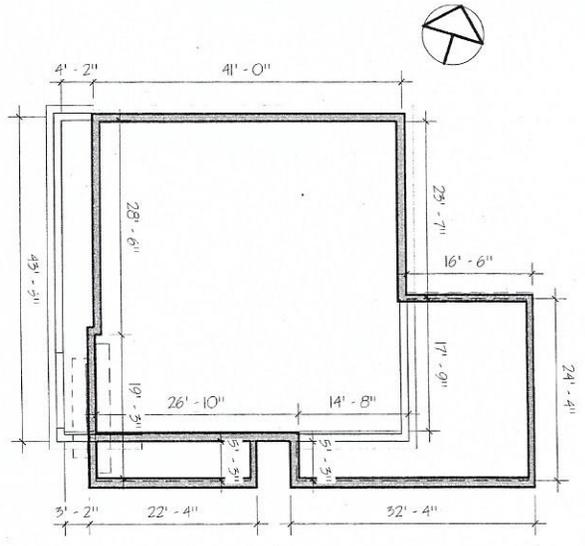


*Igor Zaslavskiy*

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 Checker: ZE

BSA-005.00  
 5 OF 18

HOUSE #: 239 BEAUMONT STREET  
 BLOCK: B740  
 LOT: B4  
 ZONE: R3-1  
 MAP: 29B

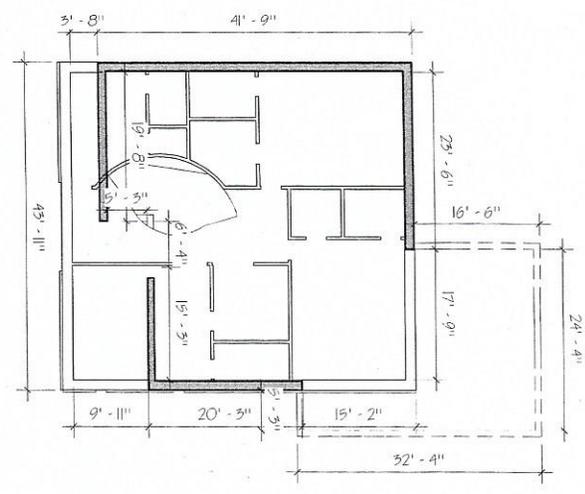


NEW FOUNDATION WALLS PROPOSED

EX'G FOUNDATION WALLS TO REMAIN:  
 $41'-0'' + 28'-6'' + 19'-3'' + 26'-10'' + 22'-4'' + 5'-3'' + 5'-3'' + 32'-4'' + 24'-4'' + 16'-6'' = 221'-9''$

TOTAL: 221'-11"  
 EX'G WALLS TO REMAIN =  
 $221'-9'' / 221'-7'' \times 100 = 100\% > 50\% \text{ OK}$

3 WALL CALCULATIONS CELLAR FL PLAN  
 $1/16'' = 1'-0''$



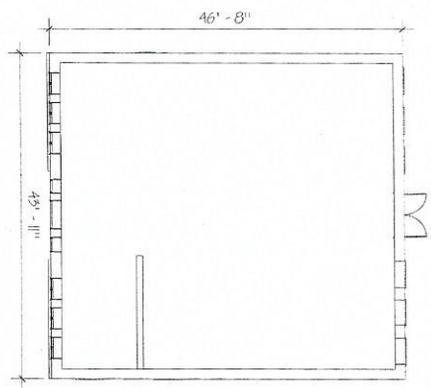
NEW WALLS PROPOSED

EX'G WALL TO REMAIN:  
 $23'-6'' + 41'-9'' + 19'-8'' + 13'-11'' + 20'-6'' = 119'-4''$

EX'G WALL TO BE REMOVED:  
 $5'-3'' + 32'-4'' + 24'-4'' + 16'-6'' = 78'-5''$

TOTAL: 119'-4'' + 78'-5'' = 197'-9"  
 EX'G WALLS TO REMAIN =  
 $119'-4'' / 197'-9'' \times 100 = 60.3\% > 50\% \text{ OK}$

1 WALL CALCULATIONS FIRST FL PLAN  
 $1/16'' = 1'-0''$



NEW WALLS PROPOSED

2 WALL CALCULATIONS SECOND FL PLAN  
 $1/16'' = 1'-0''$



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PROPOSED ALTERATIONS TO HOUSE  
 239 BEAUMONT STREET,  
 BROOKLYN NY 11235

WALL CALCULATIONS



*Igor Zaslavsky*

PROJECT NO.: 16-003  
 DATE: 5/24/2016 4:59:18 PM  
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 CHECKER: ZE

BSA-006.00



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PROPOSED ALTERATIONS TO HOUSE  
239 BEAUMONT STREET,  
BROOKLYN NY 11235

PROPOSED CELLAR FLOOR PLAN

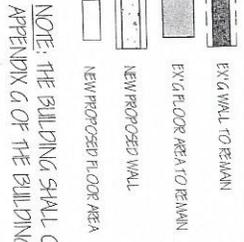


*Igor Zaslavskiy*

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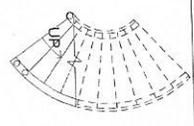
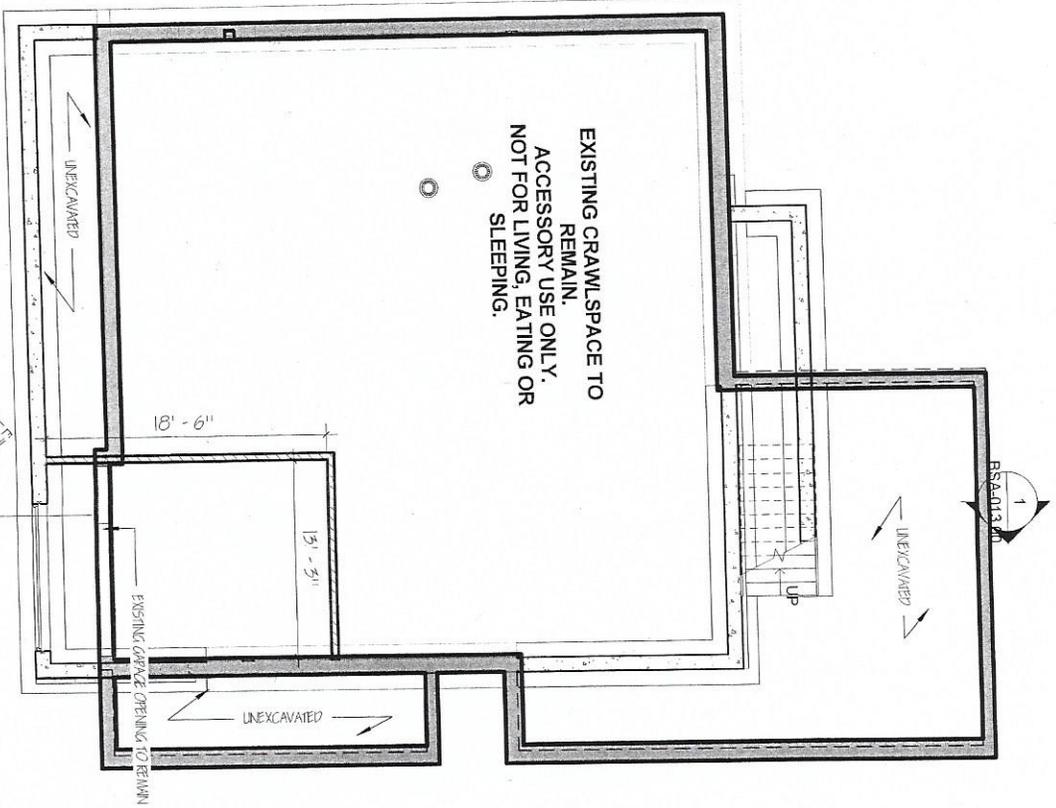
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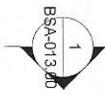


NOTE: THE BUILDING SHALL COMPLY WITH APPENDIX G OF THE BUILDING CODE.

1 CELLAR FLOOR PLAN,  
1/8" = 1'-0"



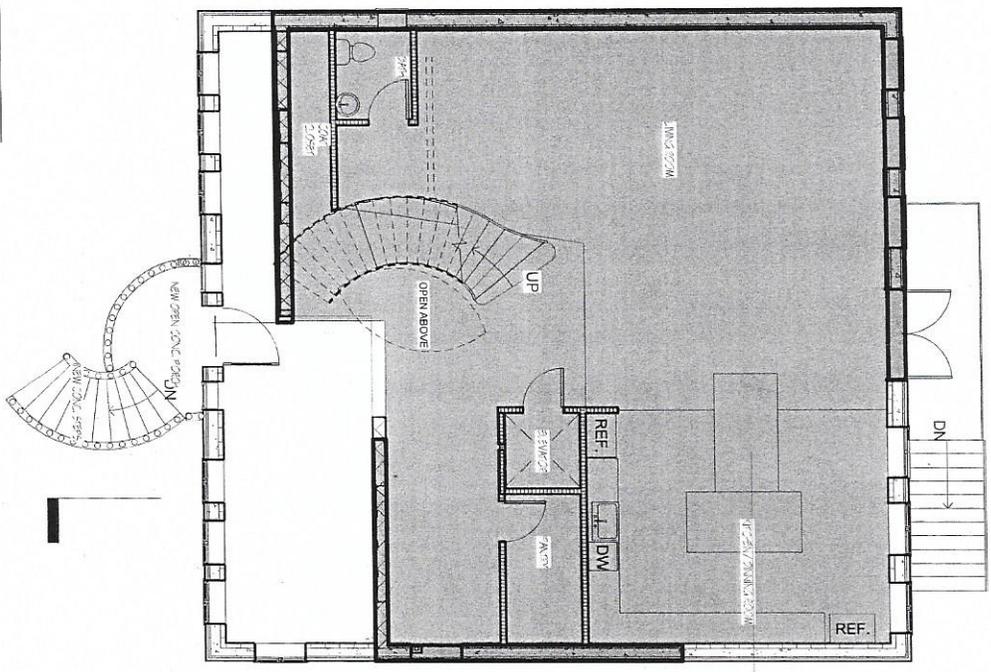
NOTE: ALL PARTITIONS ARE SUBJECT TO DOB APPROVAL.  
HOUSE #: 239 BEAUMONT STREET  
BLOCK: 8740  
LOT: 84  
ZONE: R5-1  
MAP: 29B



-  EX'G WALL TO REMAIN
-  EX'G FLOOR AREA TO REMAIN
-  NEW PROPOSED WALL
-  NEW PROPOSED FLOOR AREA

NOTE: THE BUILDING SHALL COMPLY WITH APPENDIX G OF THE BUILDING CODE.

1 (BSA) PROPOSED FIRST FL.  
1/8" = 1'-0"



NOTE: ALL PARTITIONS ARE SUBJECT TO DOB APPROVAL  
HOUSE #: 239 BEAUMONT STREET  
BLOCK: 8740  
LOT: 84  
ZONE: R3-1  
MAP: 29B



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FAX: 718.934.0179  
E-MAIL: ZPROEKT@AOL.COM

PROPOSED ALTERATIONS TO HOUSE  
239 BEAUMONT STREET,  
BROOKLYN NY 11235

PROPOSED FIRST FLOOR

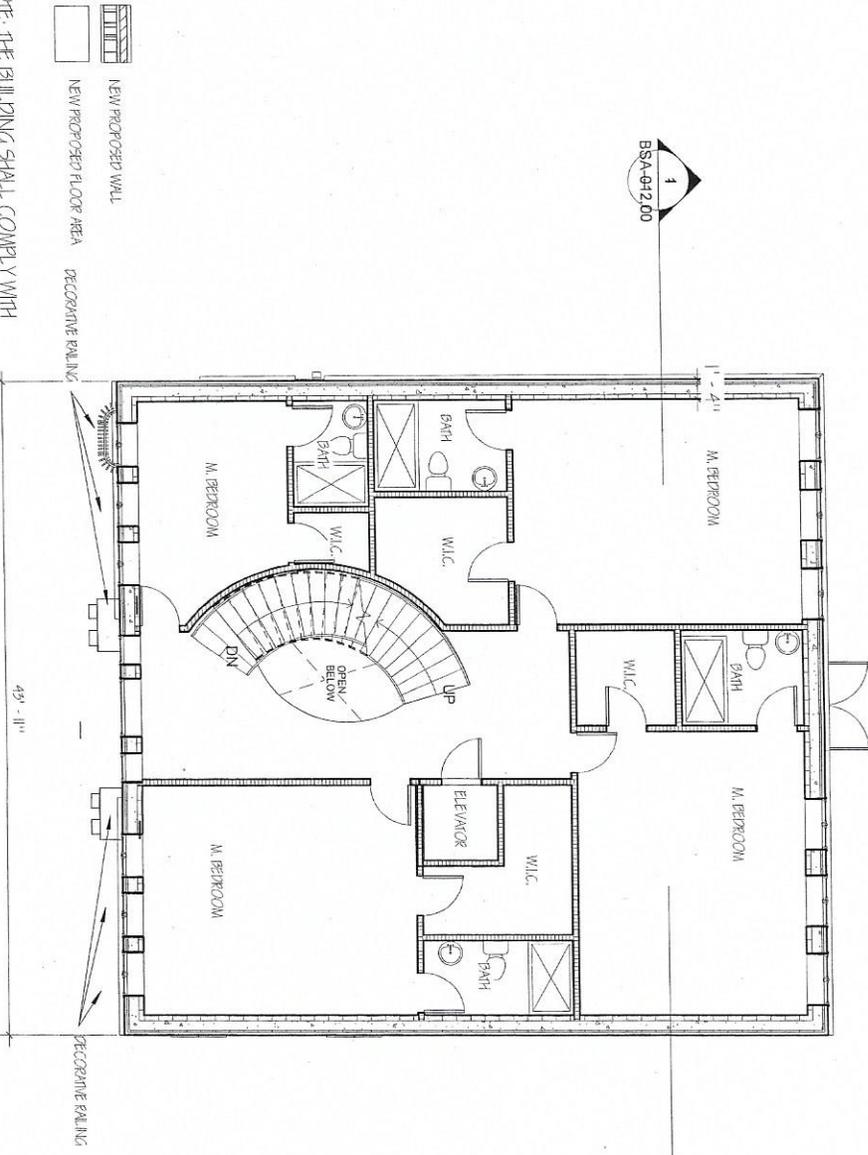
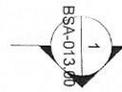


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CHECKER: ZE

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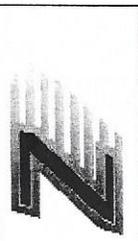
8 OF 18



NOTE: THE BUILDING SHALL COMPLY WITH  
APPENDIX G OF THE BUILDING CODE.

1 SECOND FLOOR PLAN  
1/8" = 1'-0"

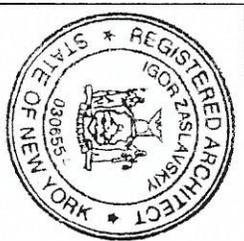
NOTE: ALL PERMITS ARE  
SUBJECT TO DOB APPROVAL  
HOUSE #: 239 BEAUMONT STREET  
BLOCK: 8740  
LOT: 84  
ZONE: R5-1  
MAP: 29B



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PROPOSED  
ALTERATIONS TO  
HOUSE  
239 BEAUMONT STREET,  
BROOKLYN NY 11235

PROPOSED SECOND  
FLOOR

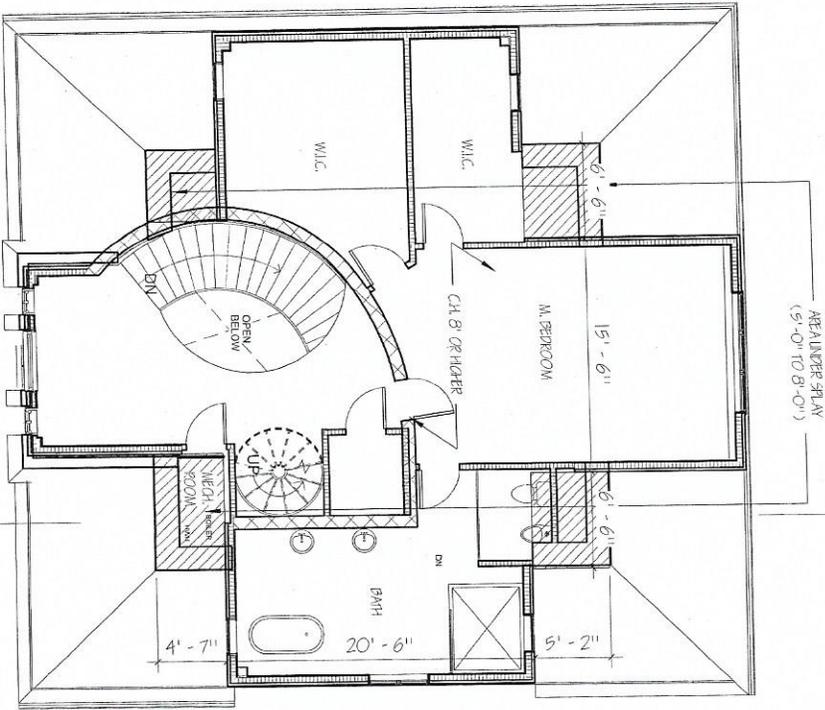


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1 THIRD FLOOR  
1/8" = 1'-0"



1  
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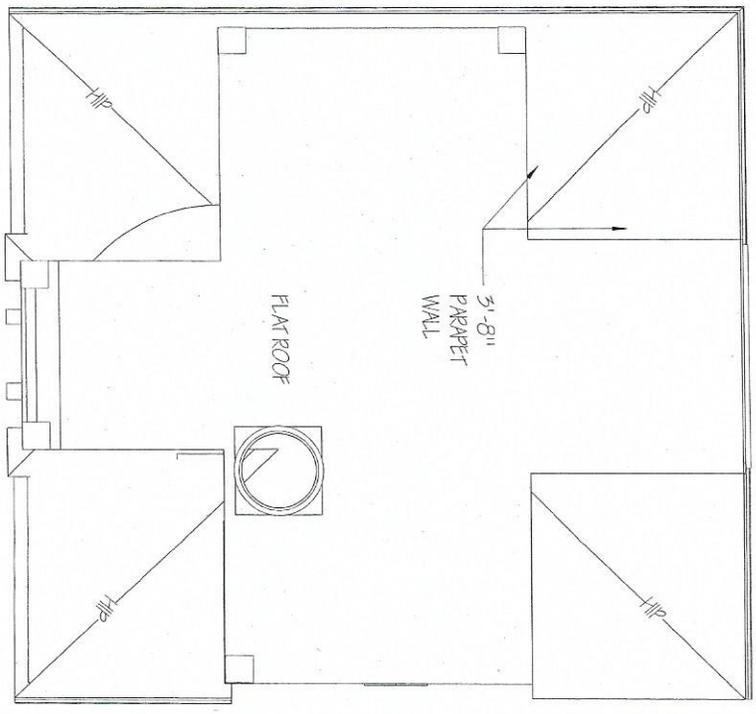
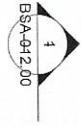
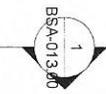
1  
BSA-013.00

AREA 8'-0" OR HIGHER  
AREA 5'-0" TO 8'-0"

HOUSE #: 259 BEAUMONT STREET  
BLOCK: 8740  
LOT: 84  
ZONE: R5-1  
MAP: 29B

NOTE: ALL PARTS ARE  
SUBJECT TO DOB APPROVAL.

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1 BSA ROOF PLAN  
1/8" = 1'-0"

HOUSE #: 239 BEAUMONT STREET  
BLOCK: 8740  
LOT: 84  
ZONE: R3-1  
MAP: 29B



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PROPOSED ALTERATIONS TO HOUSE  
239 BEAUMONT STREET  
BROOKLYN NY 11235

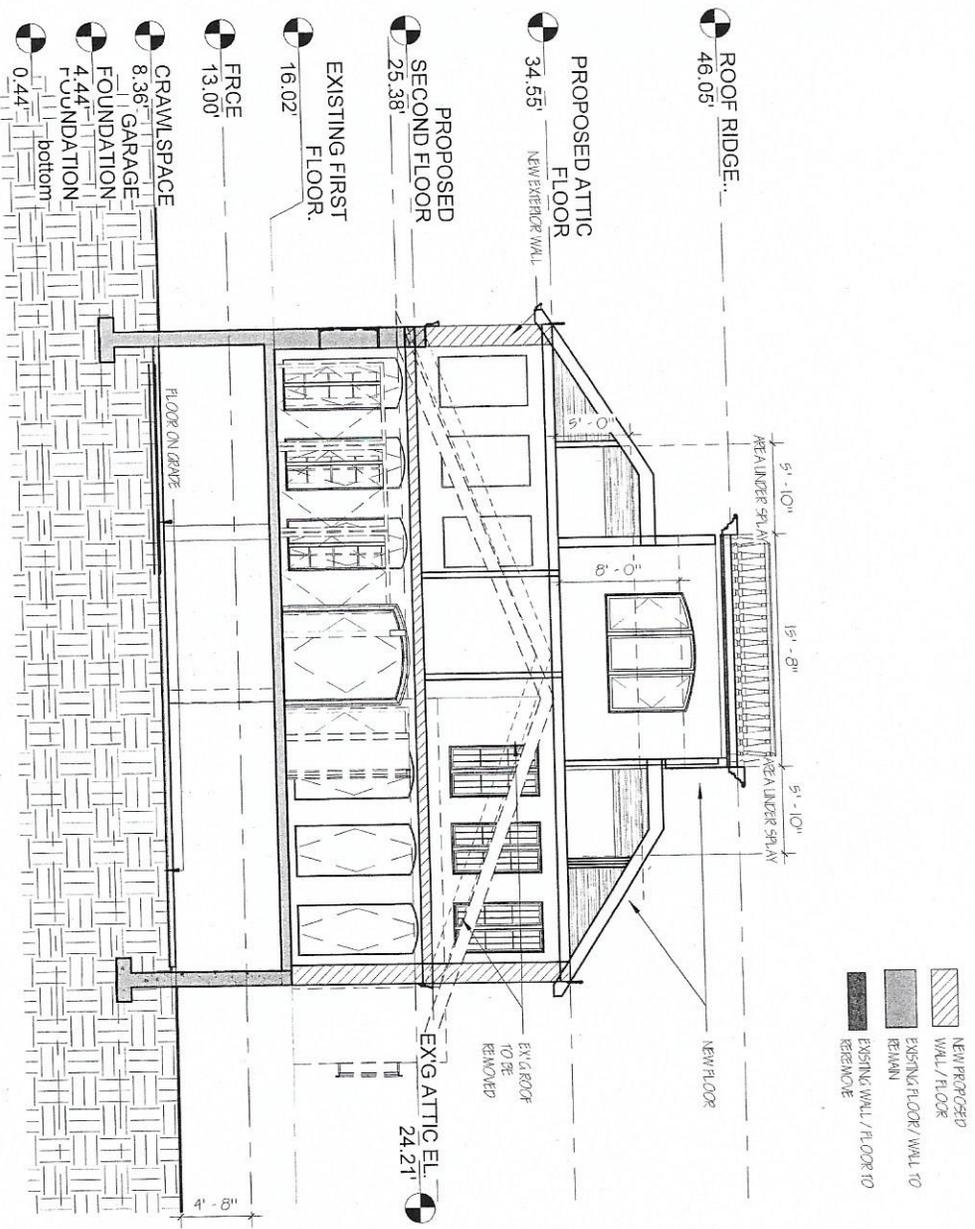
PROPOSED ROOF PLAN



*Igor Zaslavsky*

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1 Section 7  
1/8" = 1'-0"

HOUSE #: 239 BEAUMONT STREET  
 BLOCK: 8740  
 LOT: 84  
 ZONE: R3-1  
 MAP: 29B



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PROPOSED ALTERATIONS TO HOUSE  
 239 BEAUMONT STREET,  
 BROOKLYN NY 11235

PROPOSED BUILDING SECTION

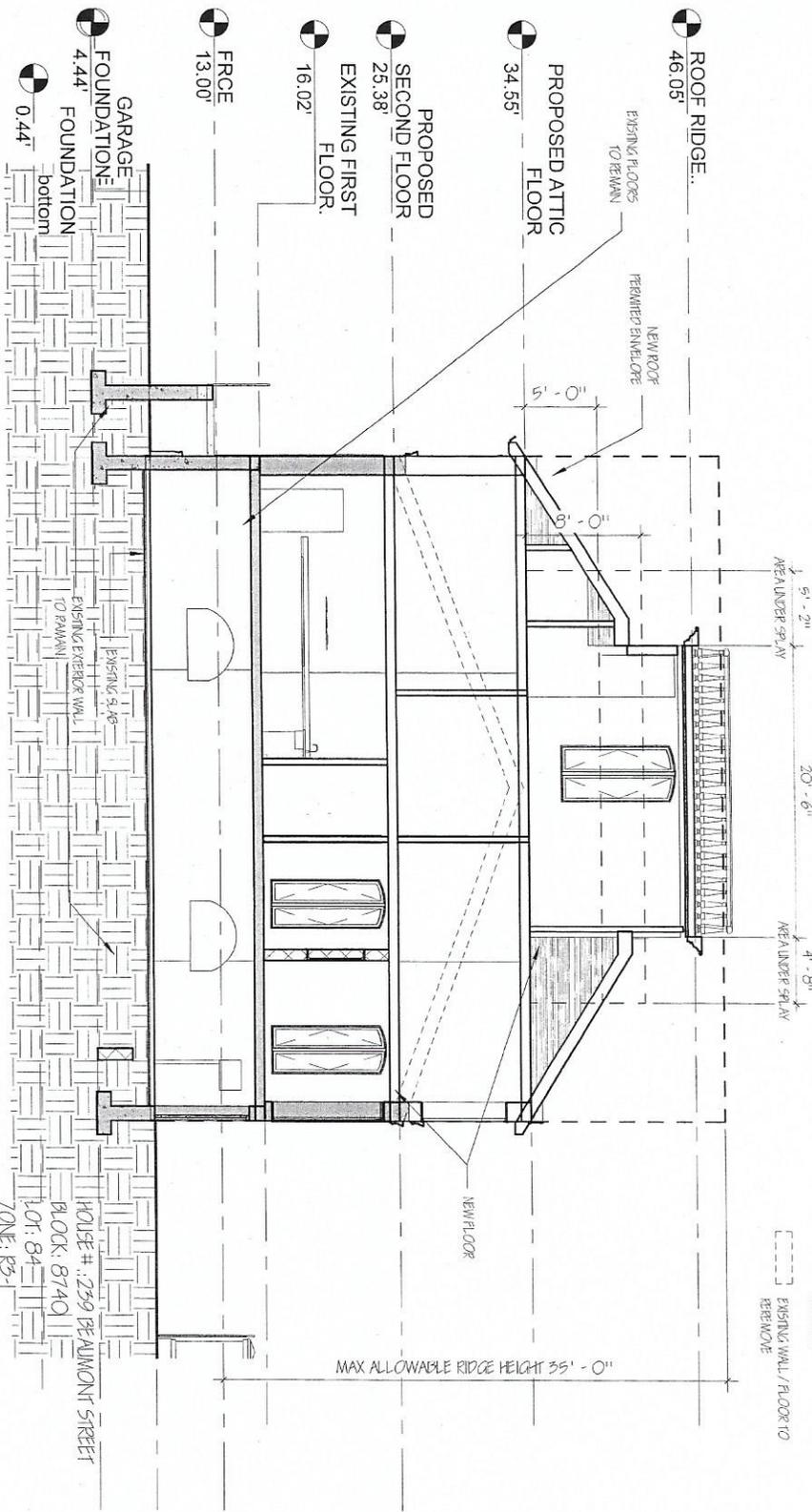


*[Signature]*  
 Author

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NEW PROPOSED WALL/FLOOR  
 EXISTING FLOOR/WALL TO REMAIN  
 EXISTING WALL/FLOOR TO BE REMOVED  
 EXISTING WALL/FLOOR TO BE REMOVED

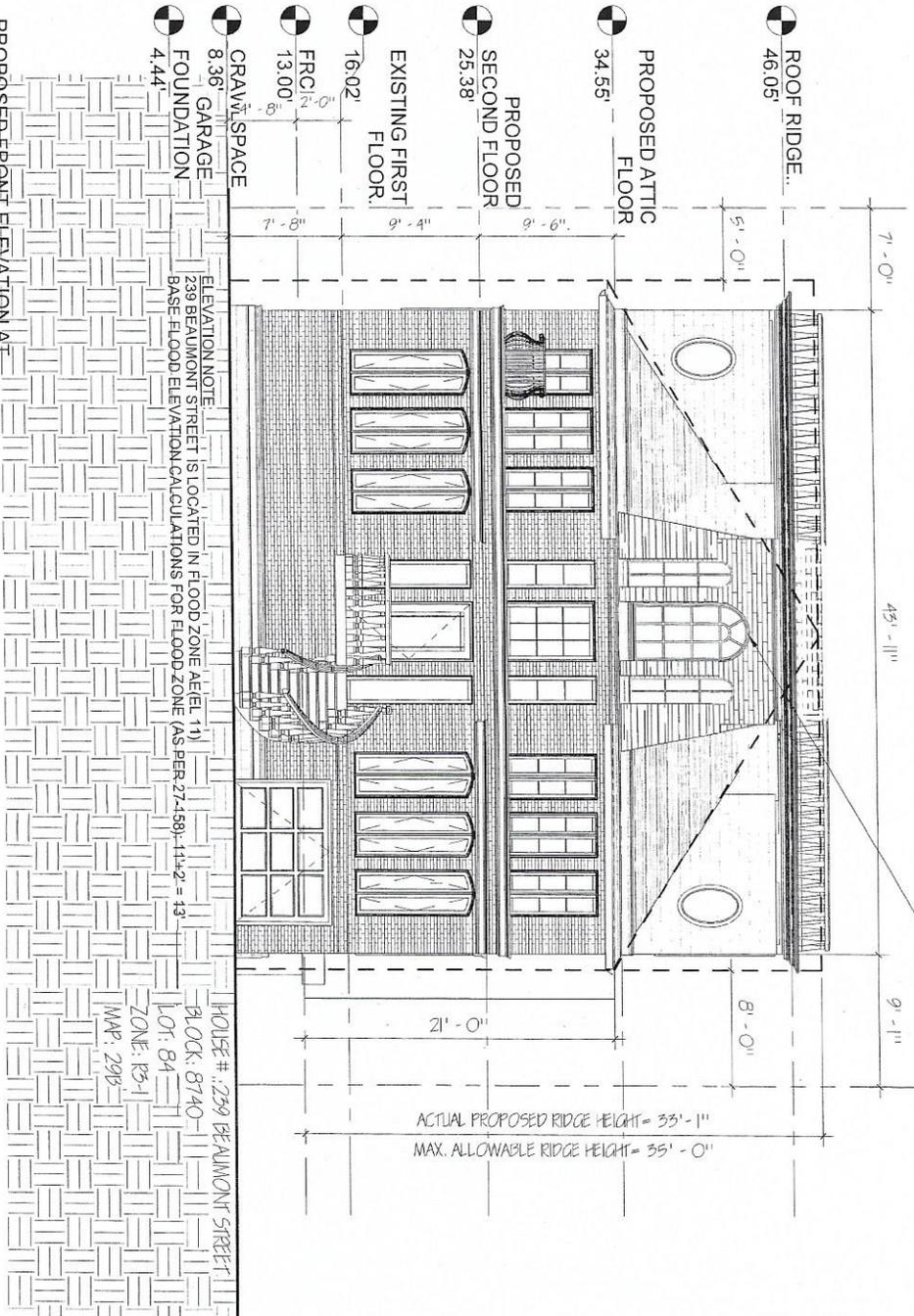
1 Section  
1/8" = 1'-0"

HOUSE #: 239 BEAUMONT STREET  
 BLOCK: 8740  
 LOT: 84  
 ZONE: R5-1  
 MAP: 293

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	<p>PROJECT No.: 16-003</p> <p>DATE: 5/24/2016 4:59:33 PM</p> <p>DRAWN BY: ZE</p> <p>CHECKER: ZE</p> <p style="font-size: 24pt; font-weight: bold;">BSA-013.00</p>	<p>13 OF 18</p>

2  
1/8" = 1'-0"

PROPOSED FRONT ELEVATION AT  
GIRARD STREET



DRAWING WITH IN PERMITTED  
SCALE AND ELEVATION

ELEVATION NOTE:  
239 BEAUMONT STREET IS LOCATED IN FLOOD ZONE AE1 (1)  
BASE FLOOD ELEVATION CALCULATIONS FOR FLOOD ZONE (AS PER 27-158)-11+2 = 13

HOUSE #: 239 BEAUMONT STREET  
BLOCK: 8740  
LOT: 84  
ZONE: R3-1  
MAP: 296

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	PROPOSED ALTERATIONS TO HOUSE 239 BEAUMONT STREET, BROOKLYN NY 11235		
PROJECT No.: 16-003 DATE: 5/24/2016 4:59:43 PM DRAWN BY: ZE CHECKED: ZE		PROPOSED ALTERATIONS TO HOUSE 239 BEAUMONT STREET, BROOKLYN NY 11235	
PROJECT No.: 16-003 DATE: 5/24/2016 4:59:43 PM DRAWN BY: ZE CHECKED: ZE		PROPOSED ALTERATIONS TO HOUSE 239 BEAUMONT STREET, BROOKLYN NY 11235	
PROJECT No.: 16-003 DATE: 5/24/2016 4:59:43 PM DRAWN BY: ZE CHECKED: ZE		PROPOSED ALTERATIONS TO HOUSE 239 BEAUMONT STREET, BROOKLYN NY 11235	

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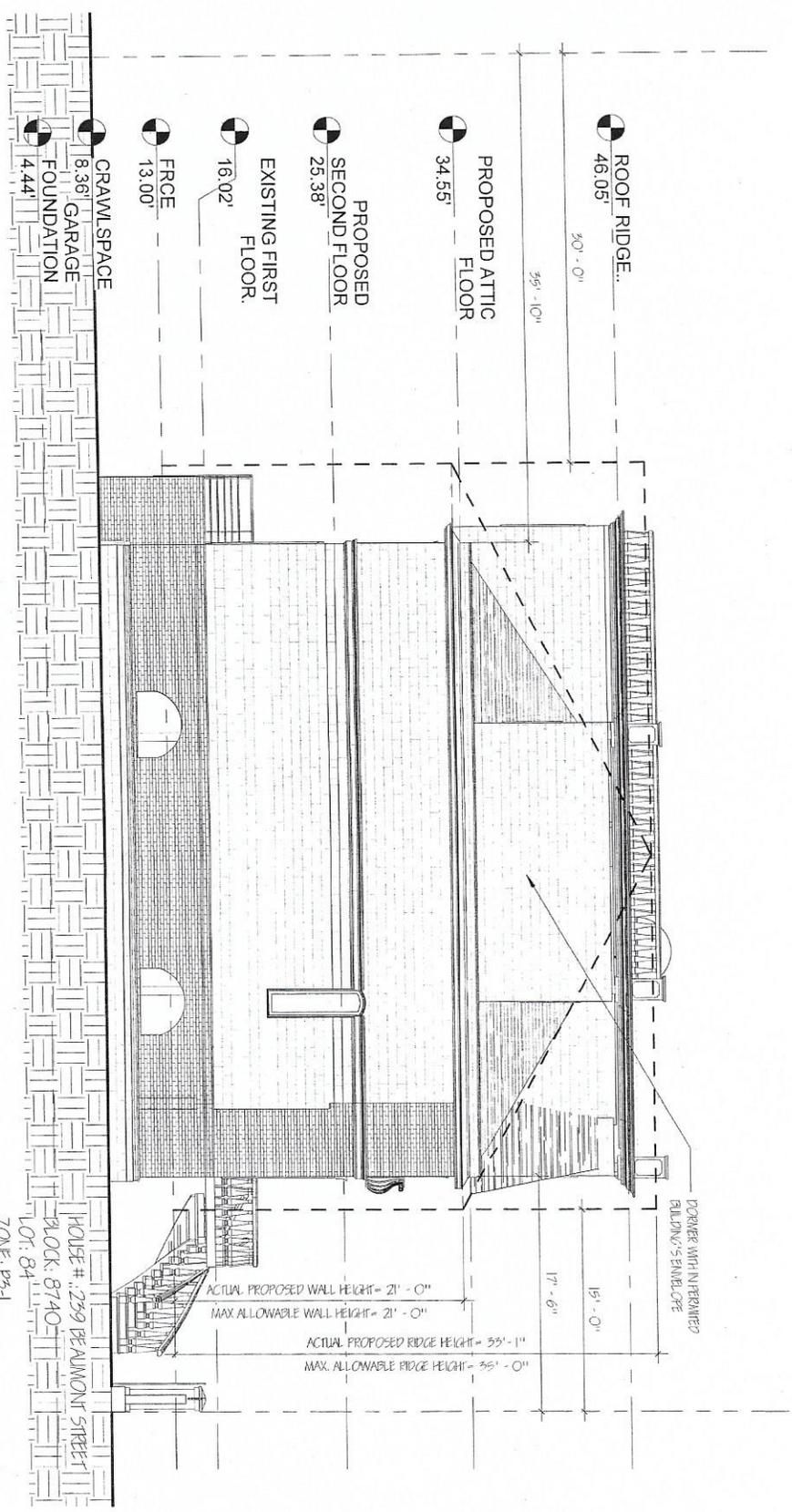
PROPOSED  
 ALTERATIONS TO  
 HOUSE  
 239 BEAUMONT STREET,  
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PROPOSED LEFT  
 ELEVATION



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 ALTERATIONS TO  
 HOUSE  
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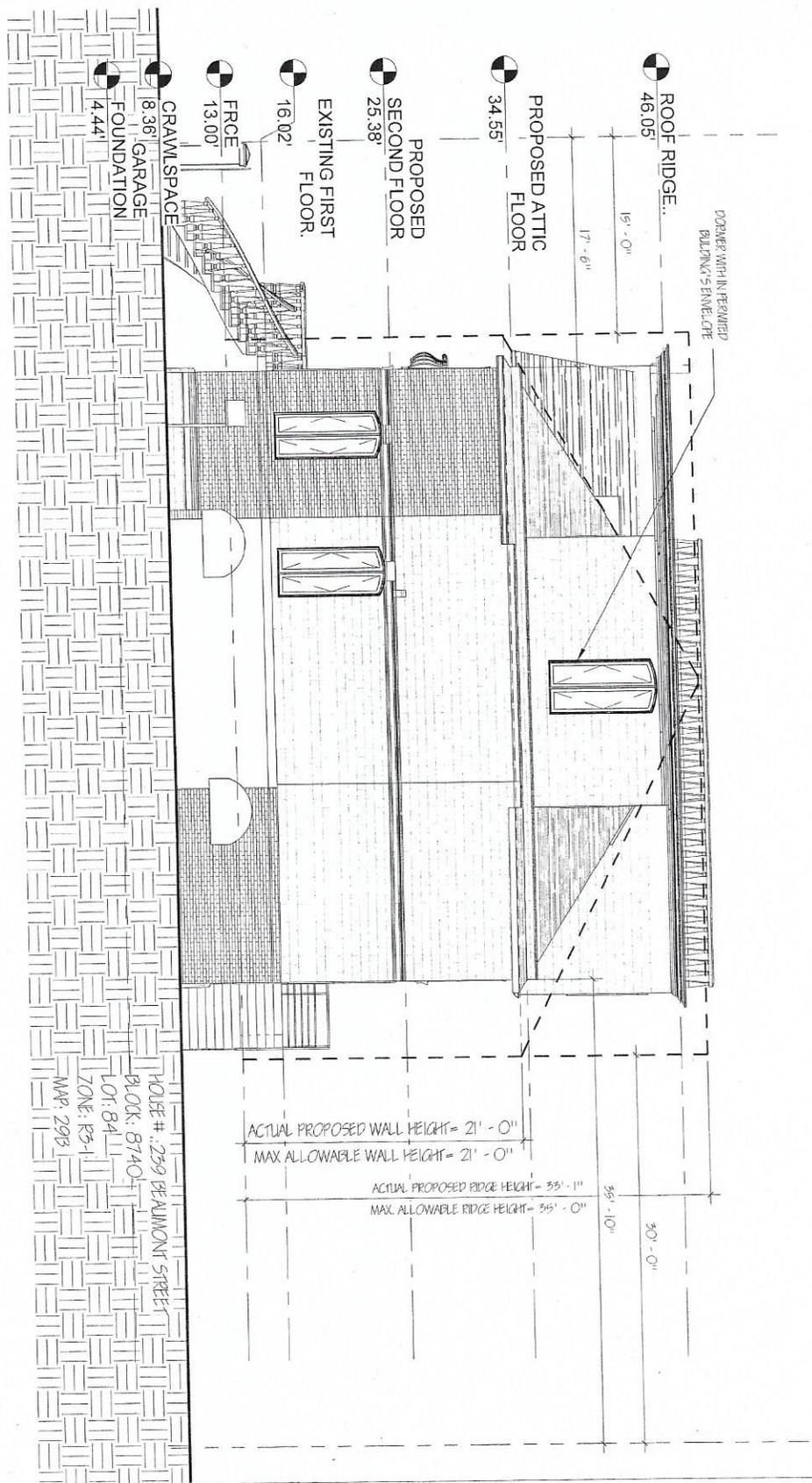
PROPOSED RIGHT  
 ELEVATION



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PROPOSED  
 ALTERATIONS TO  
 HOUSE  
 239 BEAUMONT STREET,  
 BROOKLYN NY 11235

PROPOSED REAR  
 ELEVATION

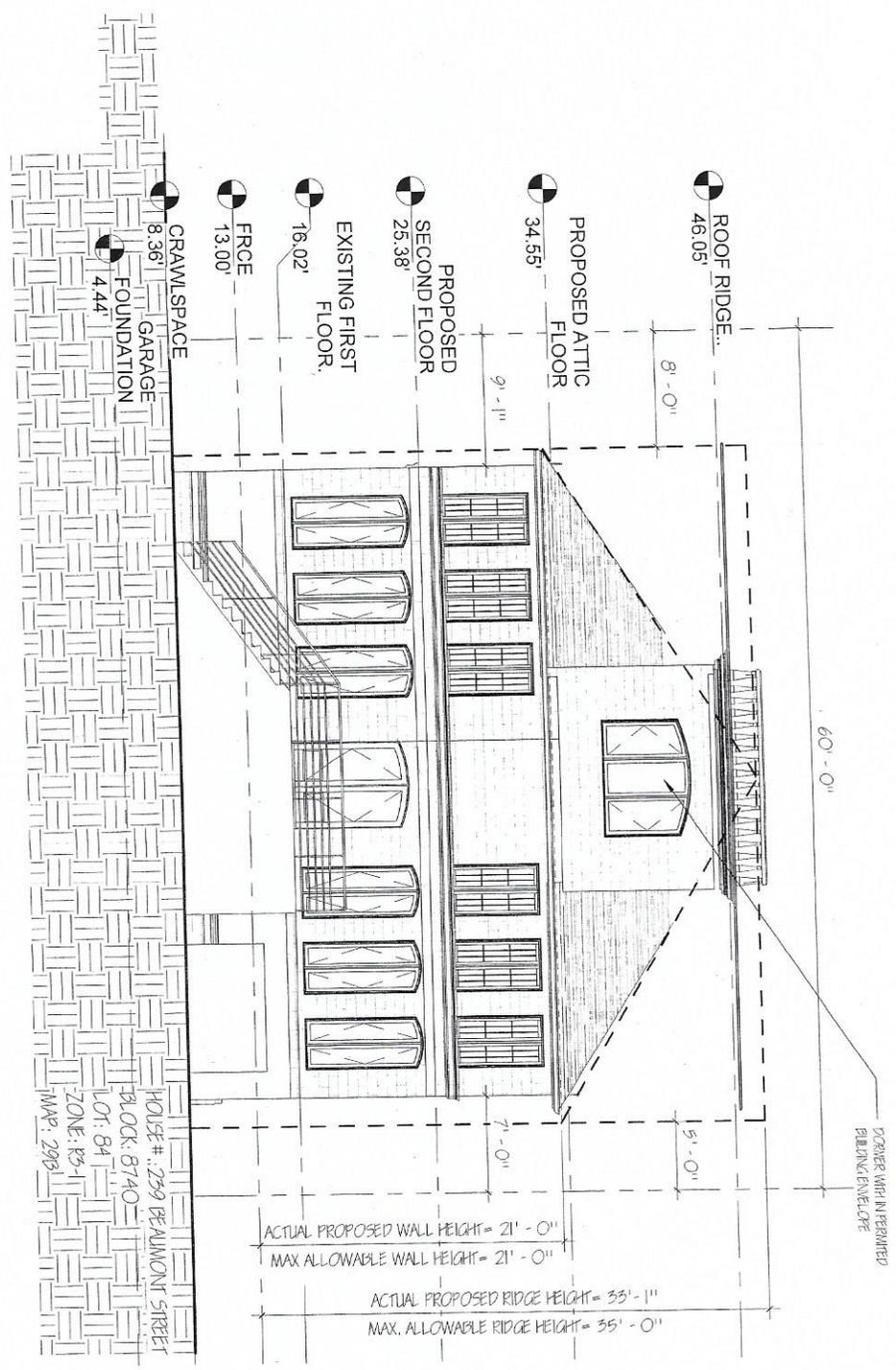


*Igor Zislavskiy*

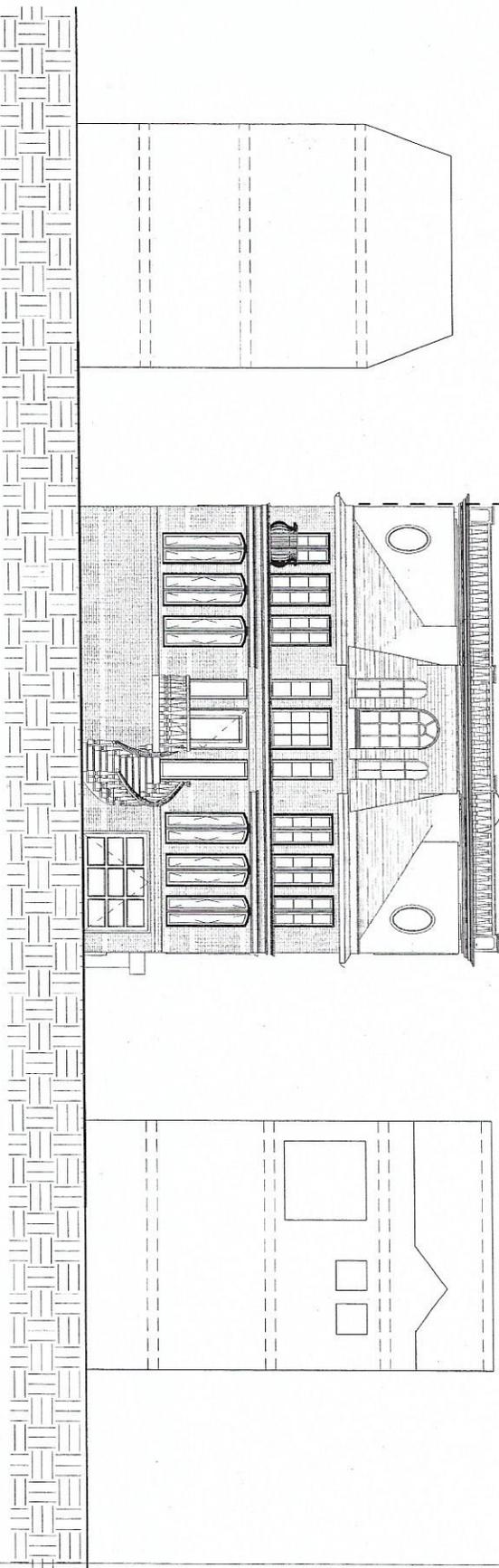
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1 REAR ELEVATION,  
 1/8" = 1'-0"



PROPOSED STREETSCAPE OF  
BEUMONT STREET  
①  
3/32" = 1'-0"



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PROPOSED  
ALTERATIONS TO  
HOUSE

239 BEAUMONT STREET,  
BROOKLYN NY 11235

239 BEAUMONT  
STREETSCAPE



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