

The current proposal is:

Preservation Department – Item 3, LPC-22-02031

# 123 Joralemon Street - Brooklyn Heights Historic District Borough of Brooklyn

To Testify Please Join Zoom

**Webinar ID:** 841 3316 6850

**Passcode:** 776108

By Phone:

1 646-558-8656

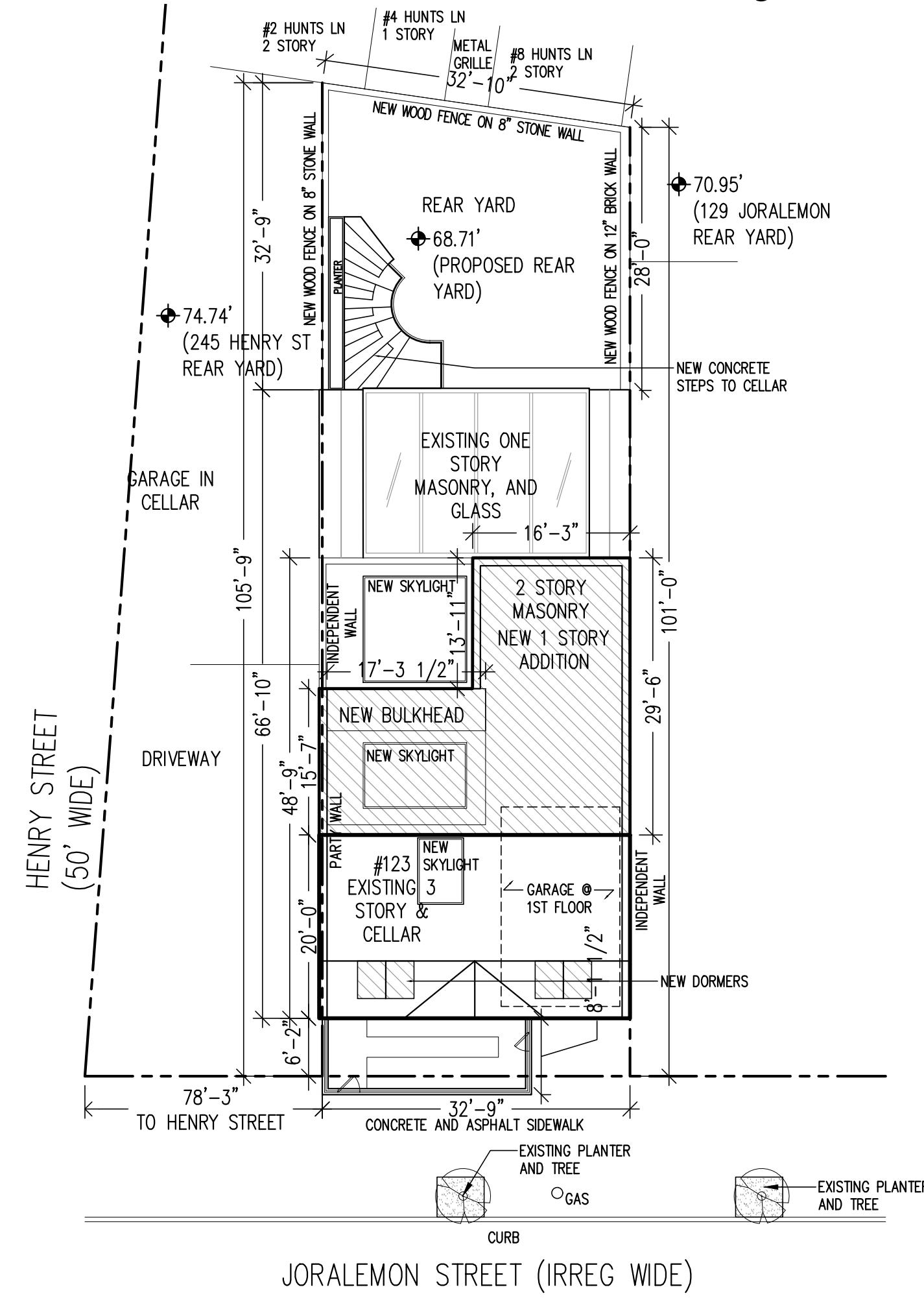
US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

# EkDoTheen LLC

123 Joralemon Street, Brooklyn, NY 11201



1 **123 JORALEMON STREET TAX PHOTO**  
SCALE: 3/32" = 1'-0"



2 **123 JORALEMON STREET TAX PHOTO**  
SCALE: N.T.S.



3 **123 JORALEMON STREET VIEW**  
SCALE: N.T.S.

## ZONING

### JOB DESCRIPTION:

INTERNAL RENOVATION OF EXISTING HOME INCLUDING KITCHEN AND BATHROOMS. NEW LARGE OPENING AT THE REAR OF THE FIRST, SECOND, AND THIRD LEVELS. NEW ADDITION AT THIRD LEVEL. NEW BULKHEAD AND ROOF DECK.

### ZONING INFORMATION

BLOCK: 254 ZONING DISTRICT: R6, LH1  
LOT NUMBER: 17 CONSTRUCTION CLASS: 1968 II  
ZONING MAP: 16C

### LIST OF DRAWINGS:

NO.	DESCRIPTION	DATE	BY	CHKD.
LPC-01	COVER SHEET & GENERAL NOTES	X		
LPC-02	VISIBILITY PHOTOS	X		
LPC-03	FRONT FACADE RENDERINGS	X		
LPC-04	FRONT FACADE RENDERINGS	X		
A-200	EXTERIOR FRONT ELEVATIONS	X		
A-201	EXTERIOR REAR ELEVATION	X		
LPC-05	MOCK-UP VISIBILITY PHOTOS	X		
LPC-06	MOCK-UP VISIBILITY PHOTOS	X		
LPC-07	MOCK UP VISIBILITY PHOTOS	X		
LPC-08	REAR YARD VIEW	X		
A-202	BULKHEAD RENDERED IMAGES	X		
A-203	BULKHEAD ELEVATIONS	X		
A-204	REAR FACADE RENDERED IMAGES	X		
A-205	EXISTING EAST SIDE ELEVATION	X		
A-206	PROPOSED EAST SIDE ELEVATION	X		
A-207	EXISTING WEST SIDE ELEVATION	X		
A-208	PROPOSED WEST SIDE ELEVATION	X		
A-300	EXISTING LONG SECTION	X		
A-301	PROPOSED LONG SECTION	X		
A-302	PROPOSED SHORT SECTIONS	X		
A-100	PROPOSED FLOOR PLANS	X		
A-101	PROPOSED FLOOR PLANS	X		
A-102	PROPOSED FLOOR PLANS	X		
A-103	PROPOSED FLOOR PLANS	X		
A-104	PROPOSED FLOOR PLANS	X		
A-500	ROOF AND CORNICE DETAILS	X		
A-501	DORMER DETAILS	X		
A-502	DORMER DETAILS	X		
LPC-09	DORMER PRECEDENTS	X		
LPC-10	DORMER PRECEDENTS	X		

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**LPC-01**

COVER SHEET &  
GENERAL NOTES



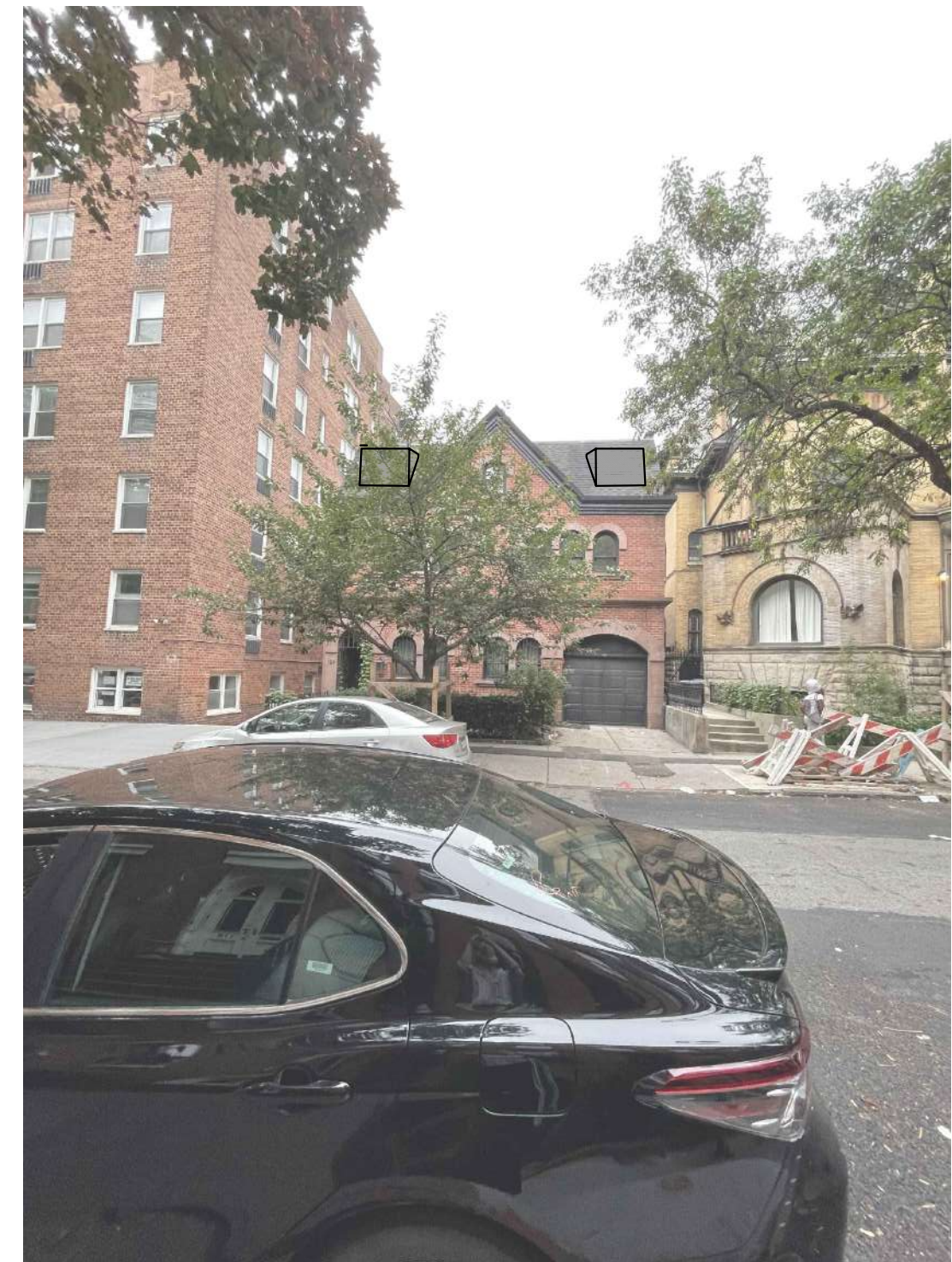
A VISIBILITY PHOTO FROM A (132 JORALEMON)  
LPC-2 SCALE: N.T.S.



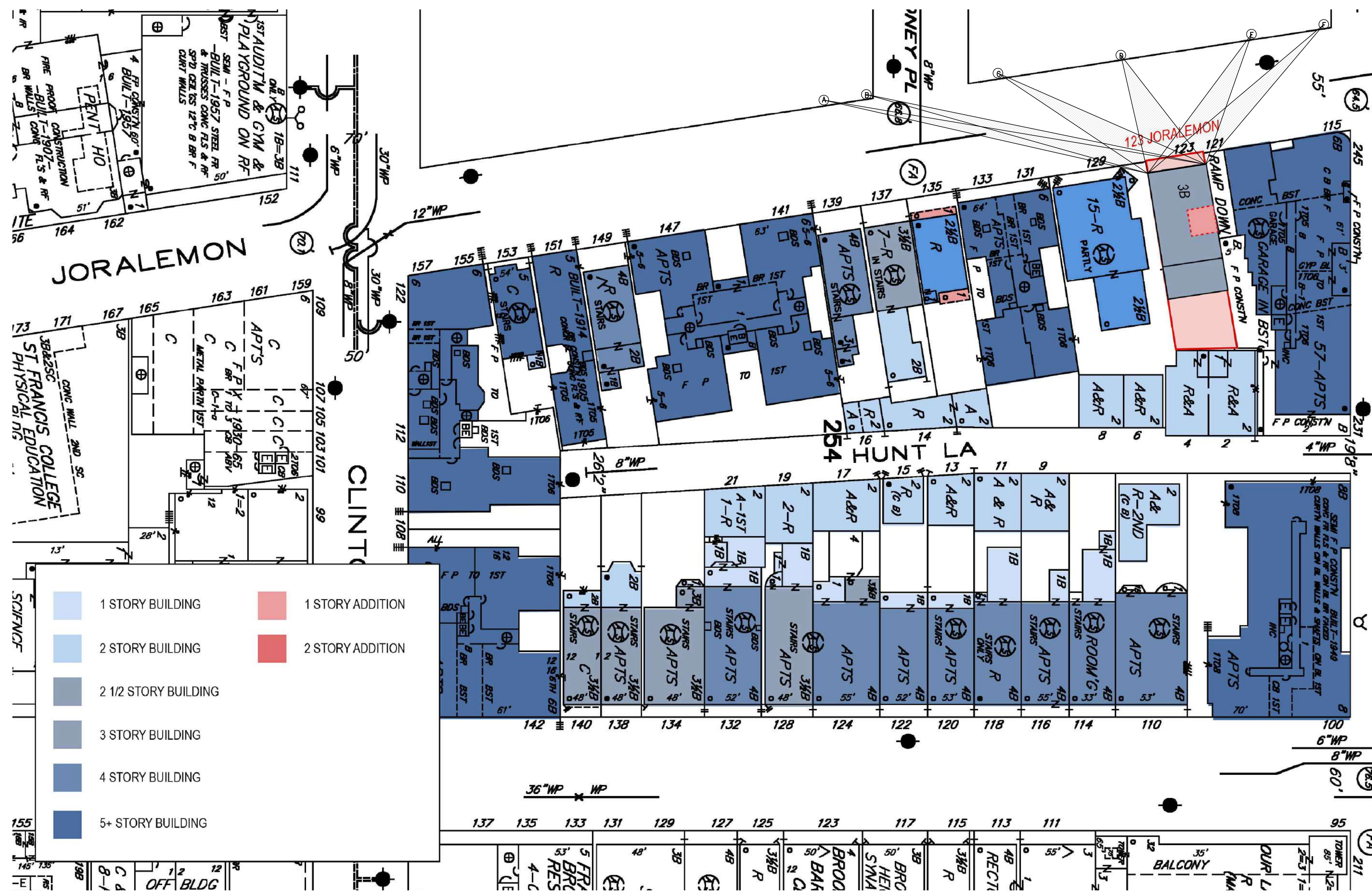
B VISIBILITY PHOTO FROM B (SIDNEY PL.)  
LPC-2 SCALE: N.T.S.



C VISIBILITY PHOTO FROM C (126 JORALEMON)  
LPC-2 SCALE: N.T.S.



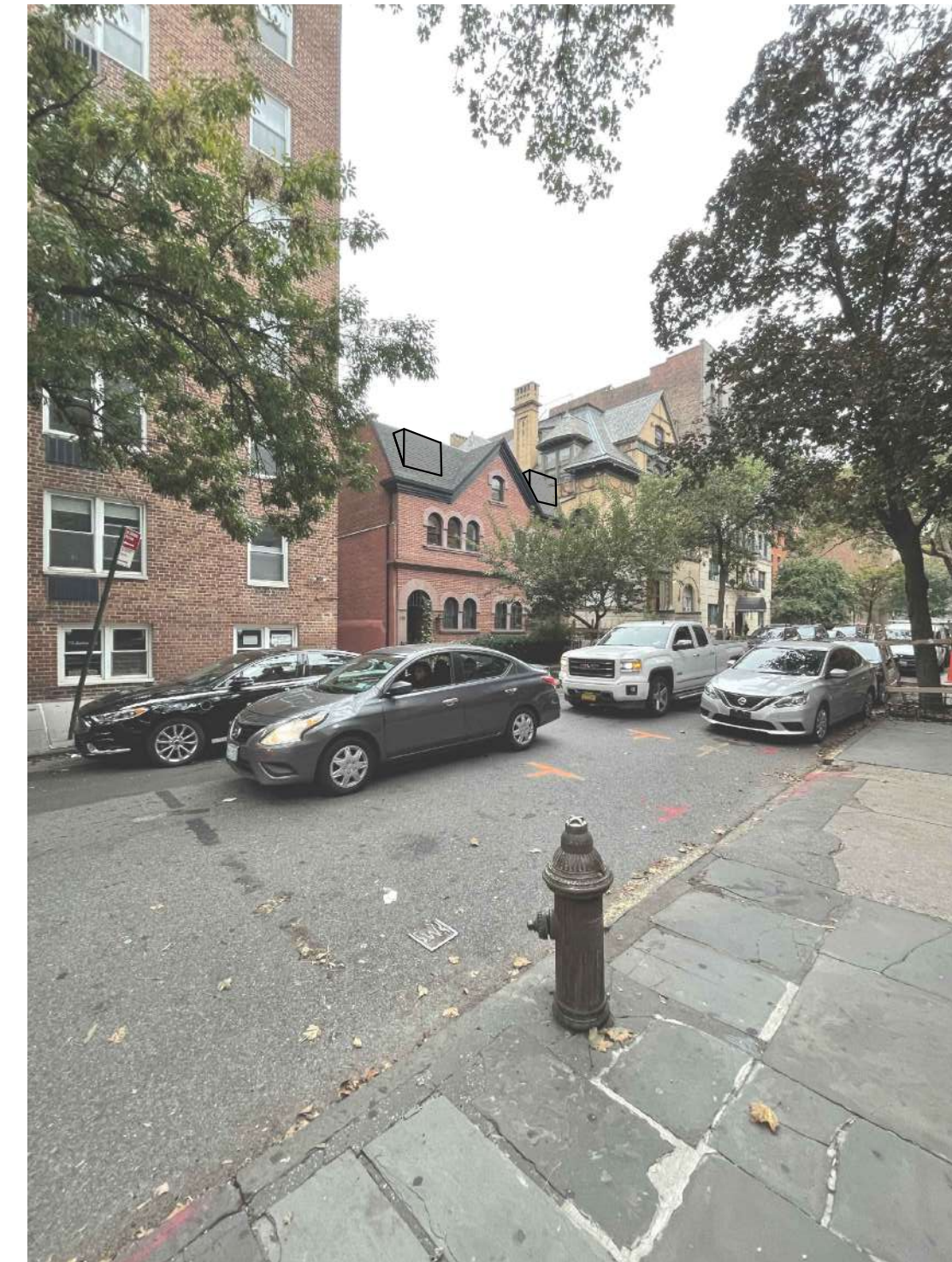
D VISIBILITY PHOTO FROM D (120 JORALEMON)  
LPC-2 SCALE: N.T.S.



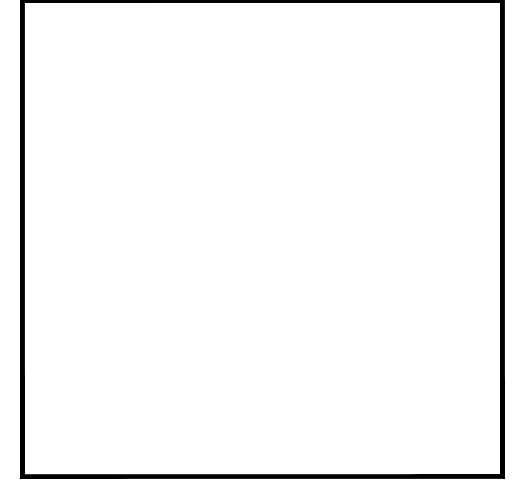
1 SANDBORN MAP  
LPC-2 SCALE: N.T.S.



E VISIBILITY PHOTO FROM E (116 JORALEMON)  
LPC-2 SCALE: N.T.S.

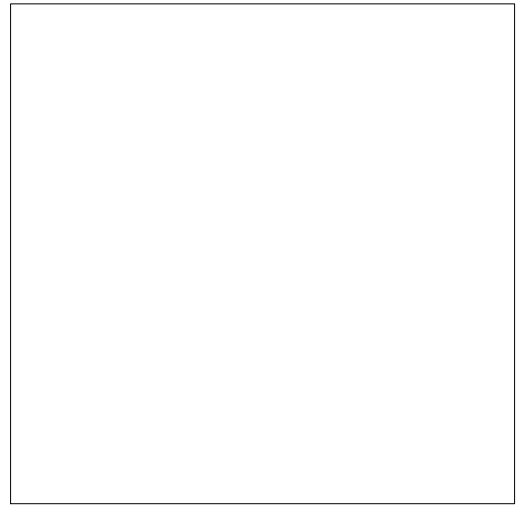


F VISIBILITY PHOTO FROM F (HENRY STREET)  
LPC-2 SCALE: N.T.S.



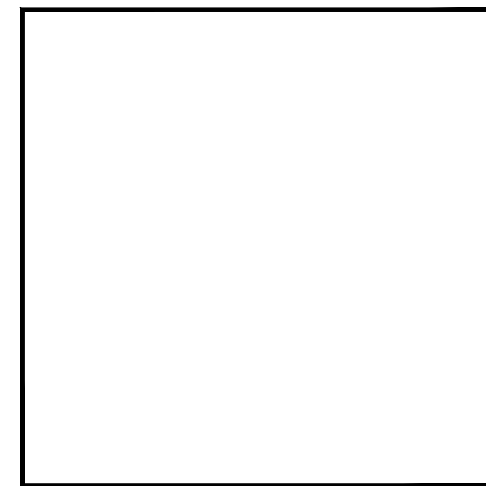
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**LPC-02**  
VISIBILITY PHOTOS



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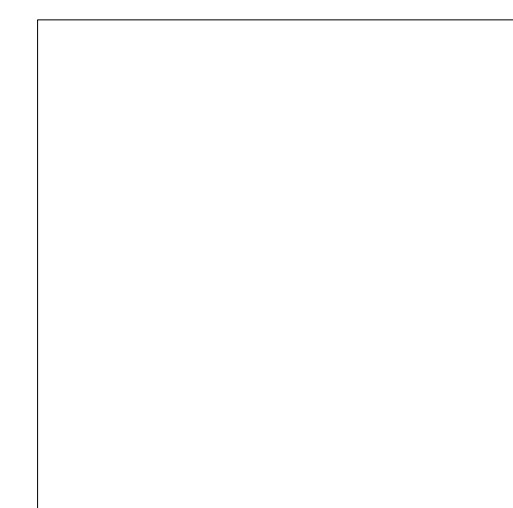


1 EXISTING WEST SIDE PARAPET (RENDERED IMAGE)  
LPC-3 SCALE: N.T.S.



2 PROPOSED DORMERS AND WEST PARAPET WALL  
LPC-3 SCALE: N.T.S.

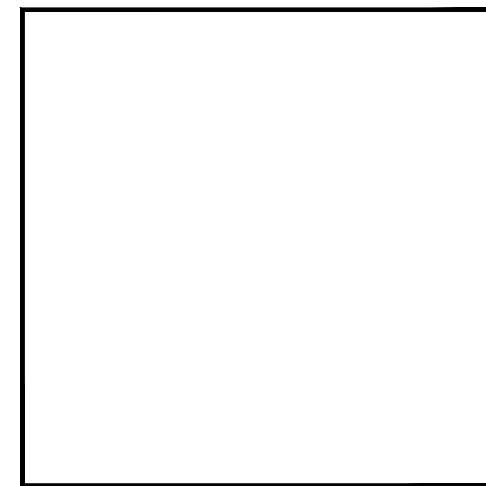
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**LPC-03**  
FRONT FACADE  
RENDERINGS



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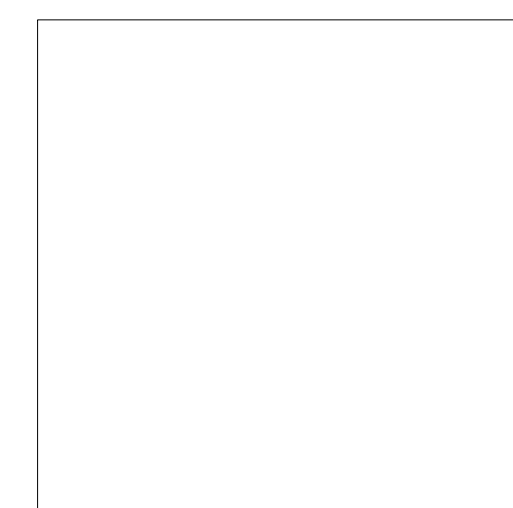


1 EXISTING EAST SIDE PARAPET (RENDERED IMAGE)  
LPC-4 SCALE: N.T.S.



2 PROPOSED DORMERS AND EAST PARAPET WALL  
LPC-4 SCALE: N.T.S.

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**LPC-04**  
FRONT FACADE  
RENDERINGS



3 EXISTING FRONT PHOTO  
A-200 SCALE: N.T.S.



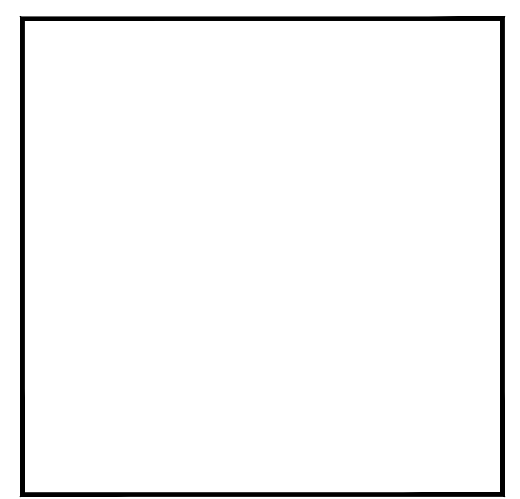
4 PROPOSED FRONT RENDERED IMAGE  
A-200 SCALE: N.T.S.



5 PROPOSED DORMER RENDERED IMAGE  
A-200 SCALE: N.T.S.

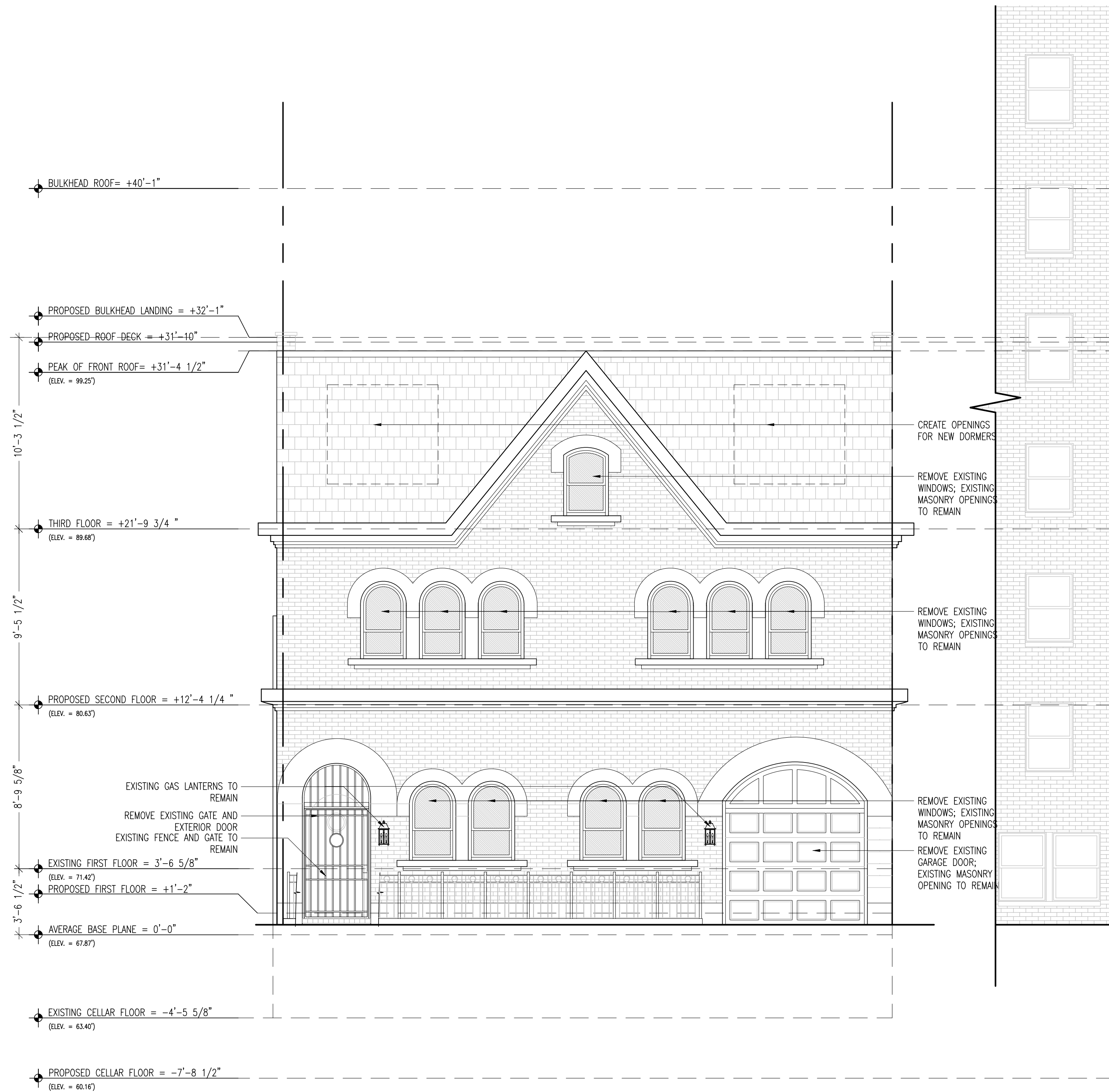


6 PROPOSED DORMER RENDERED IMAGE  
A-200 SCALE: N.T.S.

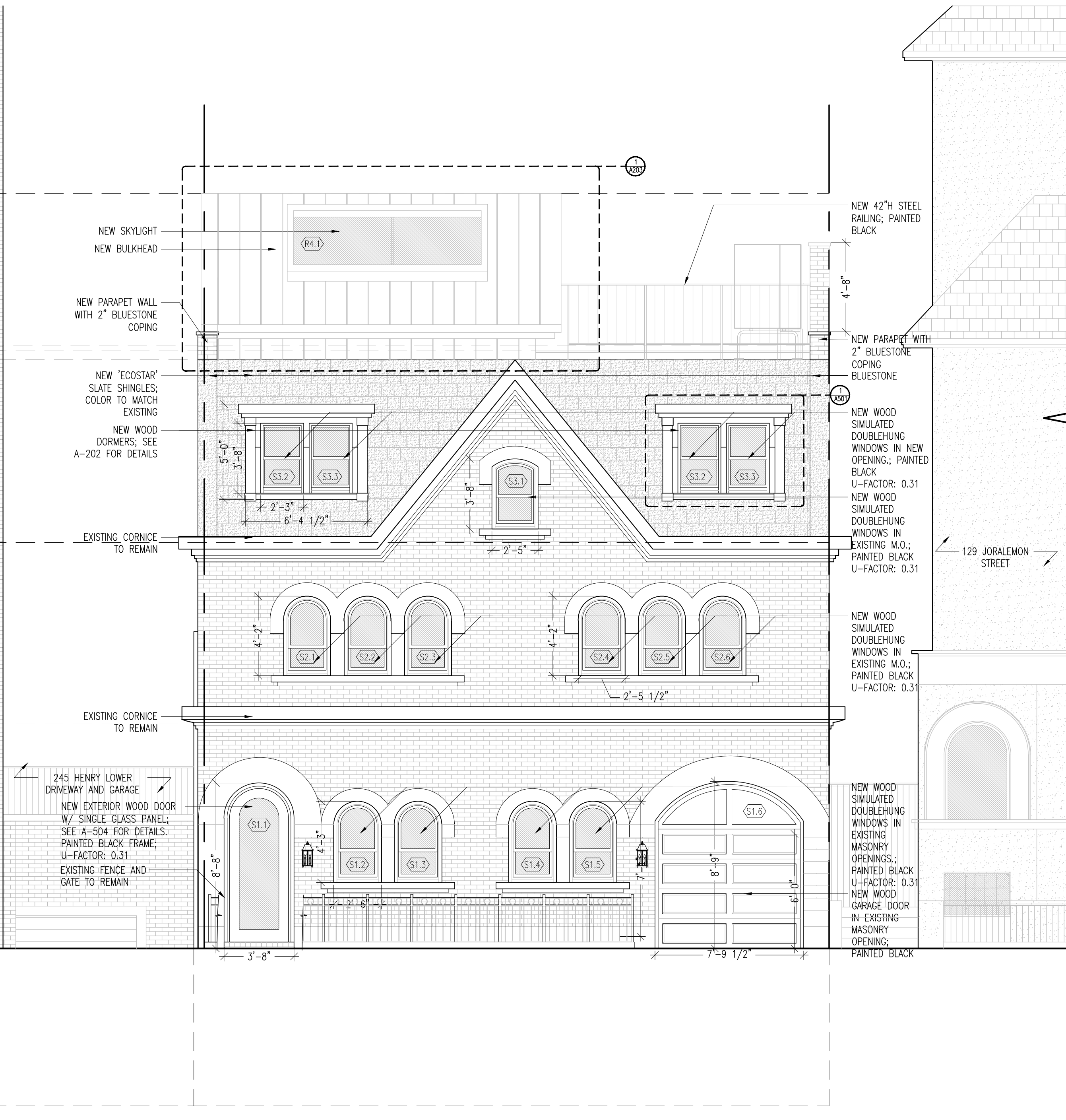


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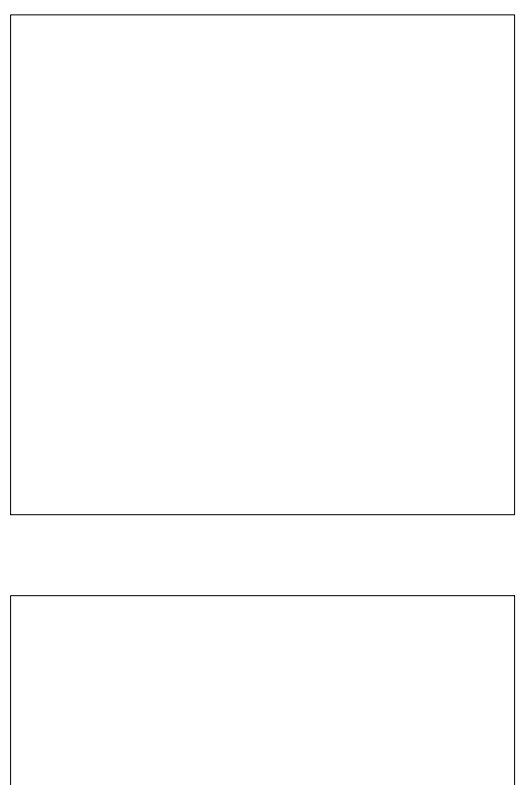


1 EXISTING FRONT ELEVATION  
A-200 SCALE: 1/4" = 1'-0"



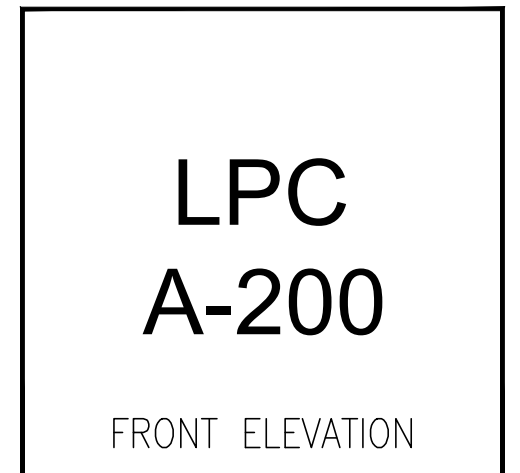
2 PROPOSED FRONT ELEVATION  
A-200 SCALE: 1/4" = 1'-0"

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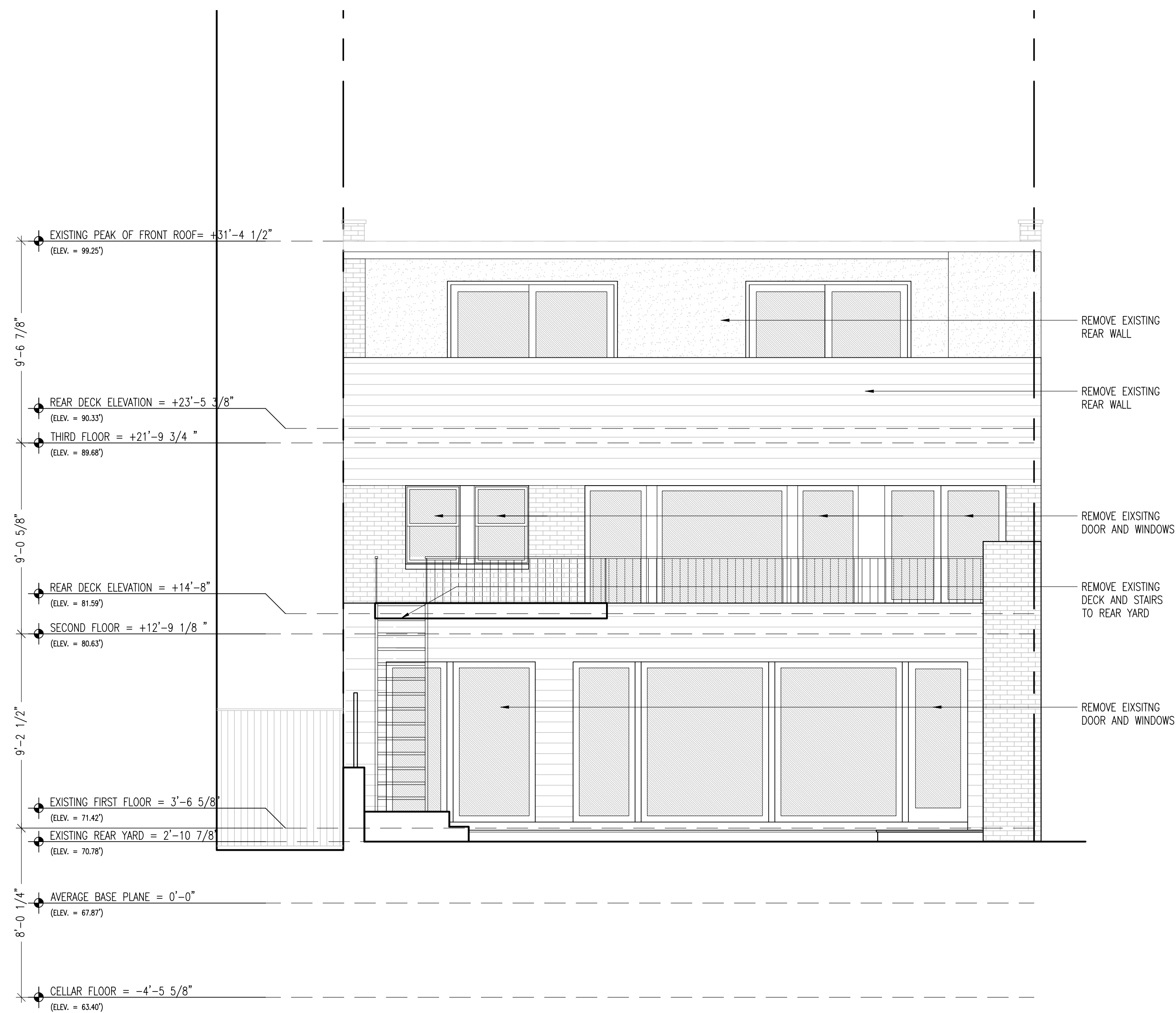


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**LPC**  
**A-200**  
FRONT ELEVATION



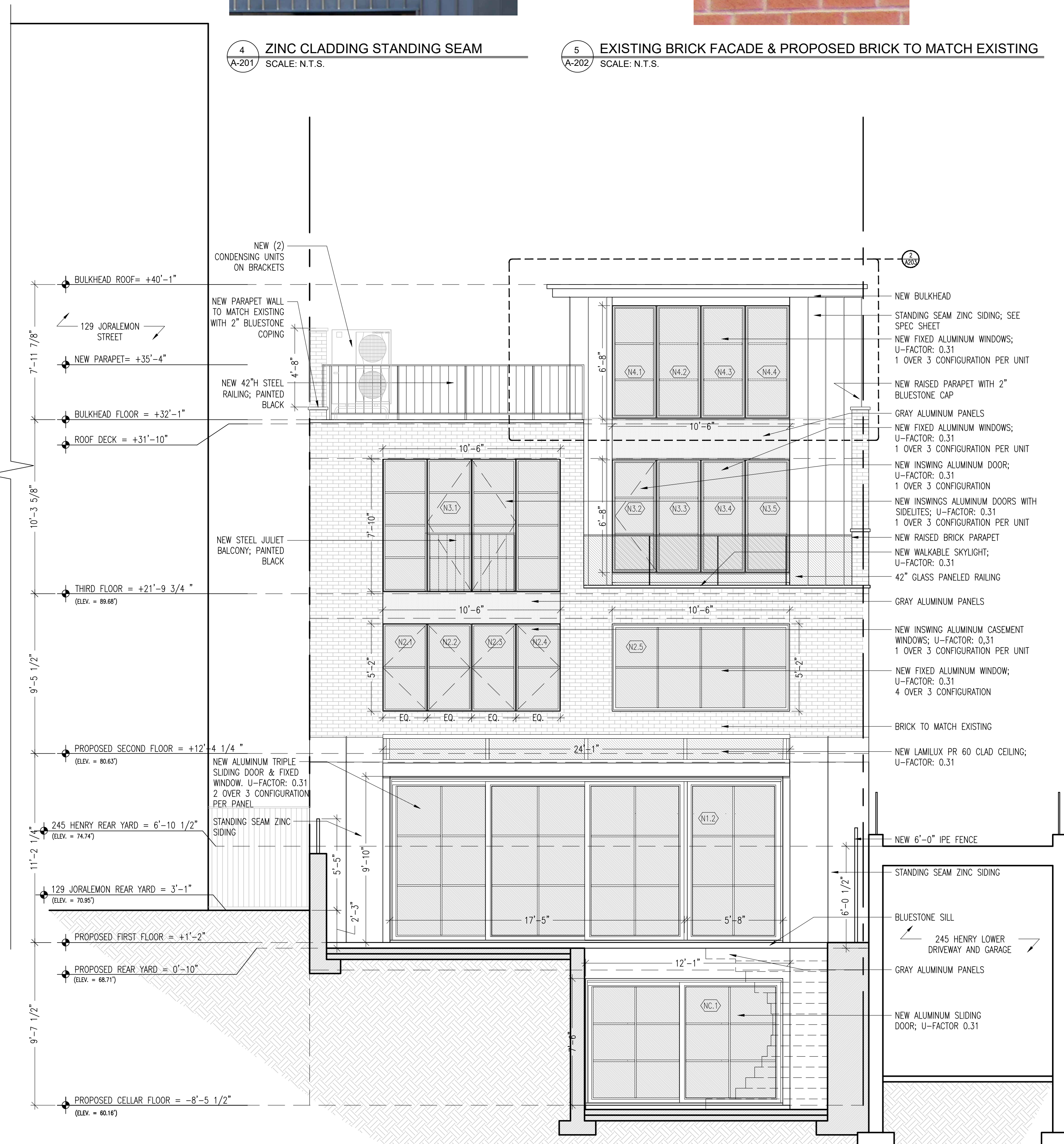
1 EXISTING REAR ELEVATION  
A-201 SCALE: 1/4" = 1'-0"



4 ZINC CLADDING STANDING SEAM  
A-201 SCALE: N.T.S.



5 EXISTING BRICK FACADE & PROPOSED BRICK TO MATCH EXISTING  
A-202 SCALE: N.T.S.



2 PROPOSED REAR ELEVATION  
A-201 SCALE: 1/4" = 1'-0"

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LPC  
A-201

REAR ELEVATION



**A** VISIBILITY PHOTO FROM A (130 JORALEMON)  
LPC-5 SCALE: N.T.S. (NOT VISIBLE)



**B** VISIBILITY PHOTO FROM B (SIDNEY PLACE)  
LPC-5 SCALE: N.T.S. (NOT VISIBLE)



**C** VISIBILITY PHOTO FROM C (128 JORALEMON)  
LPC-5 SCALE: N.T.S. (PARAPET VISIBLE)



**D** VISIBILITY PHOTO FROM D (126 JORALEMON)  
LPC-5 SCALE: N.T.S. (PARAPET & CHIMNEY VISIBLE)



**E** VISIBILITY PHOTO FROM E (124 JORALEMON)  
LPC-5 SCALE: N.T.S. (PARAPET & CHIMNEY VISIBLE)



**F** VISIBILITY PHOTO FROM F (122 JORALEMON)  
LPC-5 SCALE: N.T.S. (PARAPET & CHIMNEY VISIBLE)



**G** VISIBILITY PHOTO FROM G (120 JORALEMON)  
LPC-5 SCALE: N.T.S. (NOT VISIBLE)



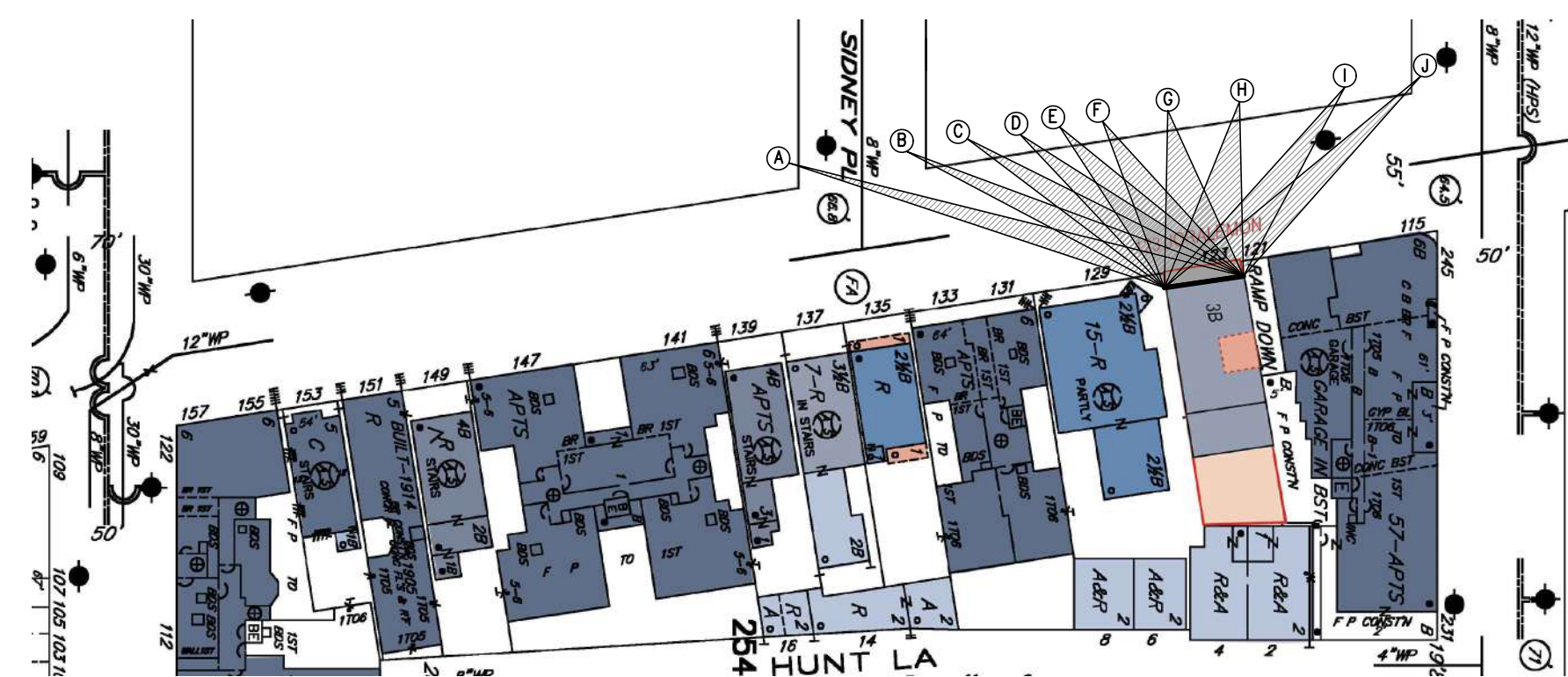
**H** VISIBILITY PHOTO FROM G (118 JORALEMON)  
LPC-5 SCALE: N.T.S. (PARAPET & BULKHEAD VISIBLE)



**I** VISIBILITY PHOTO FROM I (253 HENRY)  
LPC-5 SCALE: N.T.S. (PARAPET VISIBLE)



**J** VISIBILITY PHOTO FROM J (HENRY ST.)  
LPC-5 SCALE: N.T.S. (NOT VISIBLE)



**1** SANDBORN MAP  
LPC-5 SCALE: N.T.S.

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**LPC-05**

MOCK-UP VISIBILITY  
PHOTOS





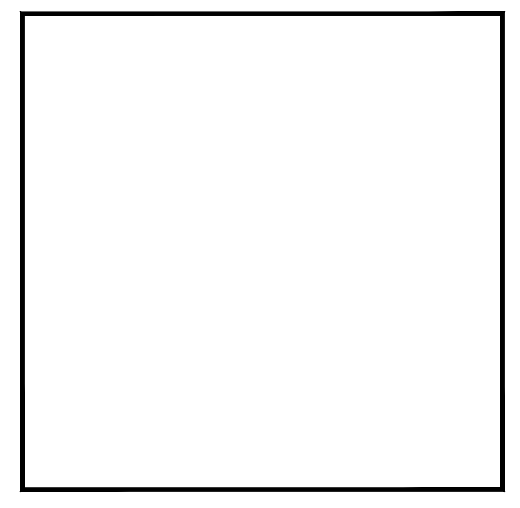
H VISIBILITY PHOTO FROM G (118 JORALEMON)  
LPC-6 SCALE: N.T.S. (PARAPET & BULKHEAD VISIBLE)



D VISIBILITY PHOTO FROM D (126 JORALEMON)  
LPC-6 SCALE: N.T.S. (PARAPET & CHIMNEY VISIBLE)



1 SANDBORN MAP  
LPC-6 SCALE: N.T.S.



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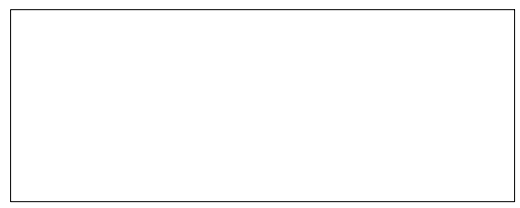
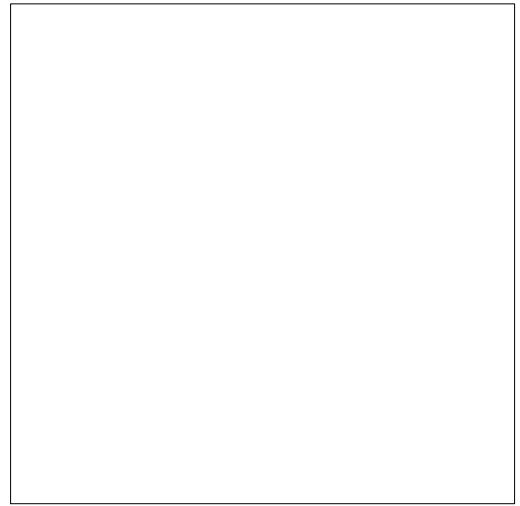


H VISIBILITY PHOTO FROM G (118 JORALEMON) - CLOSE UP  
LPC-6 SCALE: N.T.S. (PARAPET & BULKHEAD VISIBLE)



D VISIBILITY PHOTO FROM D (126 JORALEMON) - CLOSE UP  
LPC-6 SCALE: N.T.S. (PARAPET & CHIMNEY VISIBLE)

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**LPC-06**  
MOCK-UP VISIBILITY  
PHOTOS



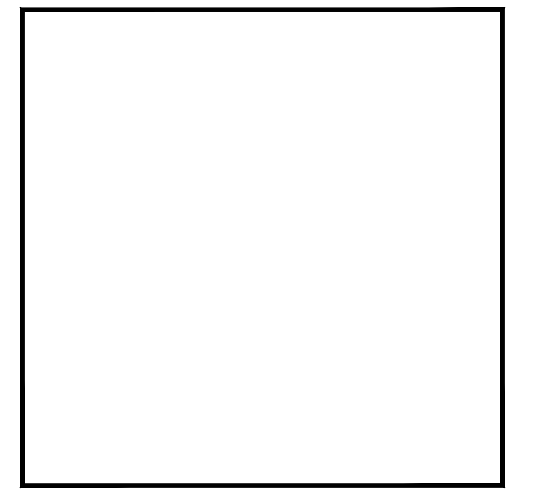
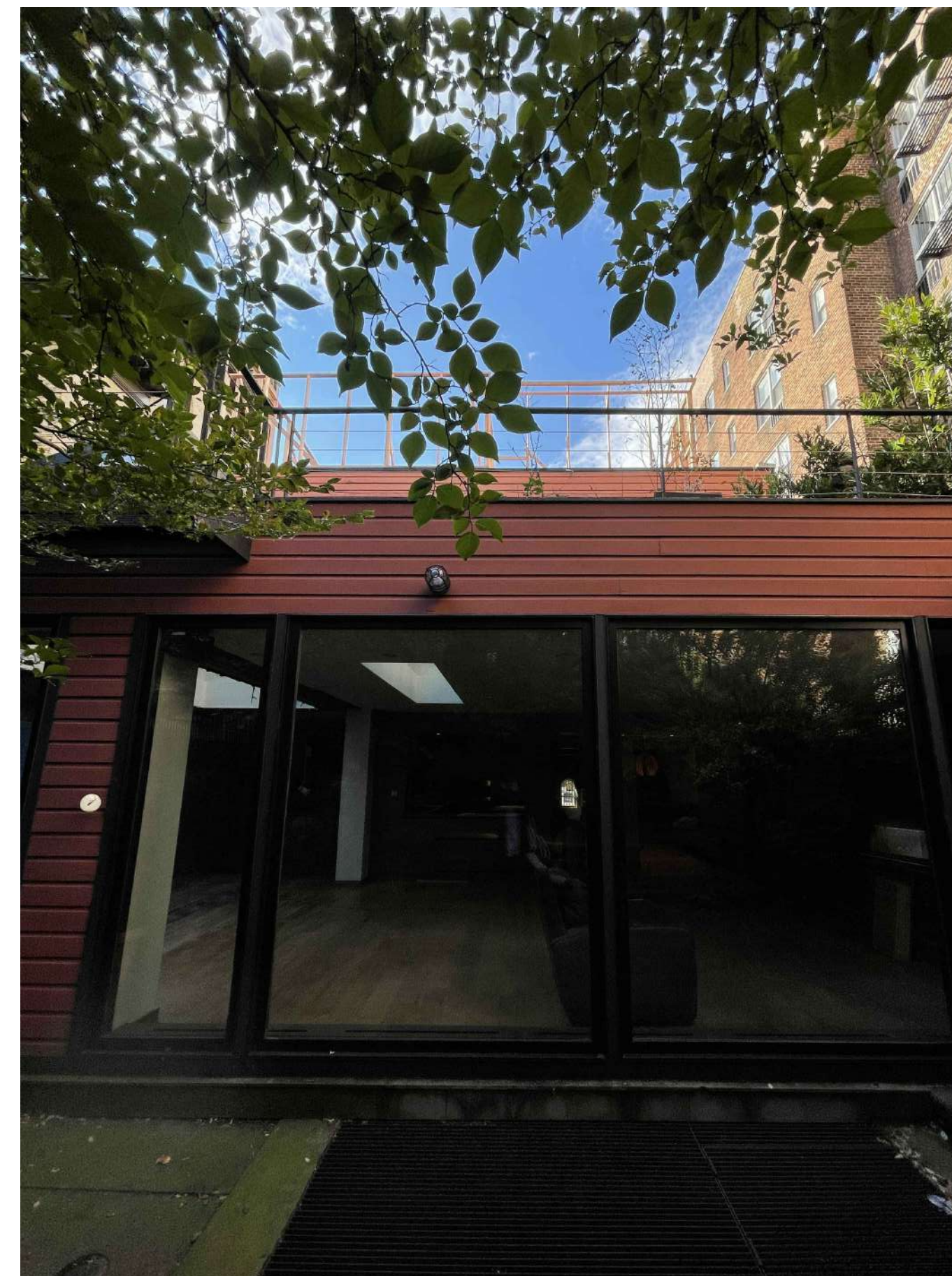
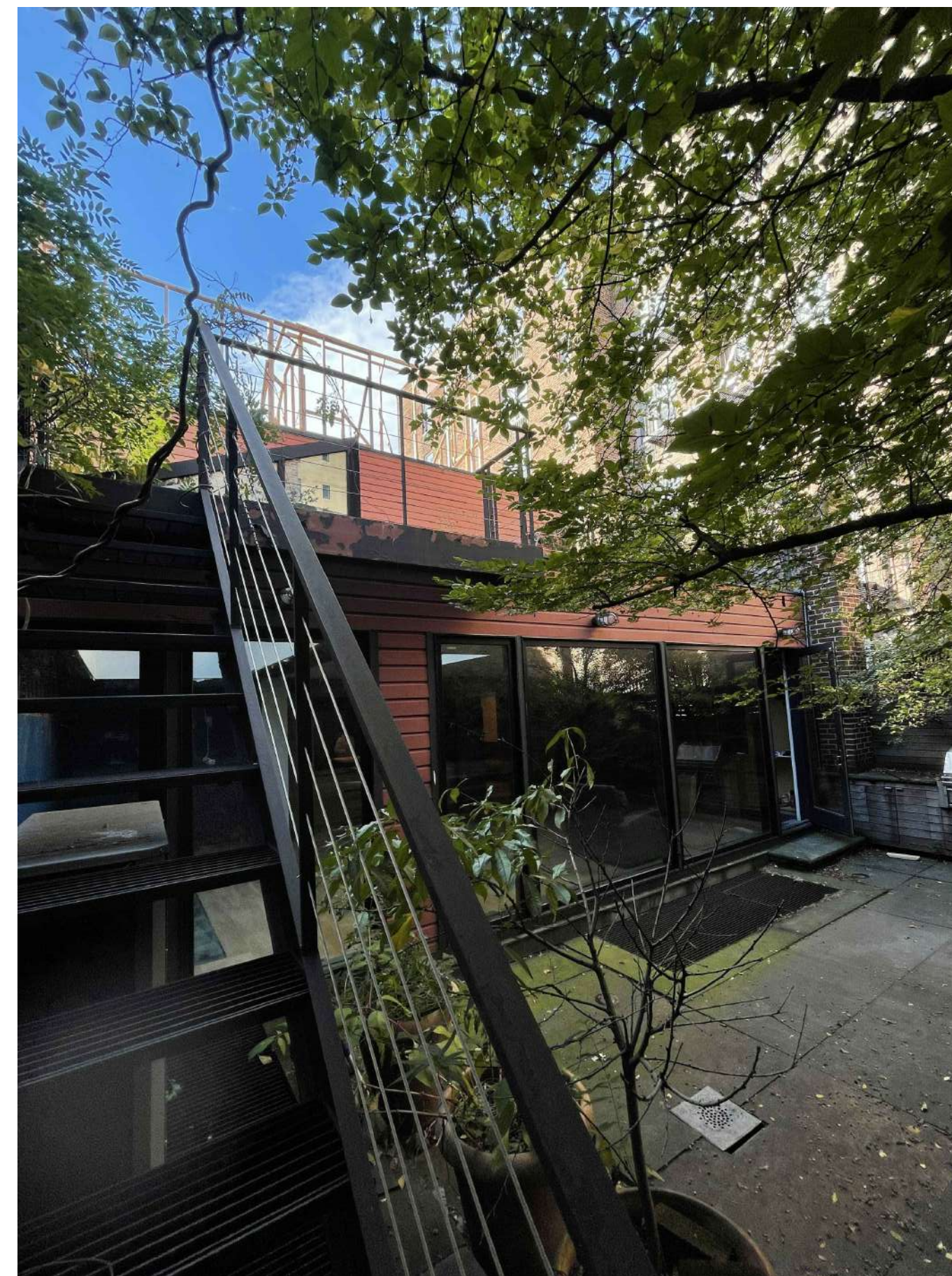
A  
LPC-7  
MOCK UP AGAINST 129 JORALEMON  
SCALE: N.T.S.



B  
LPC-7  
MOCK UP AGAINST 245 HENRY STREET  
SCALE: N.T.S.



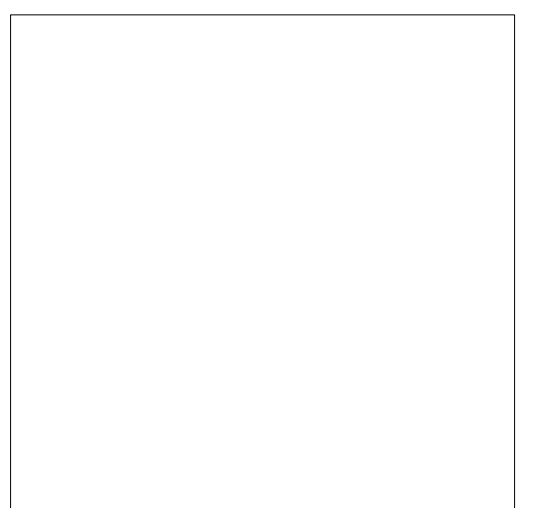
C  
LPC-7  
MOCK UP AGAINST 129 JORALEMON  
SCALE: N.T.S.



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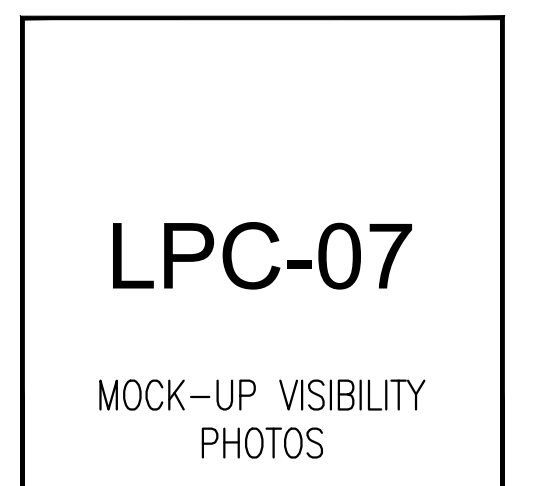
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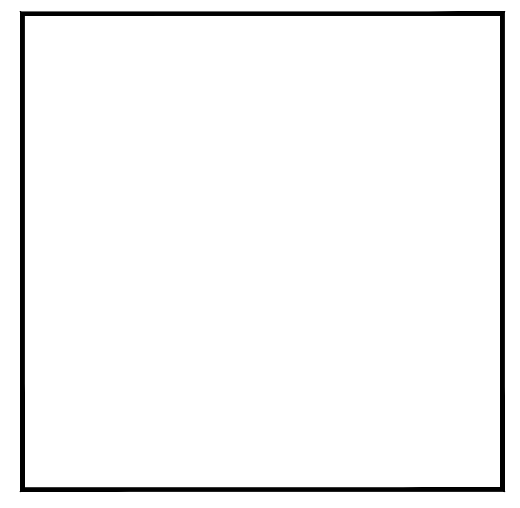
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LPC-07

MOCK-UP VISIBILITY  
PHOTOS



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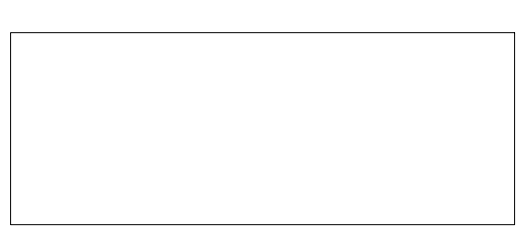
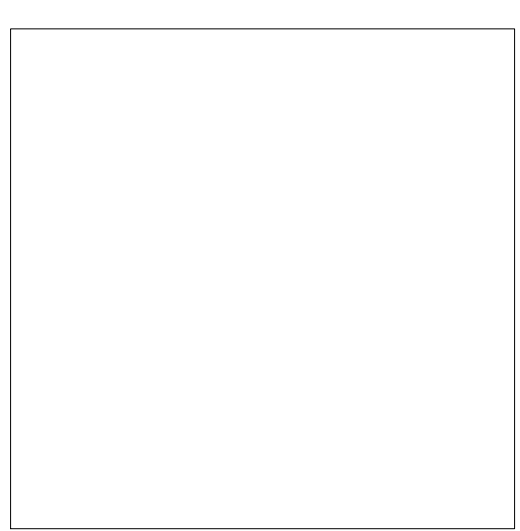


A REAR YARD VIEW AT 129 JORALEMON  
LPC-8 SCALE: N.T.S.



1 REARYARD VIEW AT 245 HENRY STREET  
LPC-8 SCALE: N.T.S.

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LPC-08  
REAR YARD VIEW



1 PROPOSED BULKHEAD NORTH EAST ELEVATIONS  
SCALE: N.T.S.



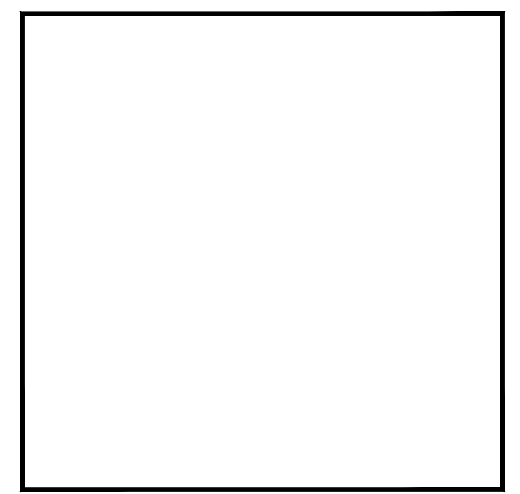
2 PROPOSED BULKHEAD SOUTH WEST ELEVATION  
SCALE: N.T.S.



3 PROPOSED BULKHEAD AERIAL VIEW  
SCALE: N.T.S.



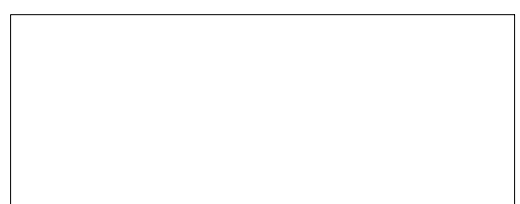
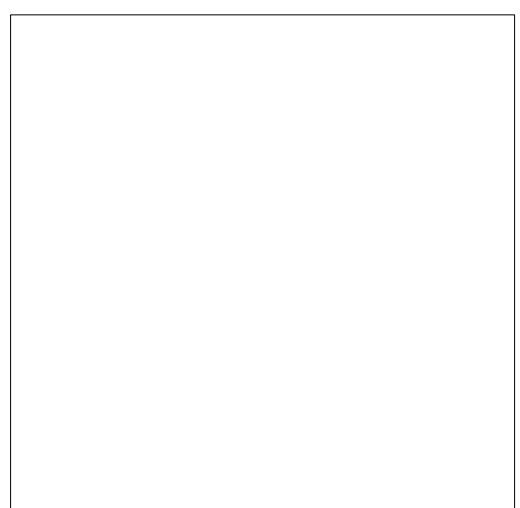
4 PROPOSED BULKHEAD NORTH EAST ELEVATIONS  
SCALE: N.T.S.



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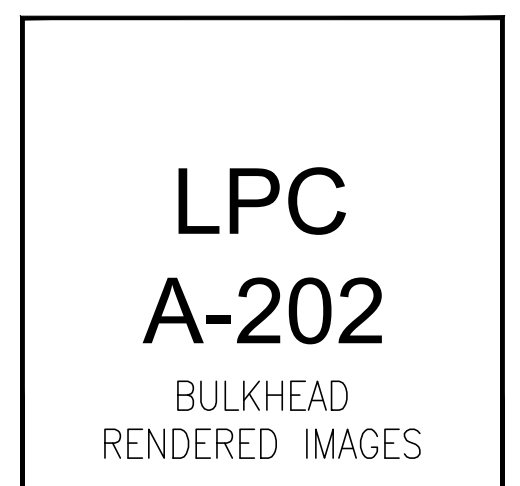
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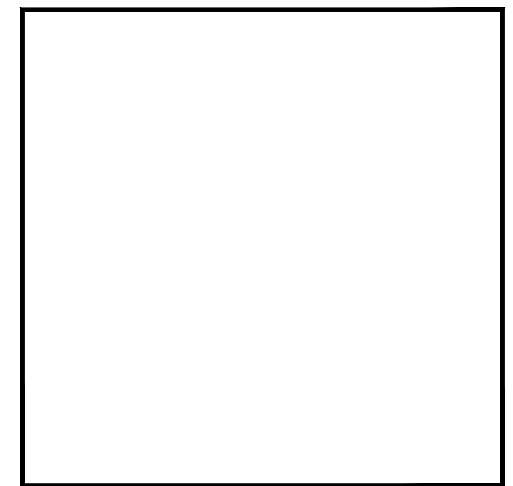


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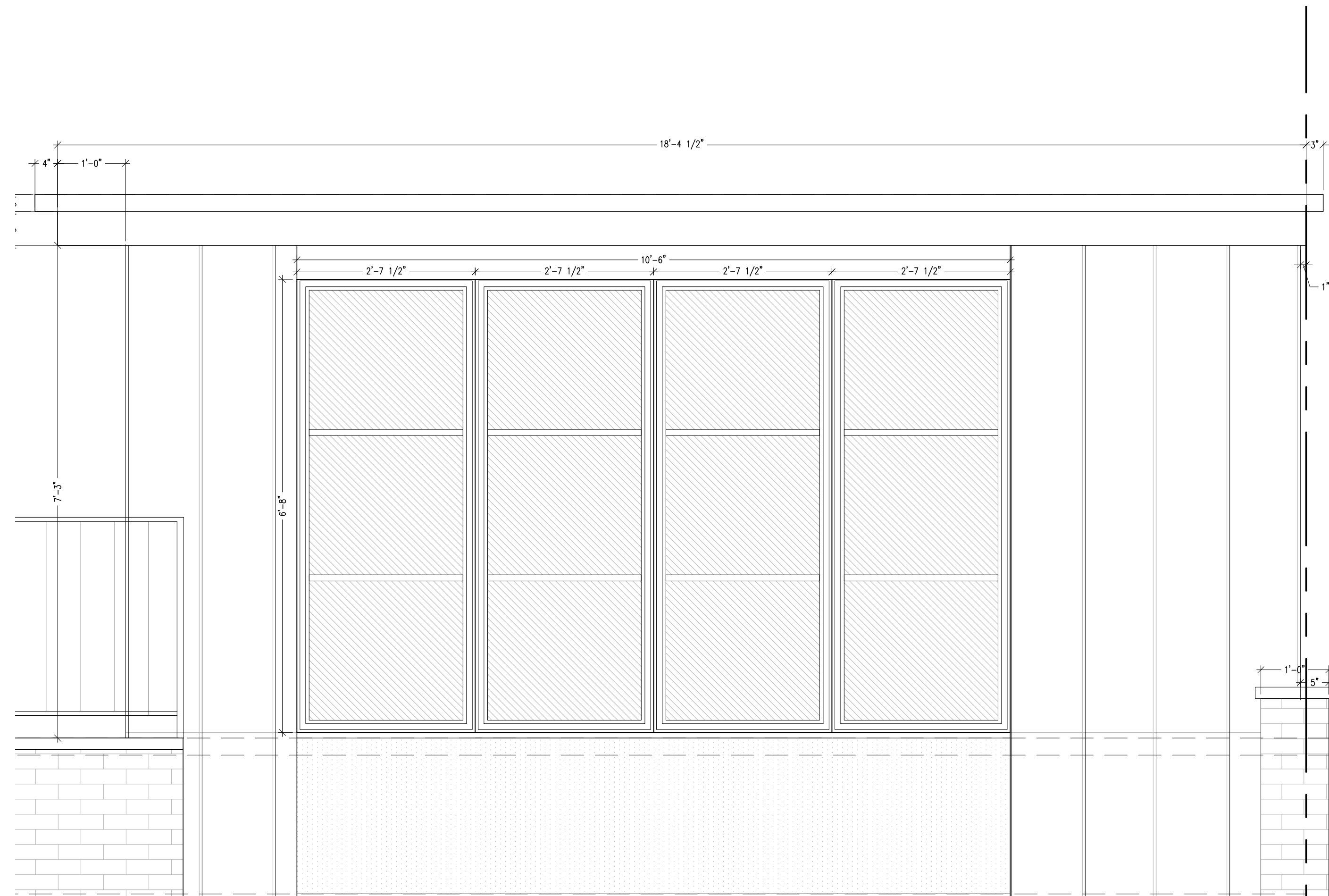
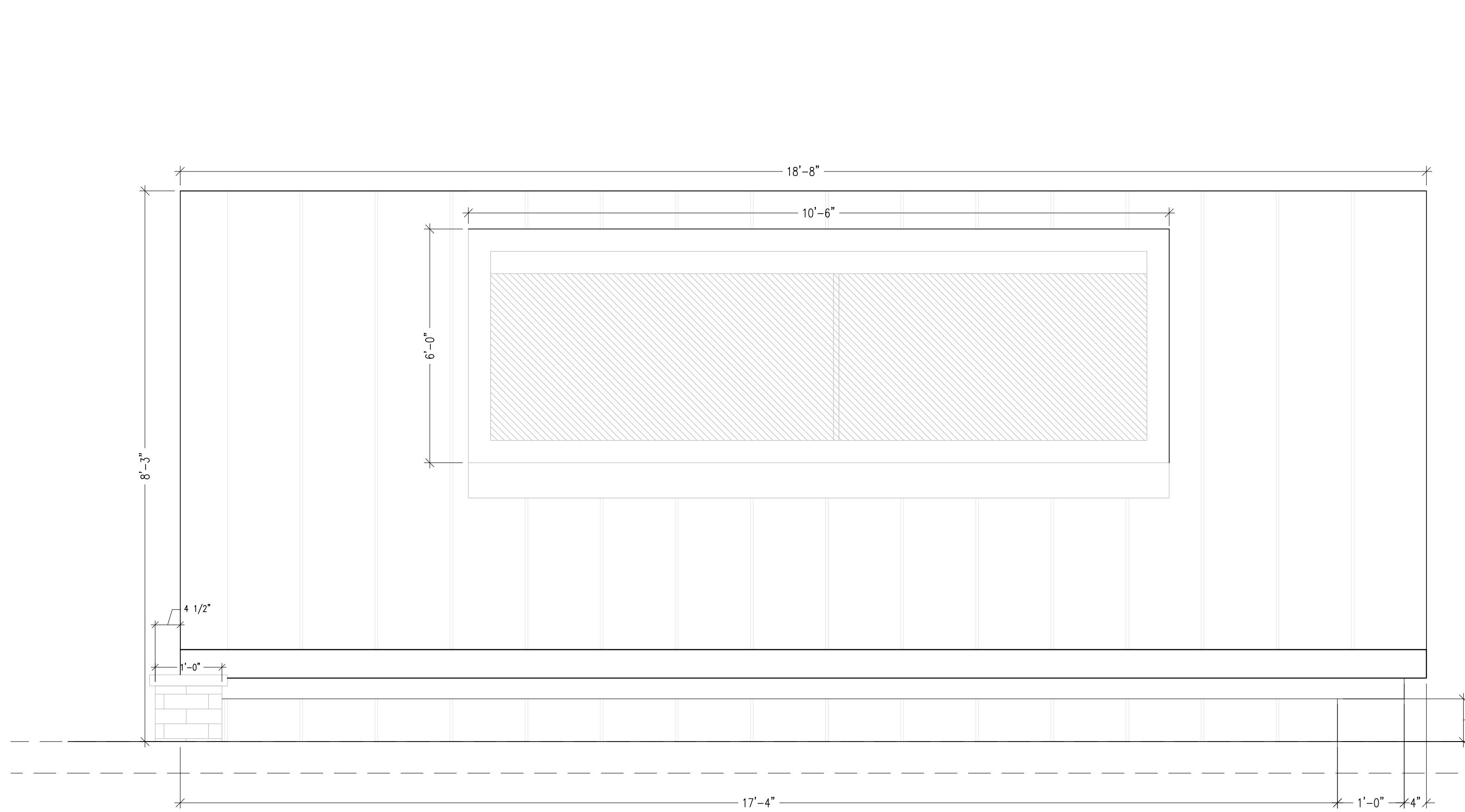


**LPC**  
**A-202**  
BULKHEAD  
RENDERED IMAGES



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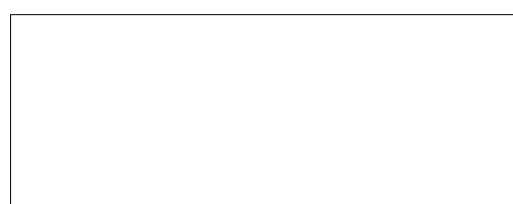
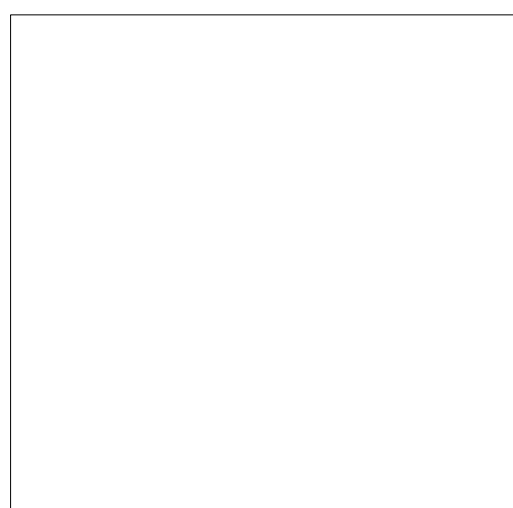
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1 PROPOSED BULKHEAD SOUTH ELEVATION  
A-203 SCALE: 3/4" = 1'-0"

2 PROPOSED BULKHEAD NORTH ELEVATION  
A-203 SCALE: 3/4" = 1'-0"

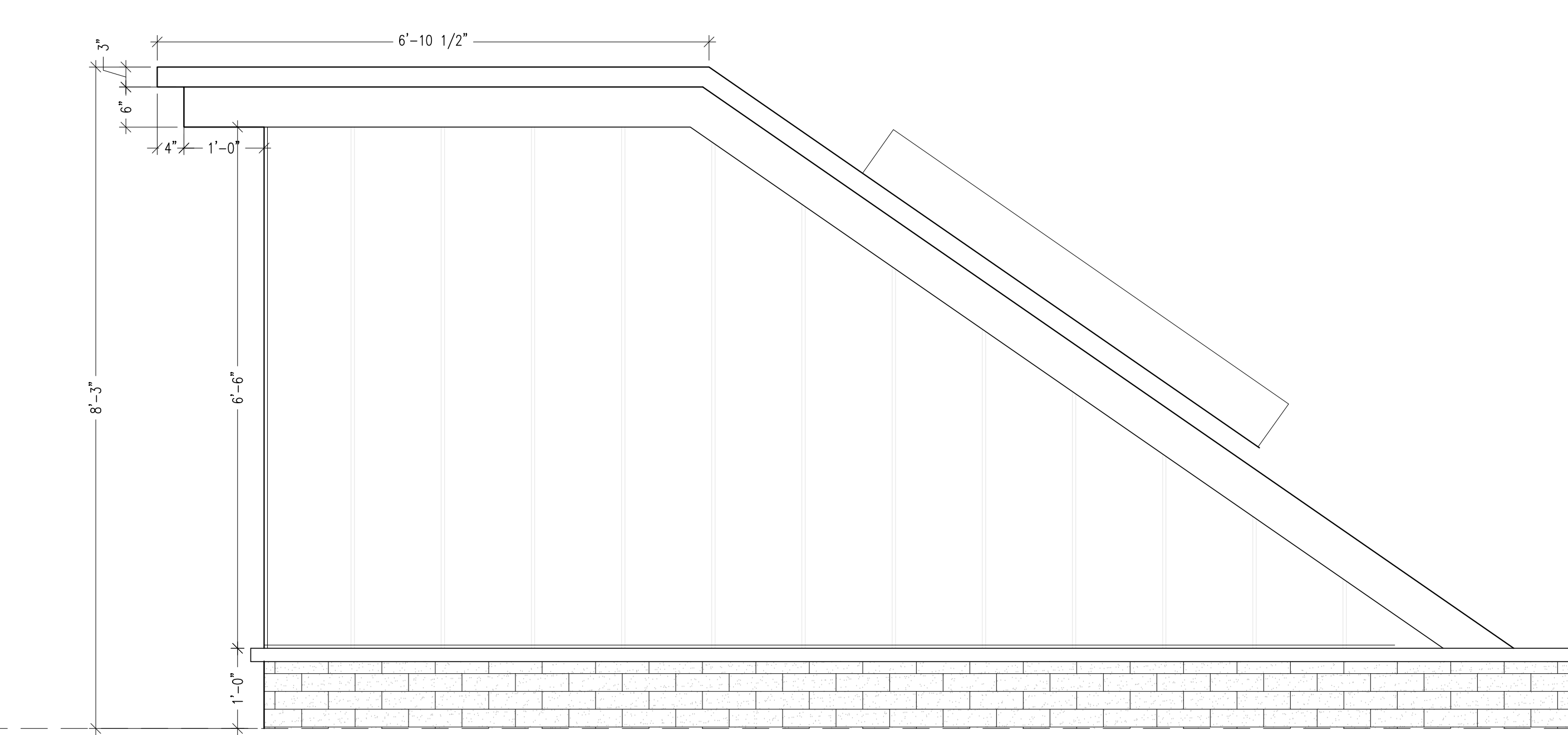
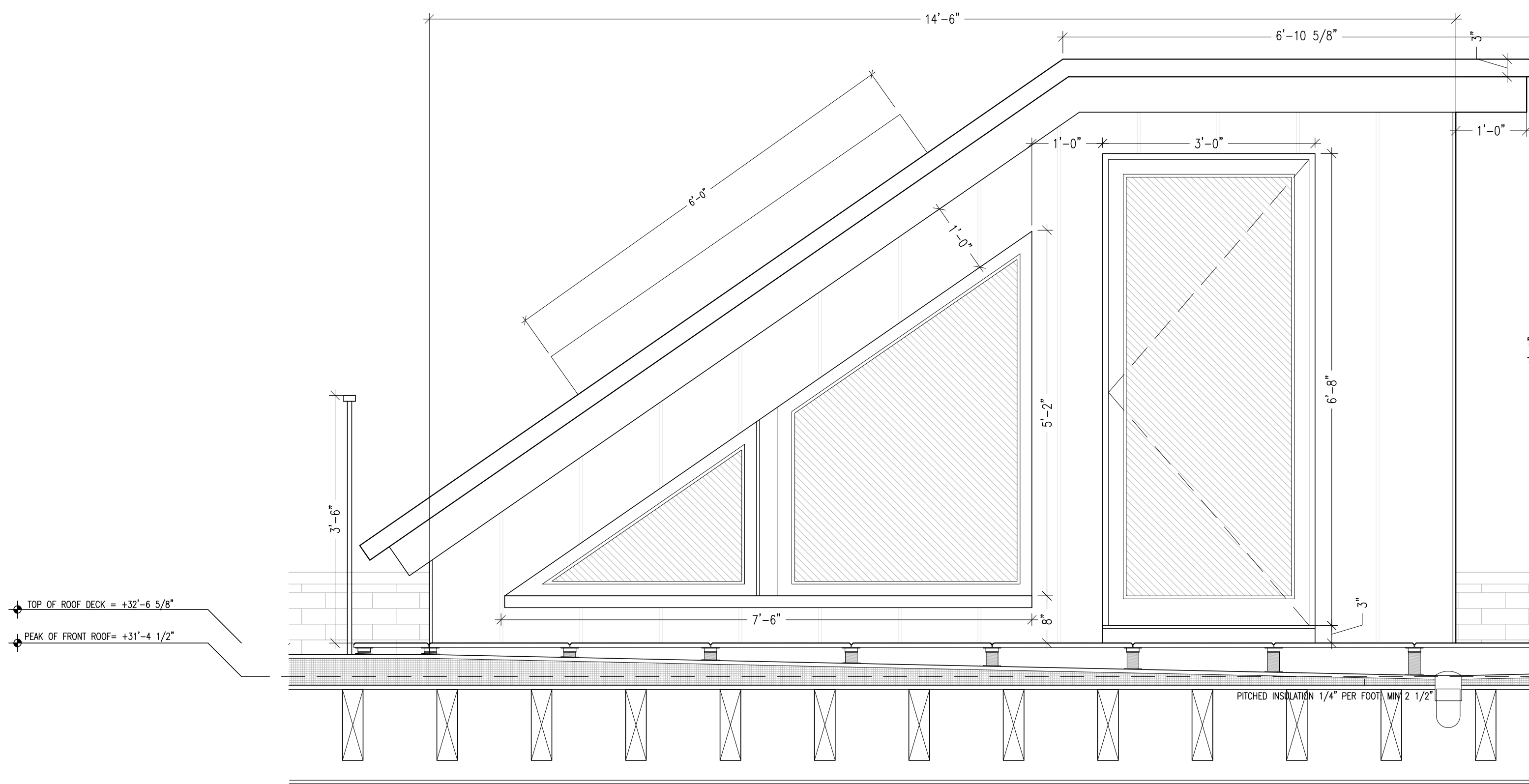
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**LPC**  
**A-203**  
BULKHEAD ELEVATIONS



3 PROPOSED BULKHEAD EAST ELEVATION  
A-203 SCALE: 3/4" = 1'-0"

4 PROPOSED BULKHEAD WEST ELEVATION  
A-203 SCALE: 3/4" = 1'-0"



1 EXISTING REAR ELEVATION PHOTO  
A-204 SCALE: N.T.S.



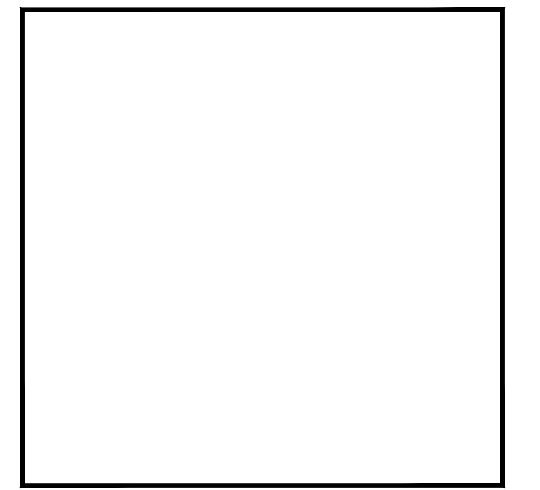
2 PROPOSED REAR ELEVATION  
A-204 SCALE: N.T.S.



3 PROPOSED REAR FACADE AERIAL VIEW  
A-204 SCALE: N.T.S.



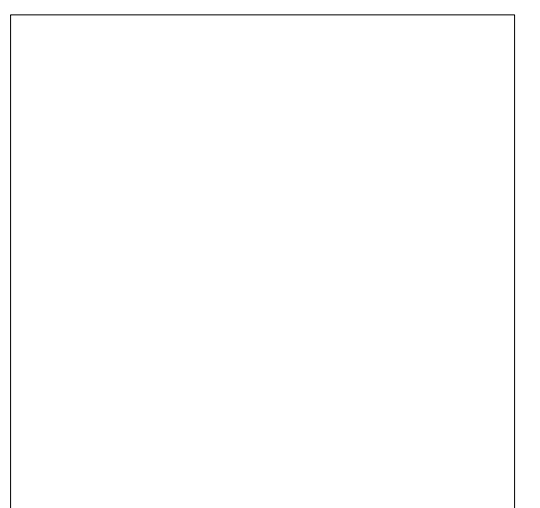
4 PROPOSED REAR FACADE AERIAL VIEW  
A-204 SCALE: N.T.S.



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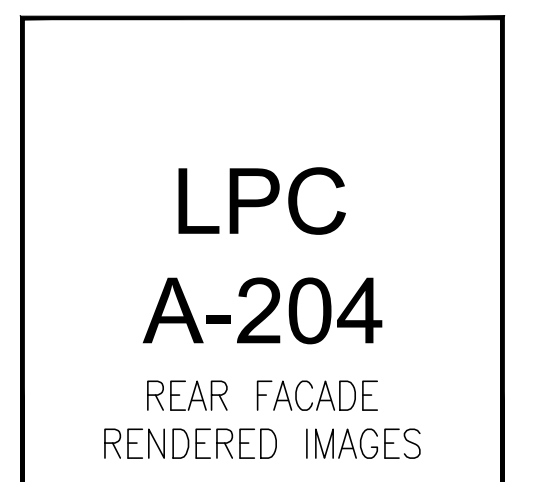
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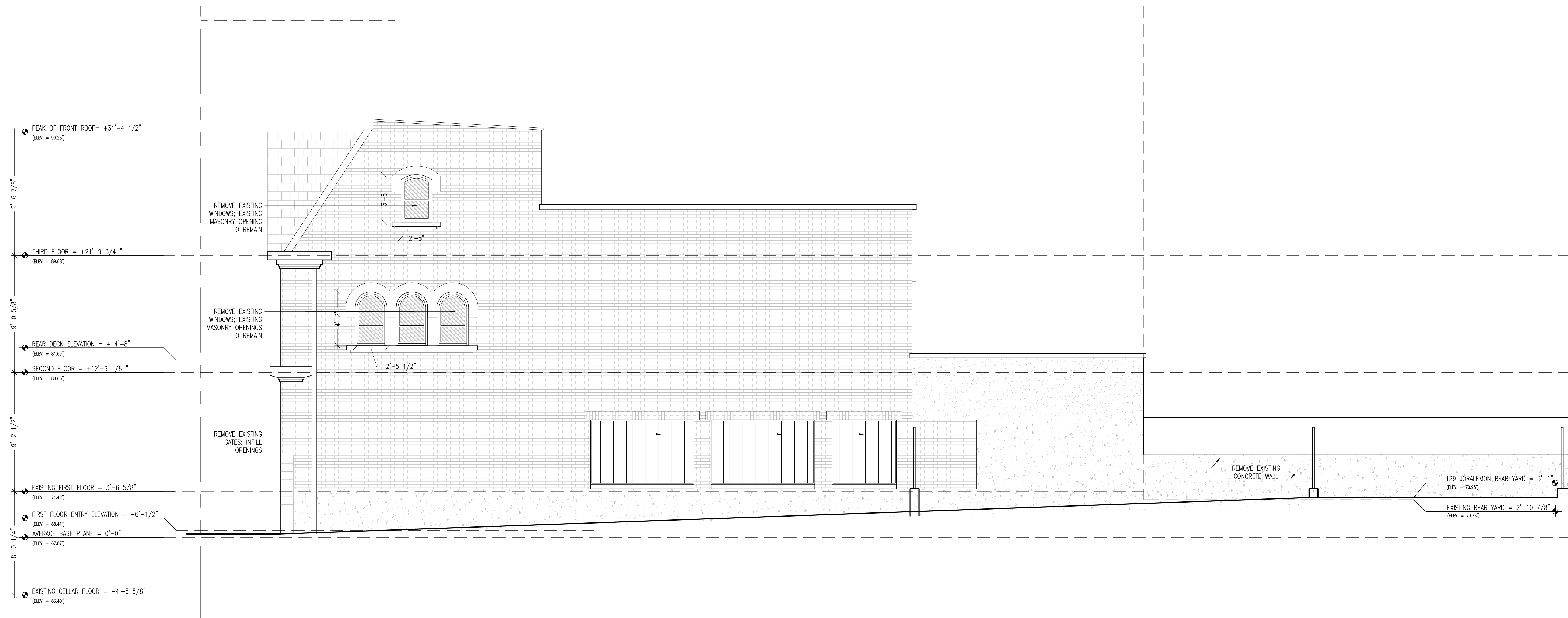
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**A** EXISTING EAST ELEVATION  
A-205 SCALE: N.T.S.



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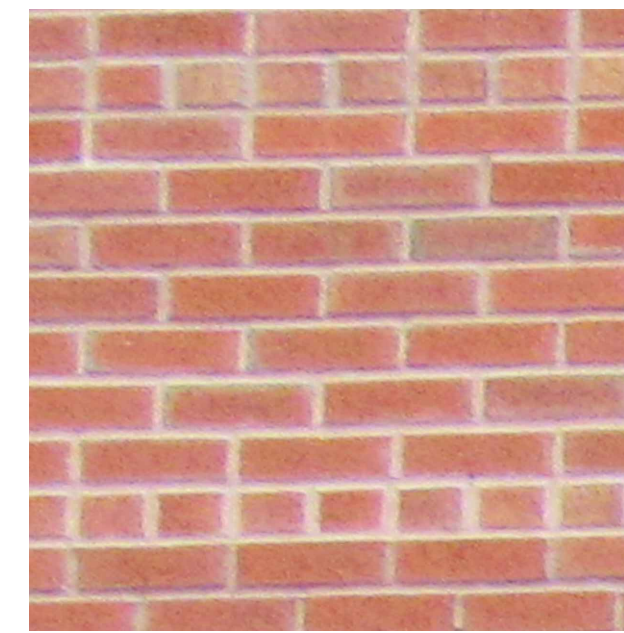
123 JORALEMON STREET  
BROOKLYN, NY  
11201

**LPC**  
**A-205**  
EXISTING EAST  
SIDE ELEVATION

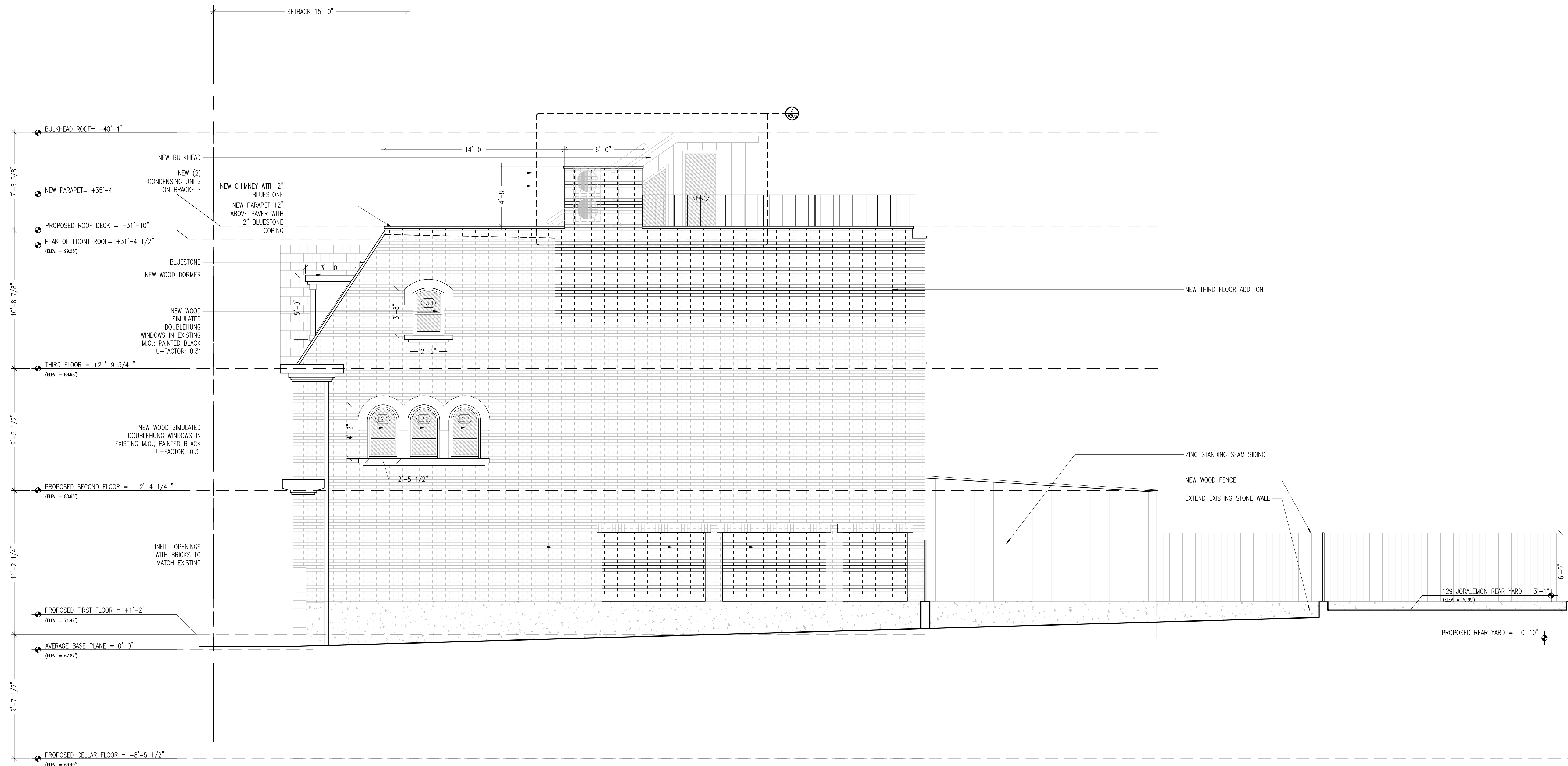
**1** EXISTING EAST SIDE ELEVATION  
A-205 SCALE: 1/4" = 1'-0"



**A** PROPOSED EAST RENDERED IMAGE  
A-206 SCALE: N.T.S.



**B** EXISTING BRICK FACADE  
A-206 SCALE: 1/4" = 1'-0"



**1** PROPOSED EAST SIDE ELEVATION  
A-206 SCALE: 1/4" = 1'-0"

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**LPC**  
**A-206**  
PROPOSED EAST  
SIDE ELEVATION

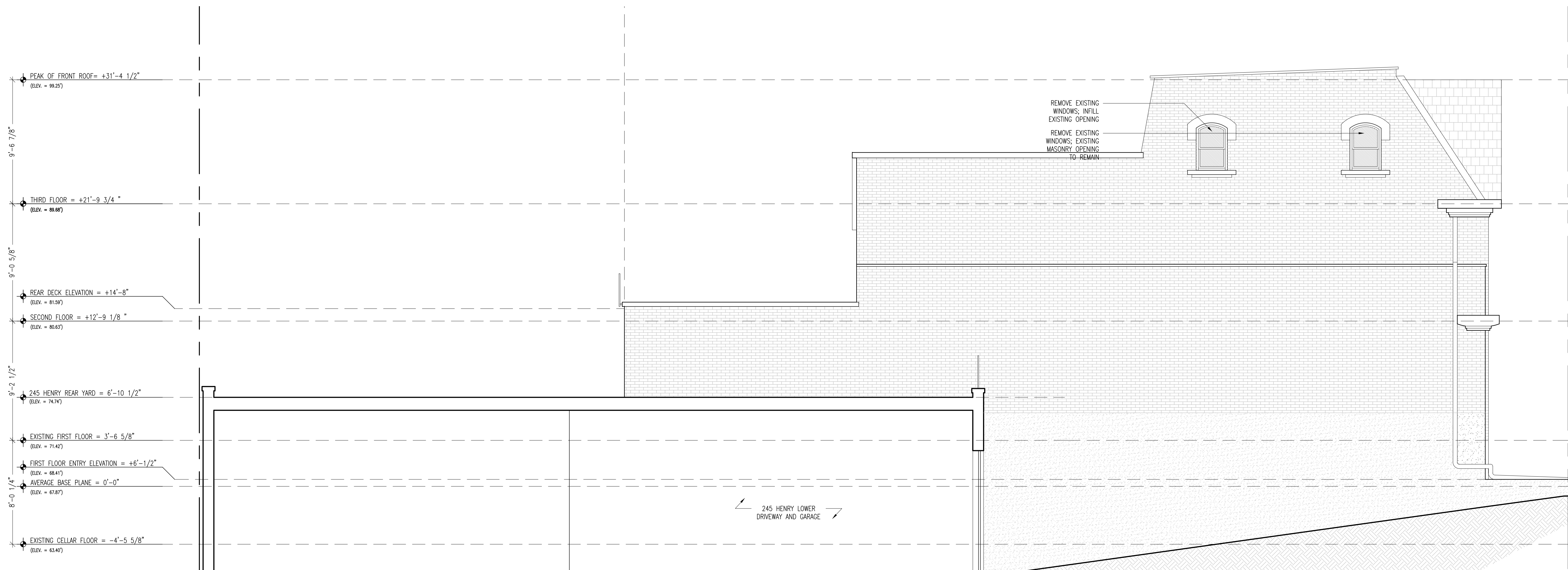




**A**  
A-207 **EXISTING WEST ELEVATION**  
SCALE: N.T.S.

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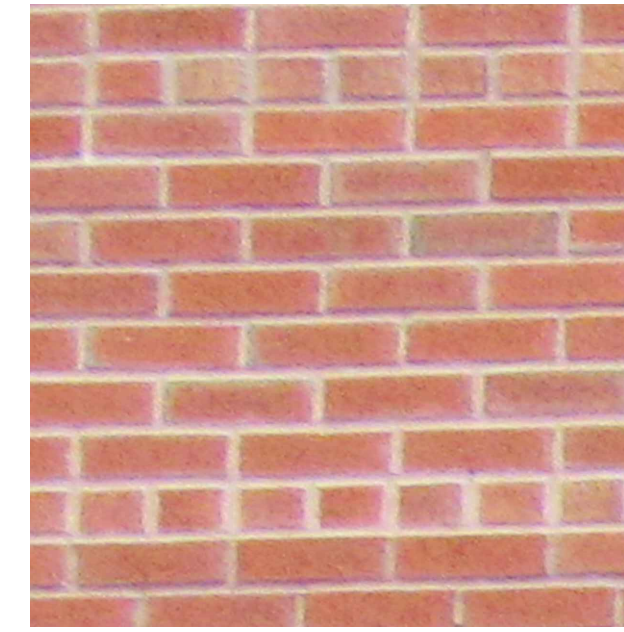
123 JORALEMON STREET  
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**LPC**  
**A-207**  
EXISTING WEST  
SIDE ELEVATION

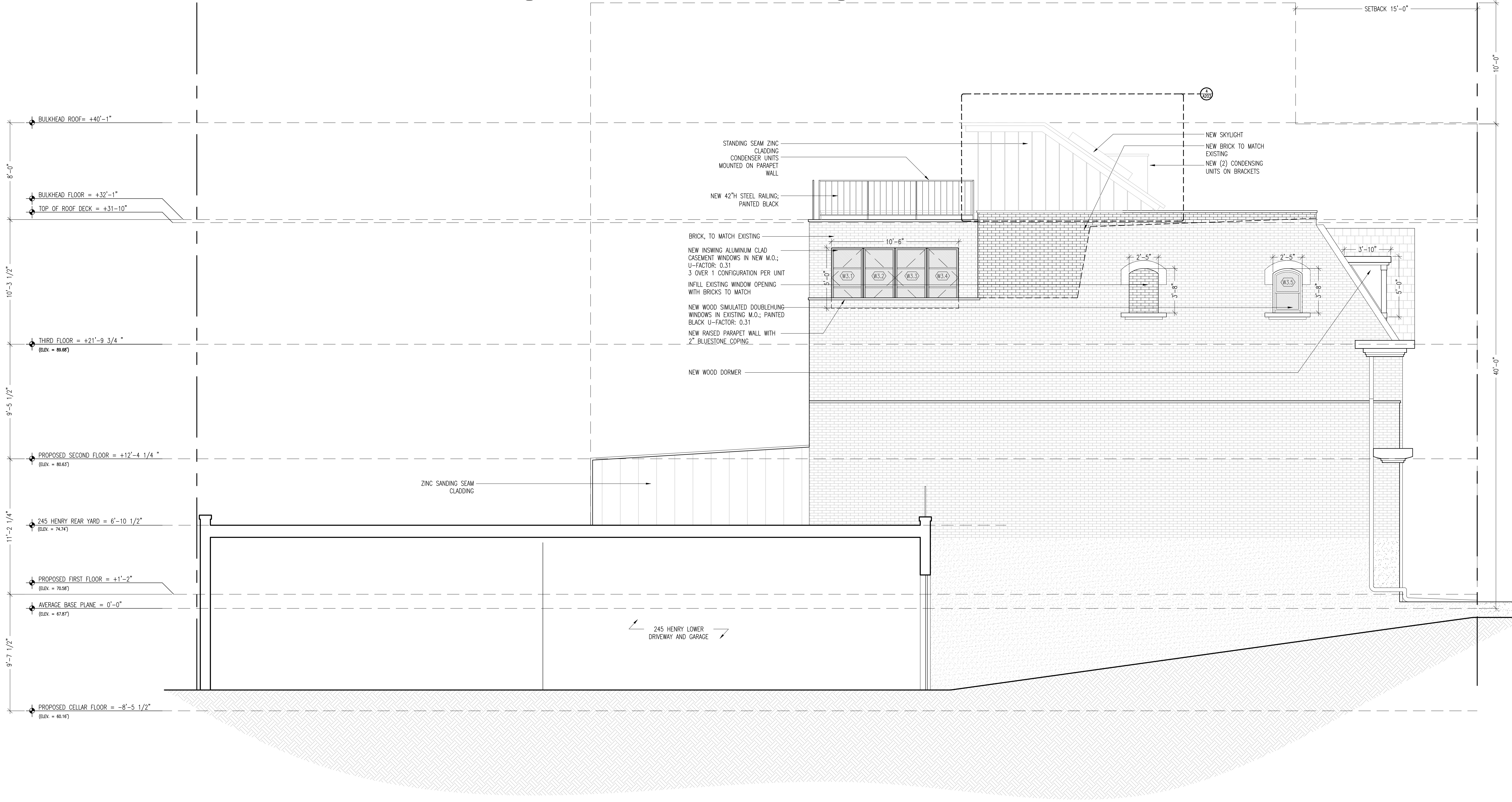
**1**  
A-207 **EXISTING WEST SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**A**  
A-208  
**PROPOSED EAST RENDERED IMAGE**  
SCALE: N.T.S.



**B**  
A-208  
**EXISTING BRICK FACADE**  
SCALE: 1/4" = 1'-0"



**1**  
A-208  
**PROPOSED WEST SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

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**LPC**  
**A-208**  
PROPOSED WEST  
SIDE ELEVATION

DEMO LEGEND	
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING WALL TO REMAIN

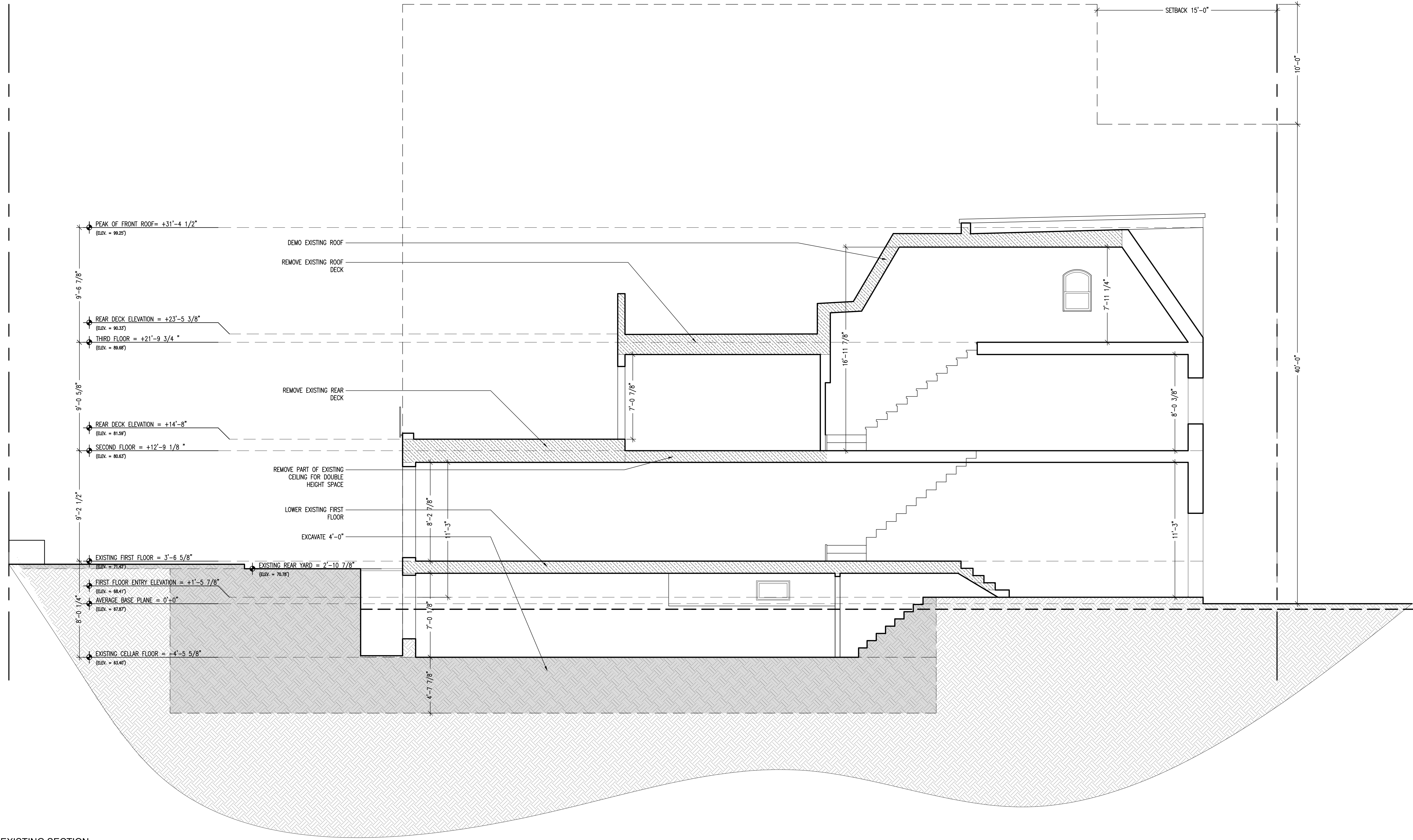
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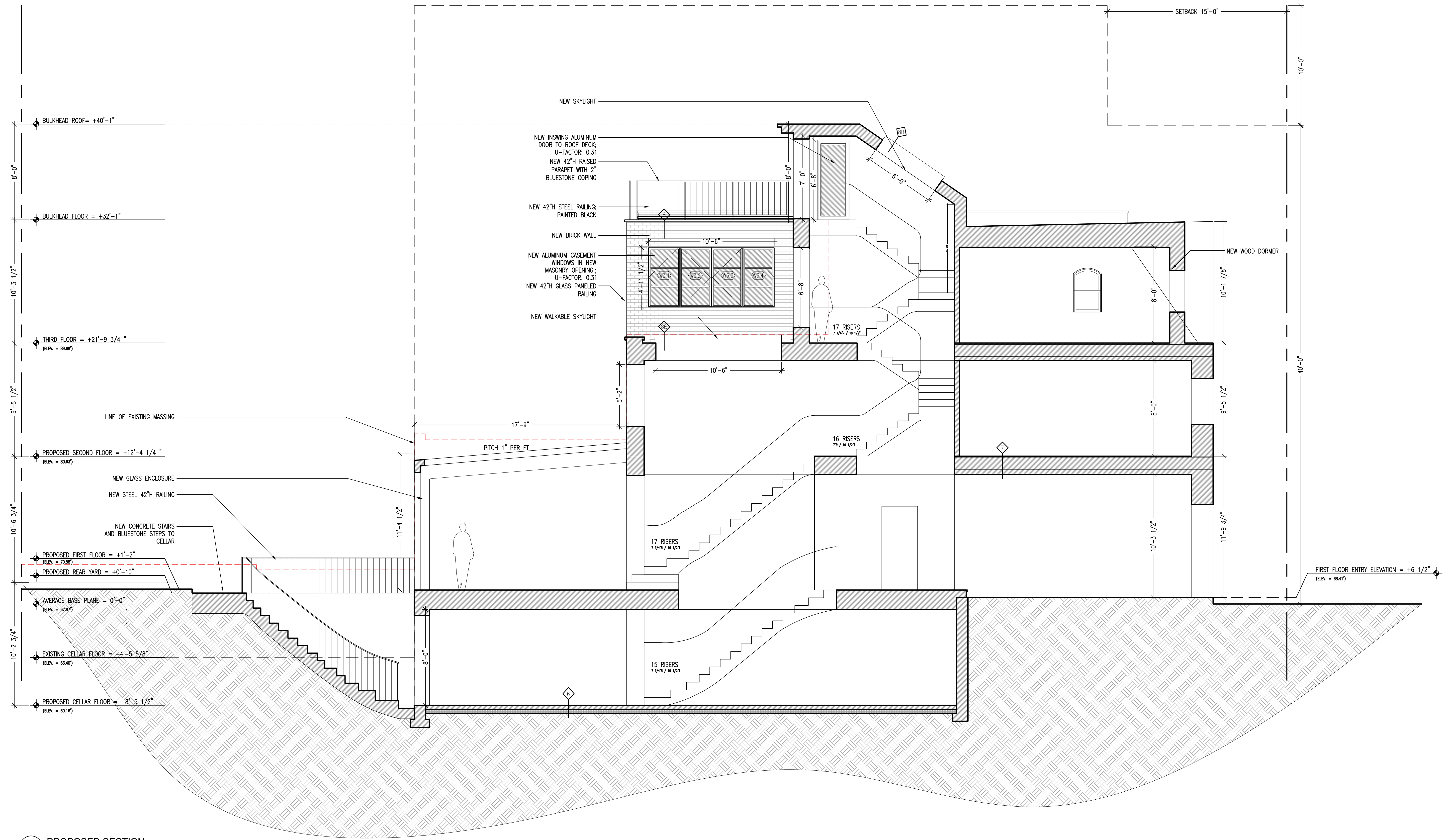
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**LPC**  
**A-300**

EXISTING LONG SECTION



DEMO LEGEND	
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING WALL TO REMAIN



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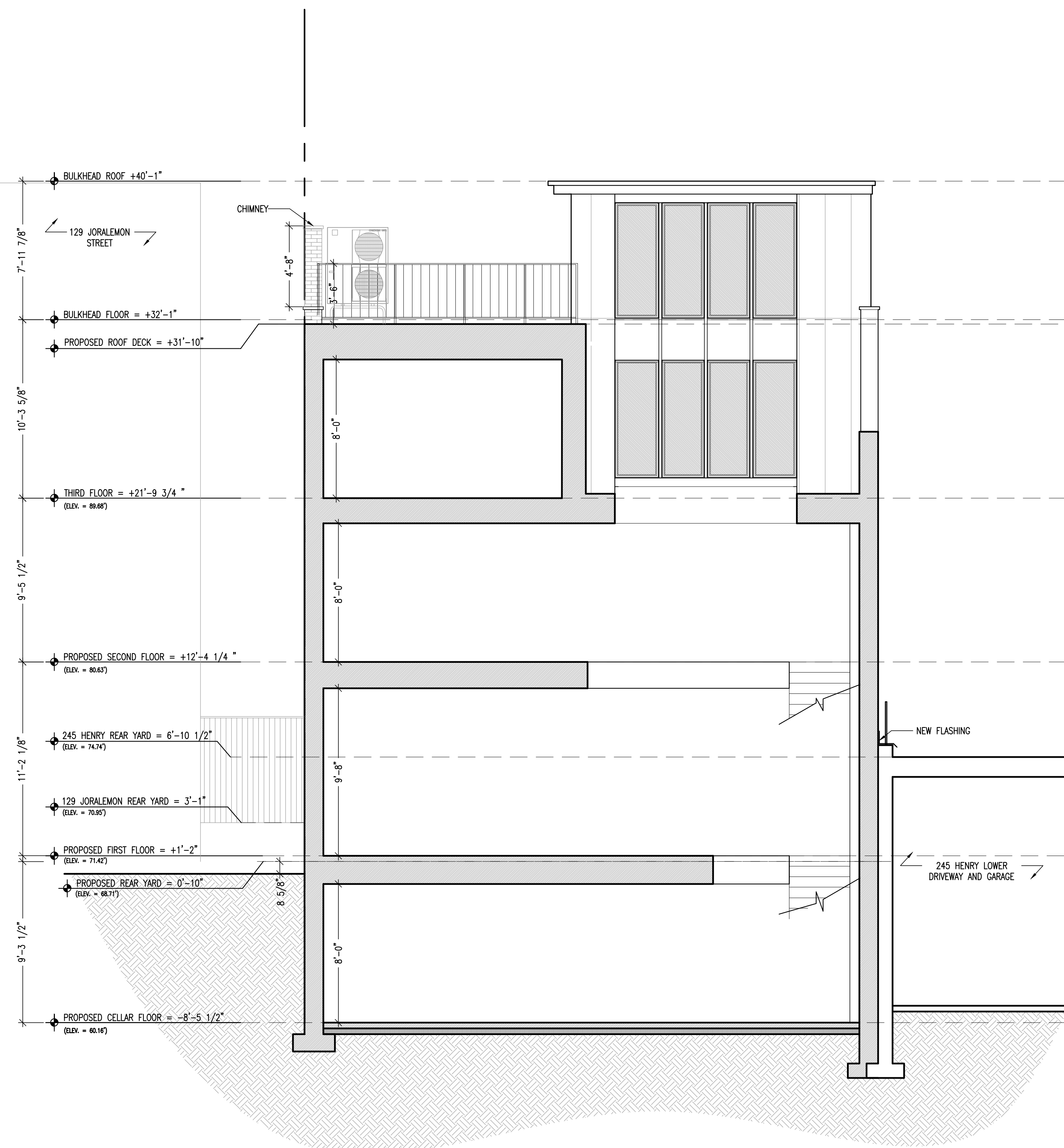
**LPC**  
**A-301**  
PROPOSED  
LONG SECTION

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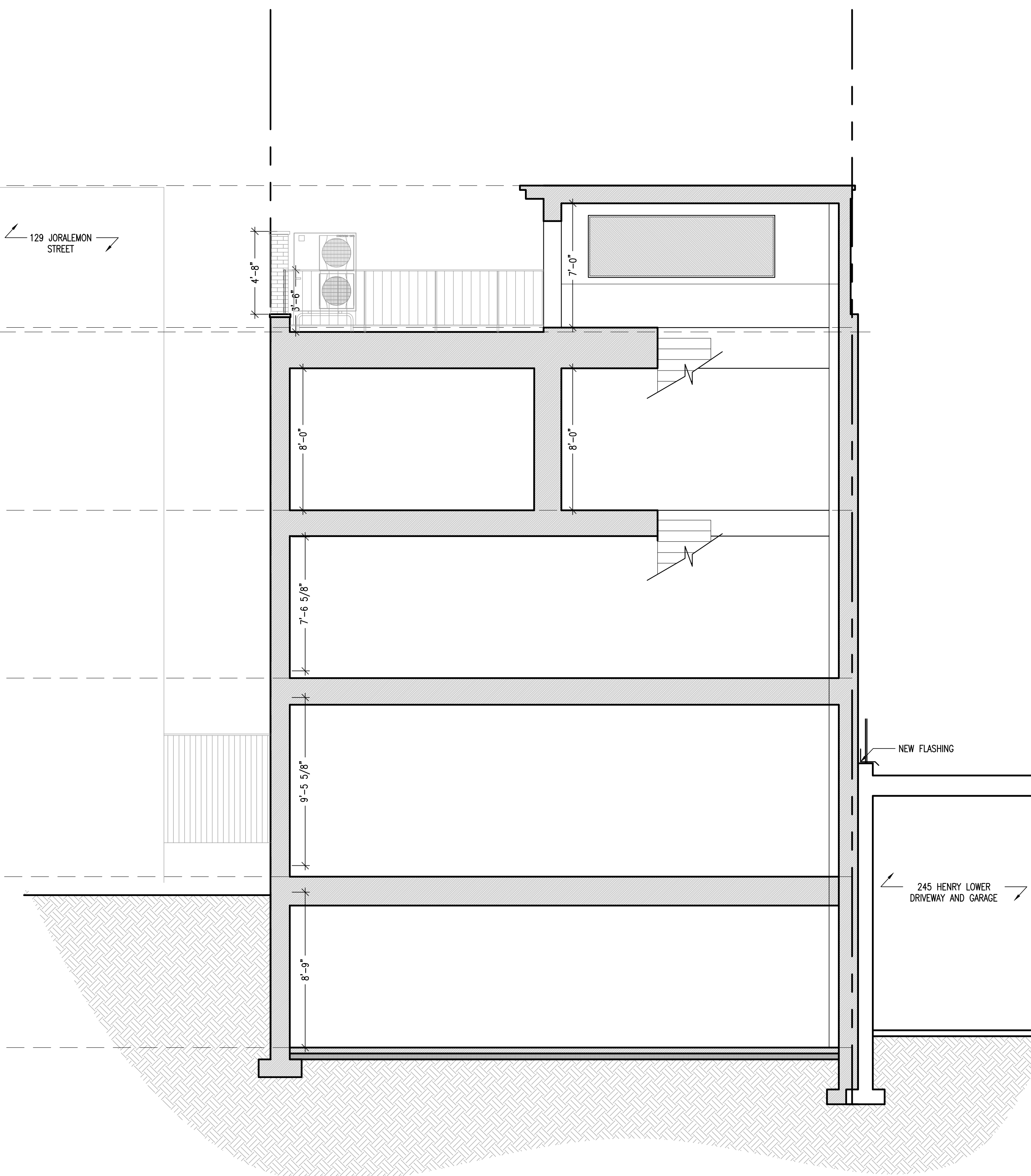
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**LPC**  
**A-302**  
PROPOSED  
SHORT SECTIONS

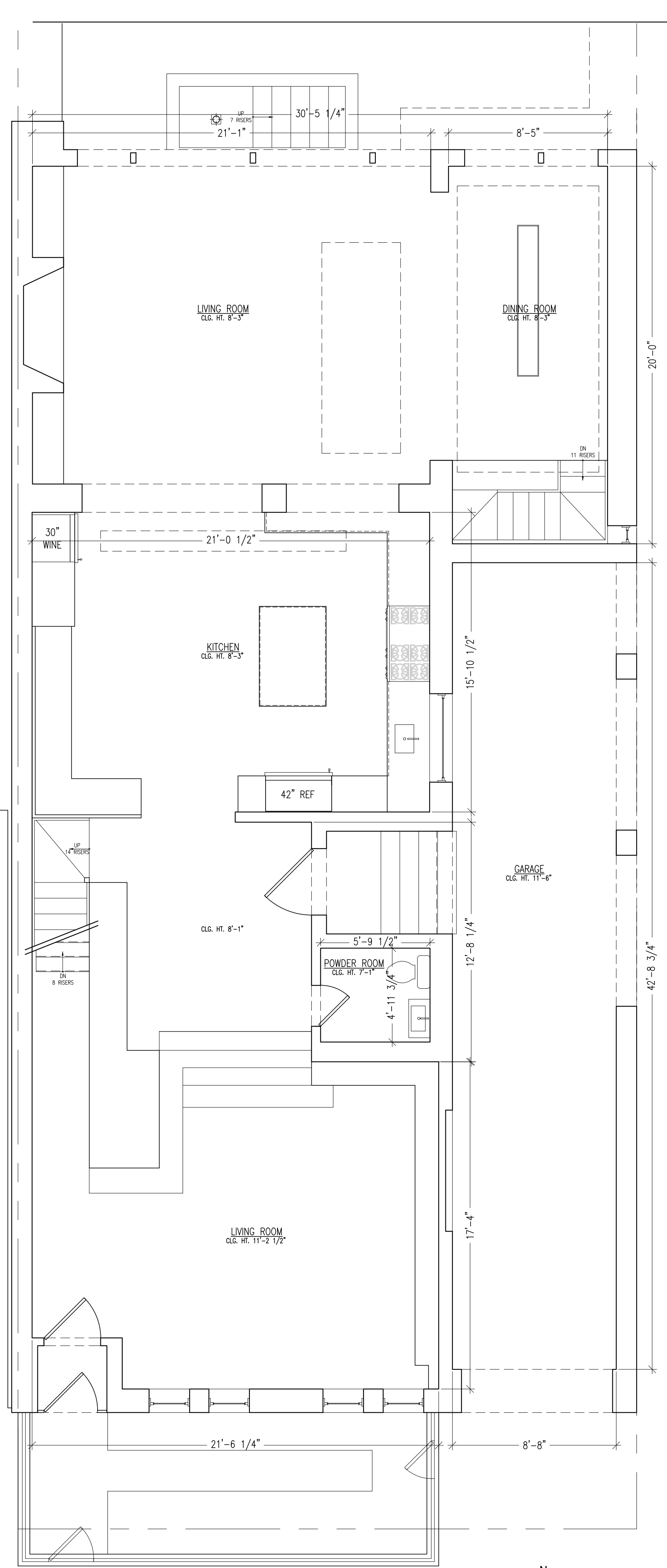


1 PROPOSED SHORT SECTION - THROUGH REAR ADDITIONS  
A-302/ SCALE: 1/4" = 1'-0"

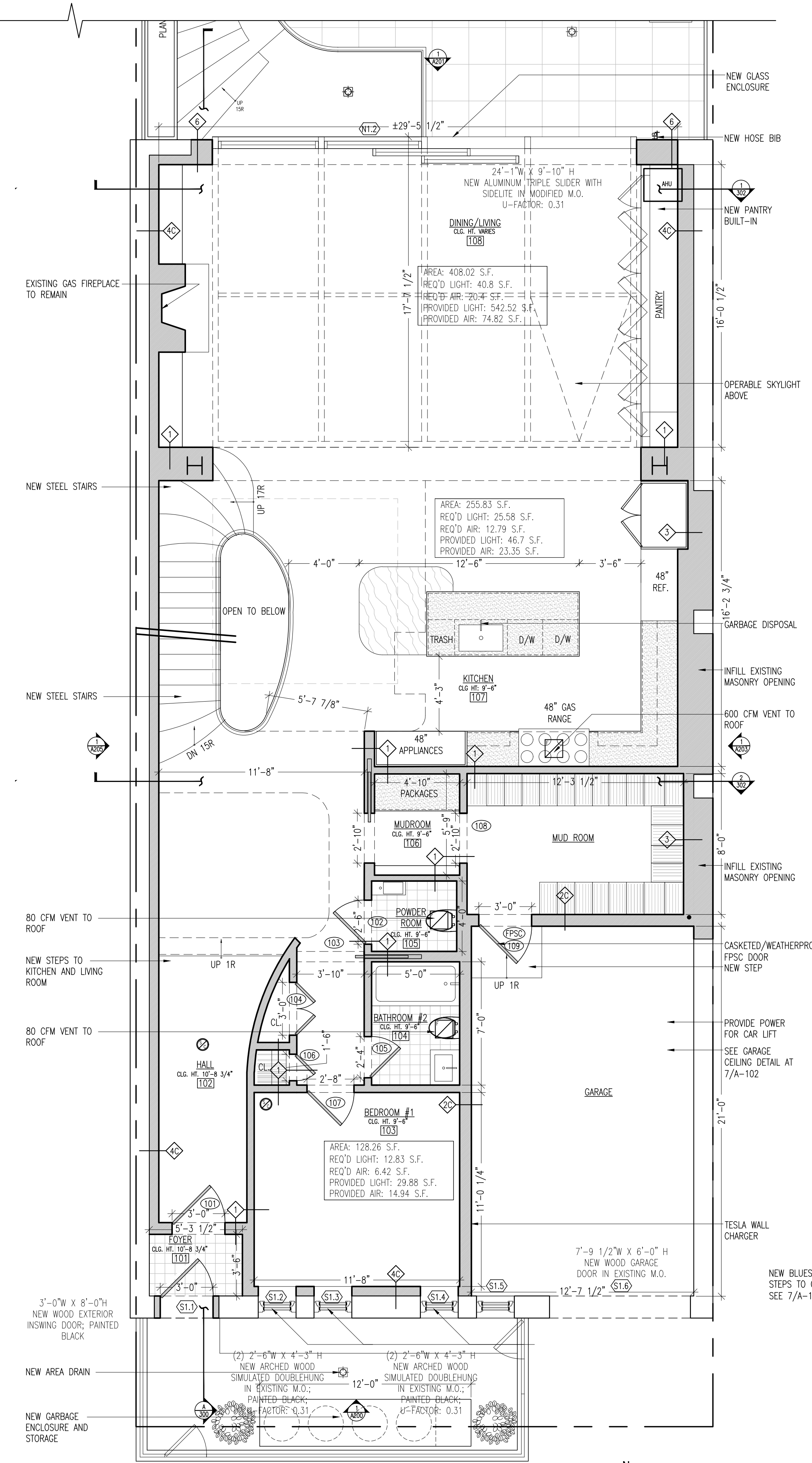


2 PROPOSED SHORT SECTION - THROUGH BULKHEAD  
A-302/ SCALE: 1/4" = 1'-0"

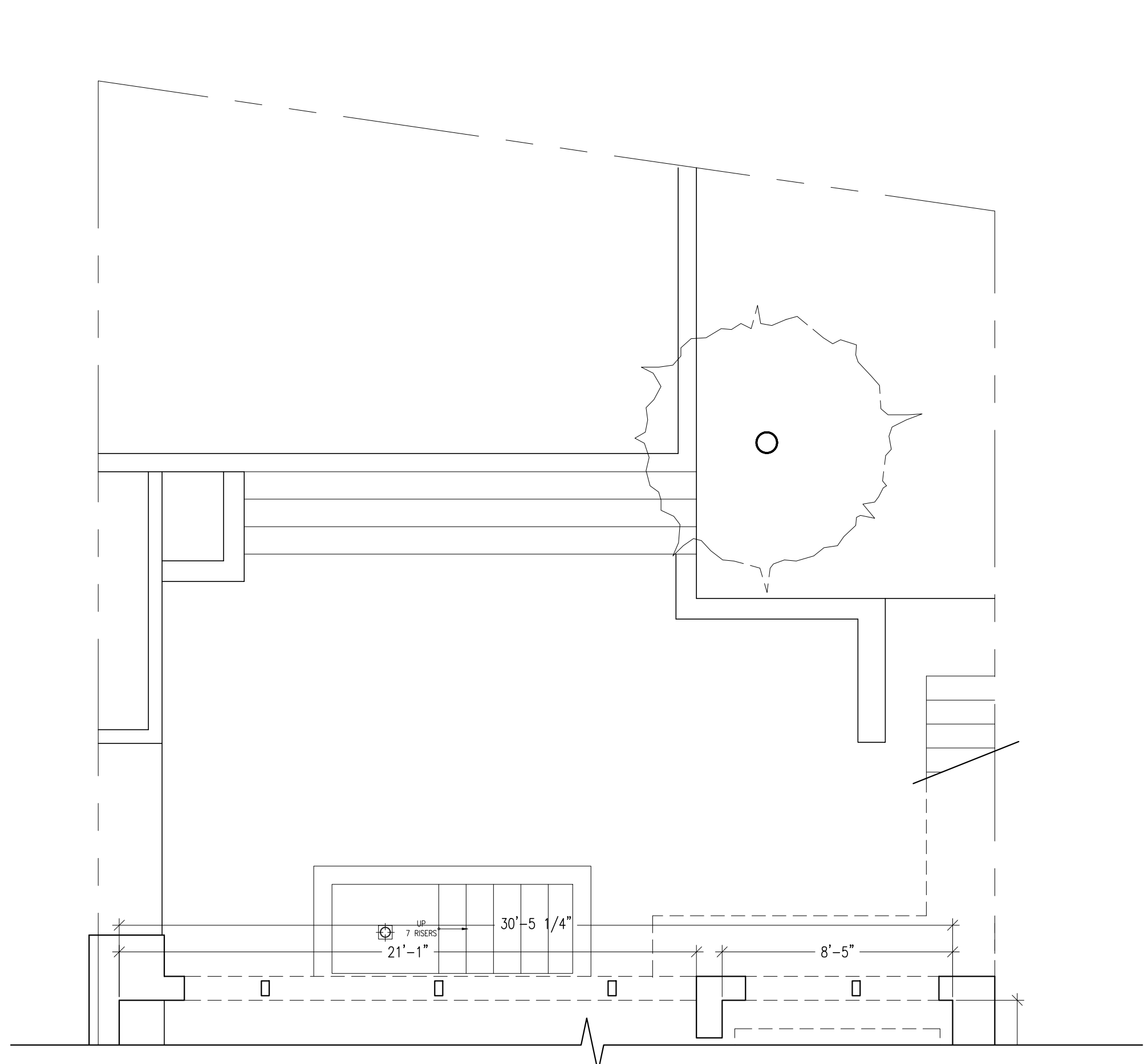




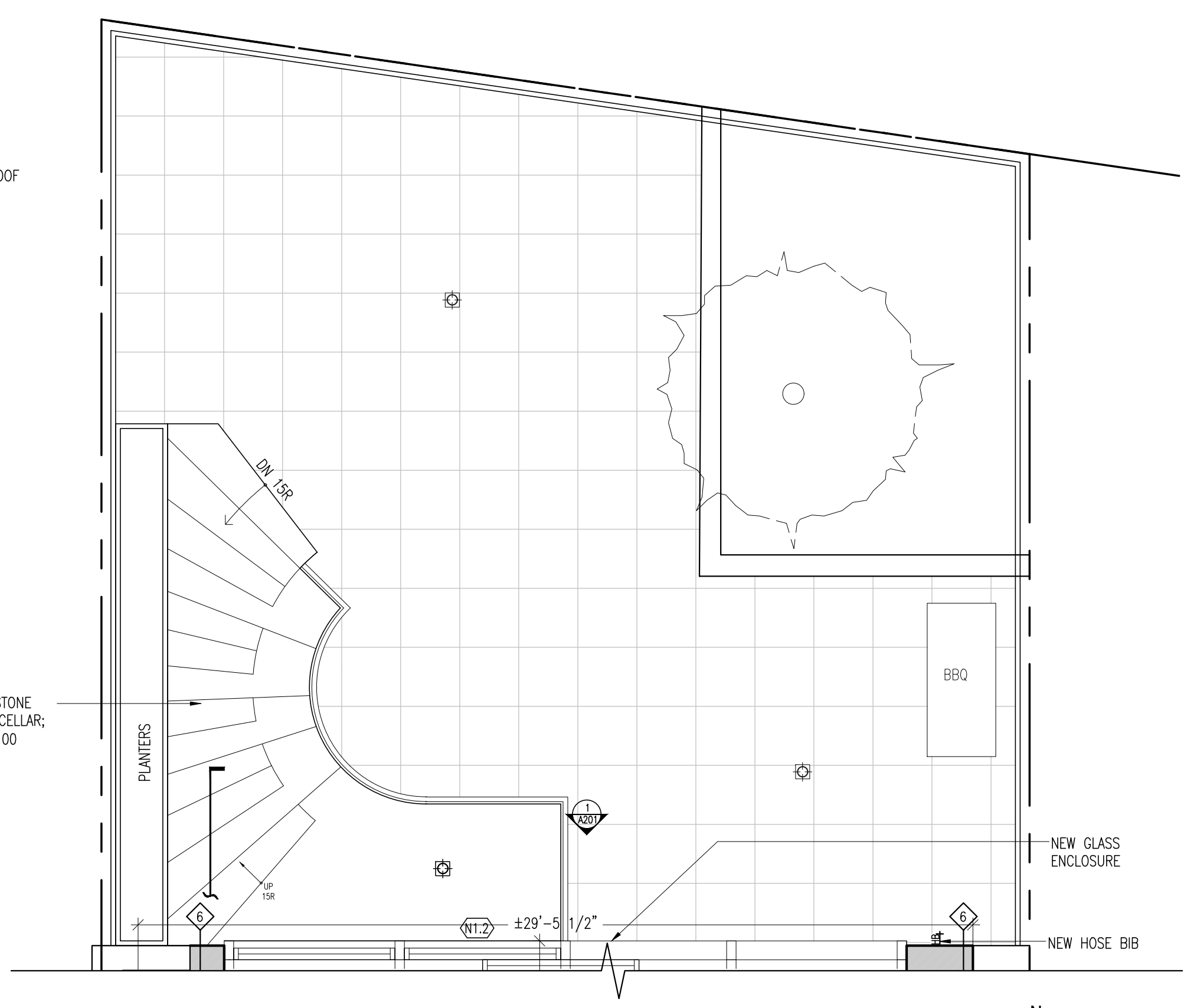
1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



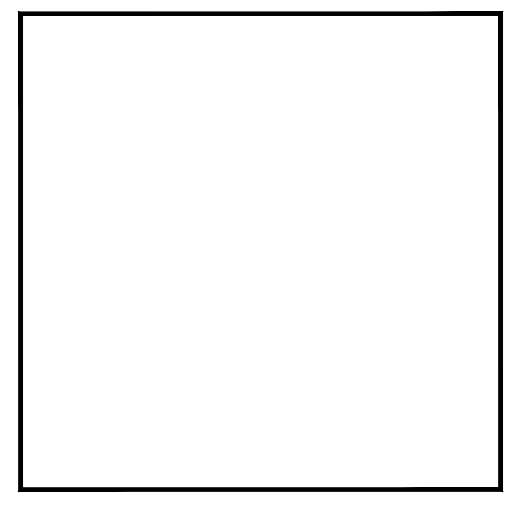
2 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 EXISTING REAR YARD PLAN  
SCALE: 1/4" = 1'-0"



4 PROPOSED REAR YARD PLAN  
SCALE: 1/4" = 1'-0"



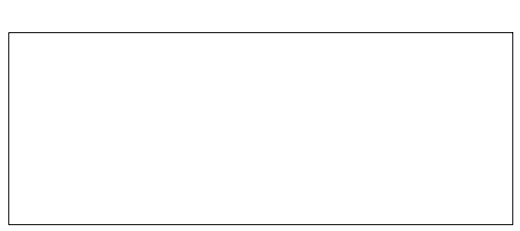
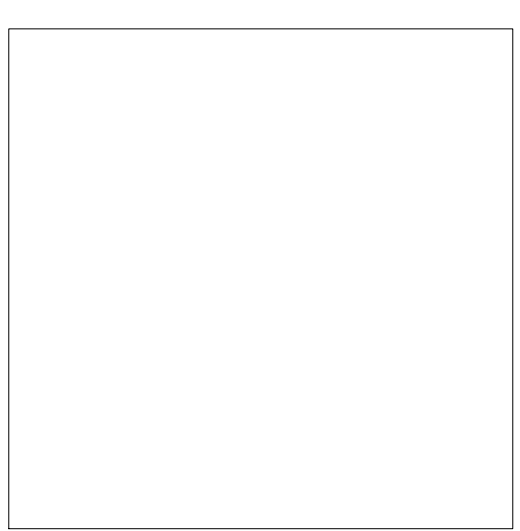
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**LEGEND**

- EXISTING WALL TO REMAIN
- PROPOSED NEW WALL
- EXHAUST FAN, 75CFM UNLESS OTHERWISE NOTED
- CARBON MONOXIDE & SMOKE DETECTOR COMBO, HARDWIRED, INTERCONNECTED, AND I.L.L. LISTED, ASA APP'D, AUDIBLE & VISUAL
- 90 MIN. FIRE PROTECTED SELF CLOSING DOOR
- WALL TYPE ASSEMBLY; SEE DETAILS ON A-102

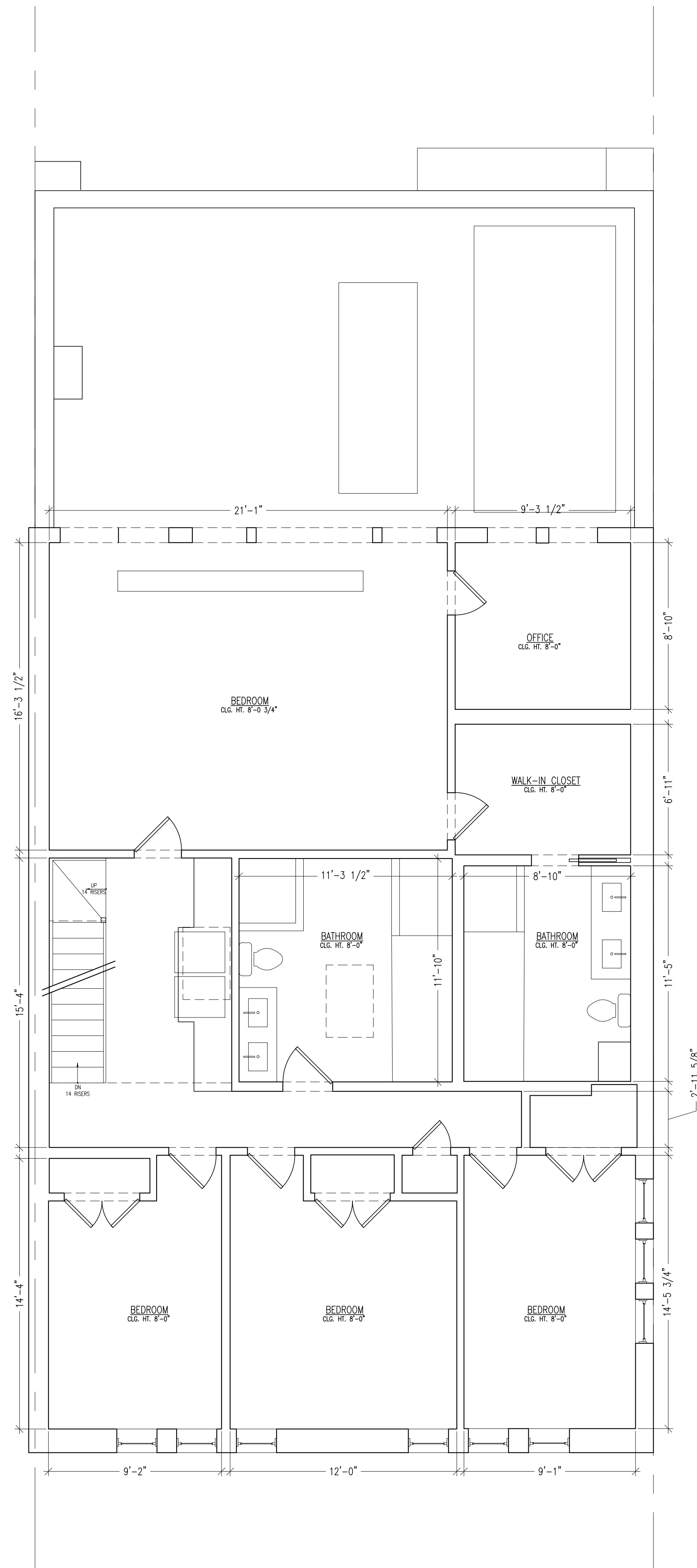
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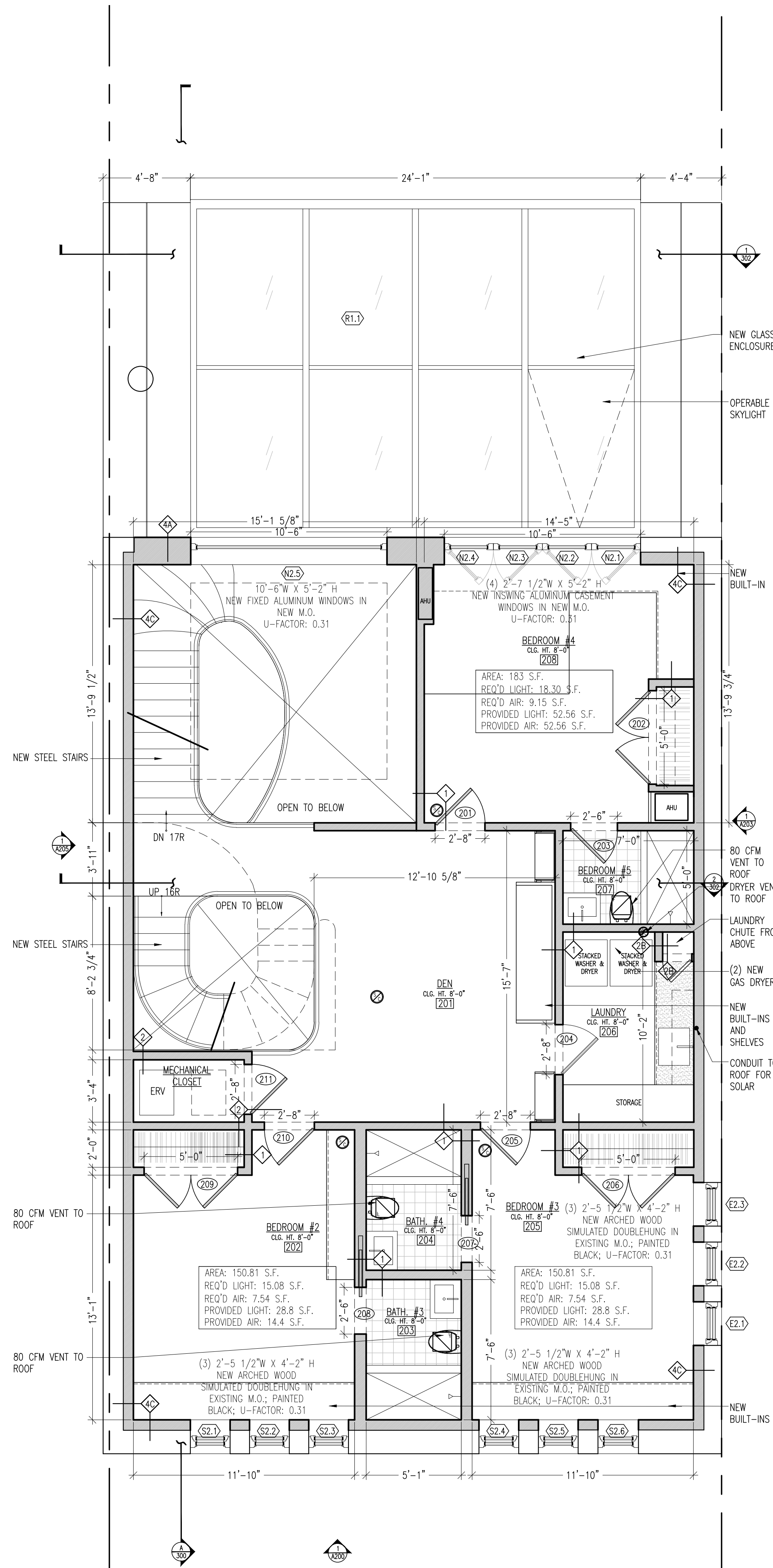
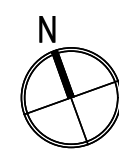
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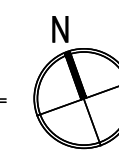
**LPC**  
A-101  
PROPOSED PLANS



1 EXISTING SECOND FLOOR PLAN  
 A-102 SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
 A-102 SCALE: 1/4" = 1'-0"



**LEGEND**

- EXISTING WALL TO REMAIN
- PROPOSED NEW WALL
- EXHAUST FAN, 75CFM UNLESS OTHERWISE NOTED
- CARBON MONOXIDE & SMOKE DETECTOR COMBO, HARDWIRED, INTERCONNECTED, AND ILL LISTED, ASA APP'D, AUDIBLE & VISUAL
- 90 MIN. FIRE PROTECTED SELF CLOSING DOOR
- WALL TYPE ASSEMBLY: SEE DETAILS ON A-102

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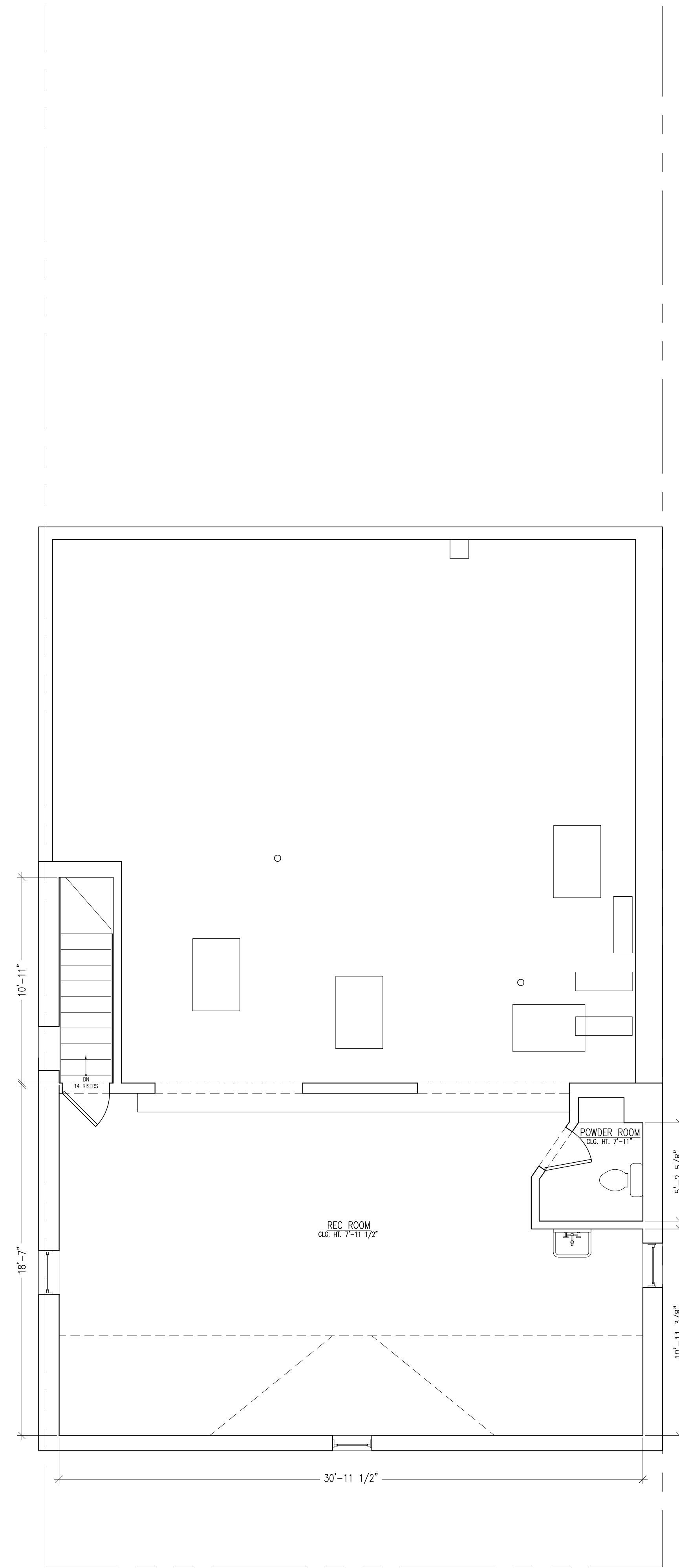
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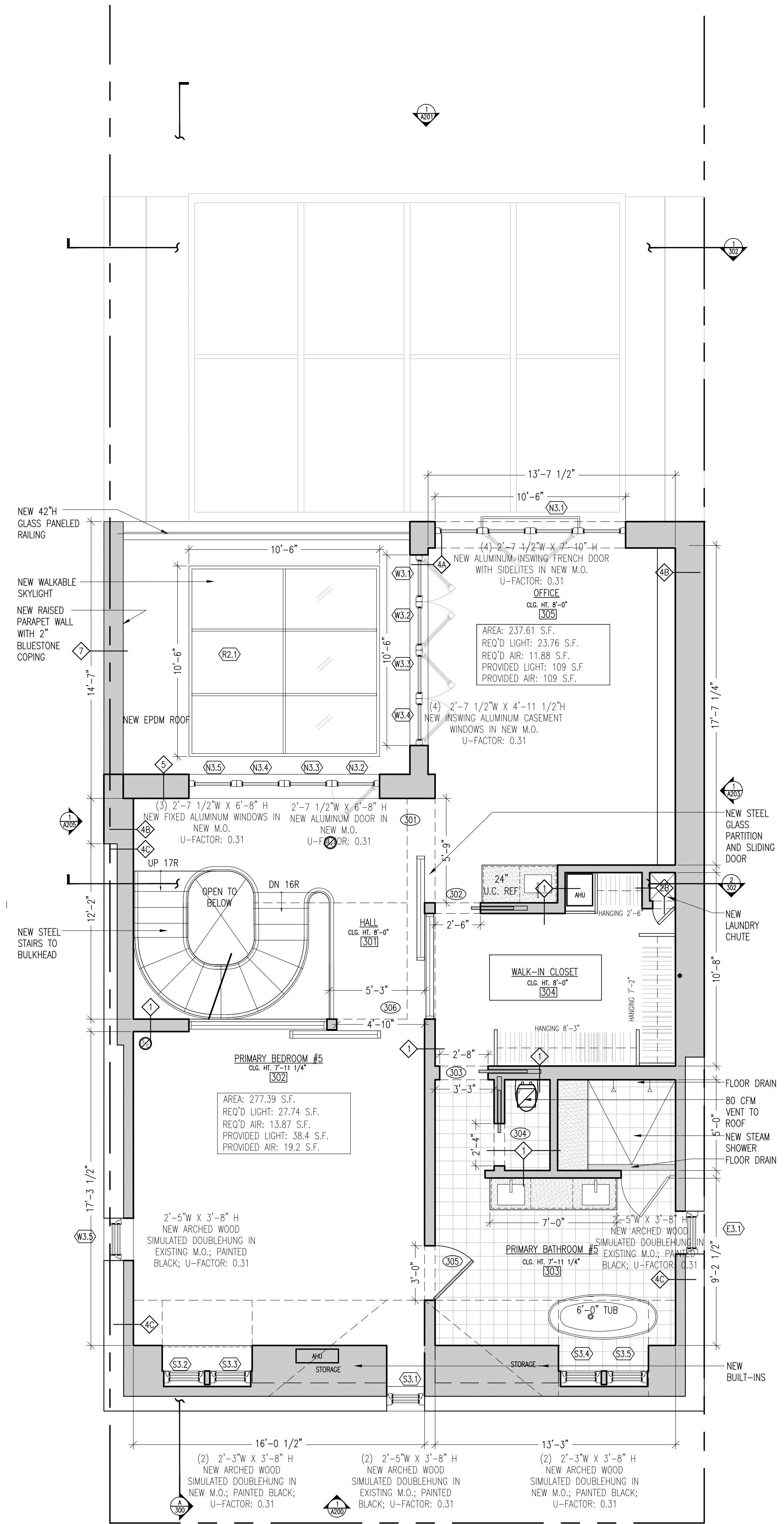
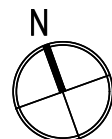
**LPC**  
**A-102**

PROPOSED PLANS

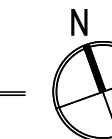




1 EXISTING THIRD FLOOR PLAN  
A-103 SCALE: 1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN  
A-103 SCALE: 1/4" = 1'-0"



**LEGEND**

- EXISTING WALL TO REMAIN
- PROPOSED NEW WALL
- EXHAUST FAN, 75CFM UNLESS OTHERWISE NOTED
- CARBON MONOXIDE & SMOKE DETECTOR COMBO, HARDWIRED, INTERCONNECTED, AND UL LISTED, ASA APP'D, AUDIBLE & VISUAL
- 90 MIN. FIRE PROTECTED SELF CLOSING DOOR
- WALL TYPE ASSEMBLY; SEE DETAILS ON A-102

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**LPC**  
**A-103**

PROPOSED PLANS



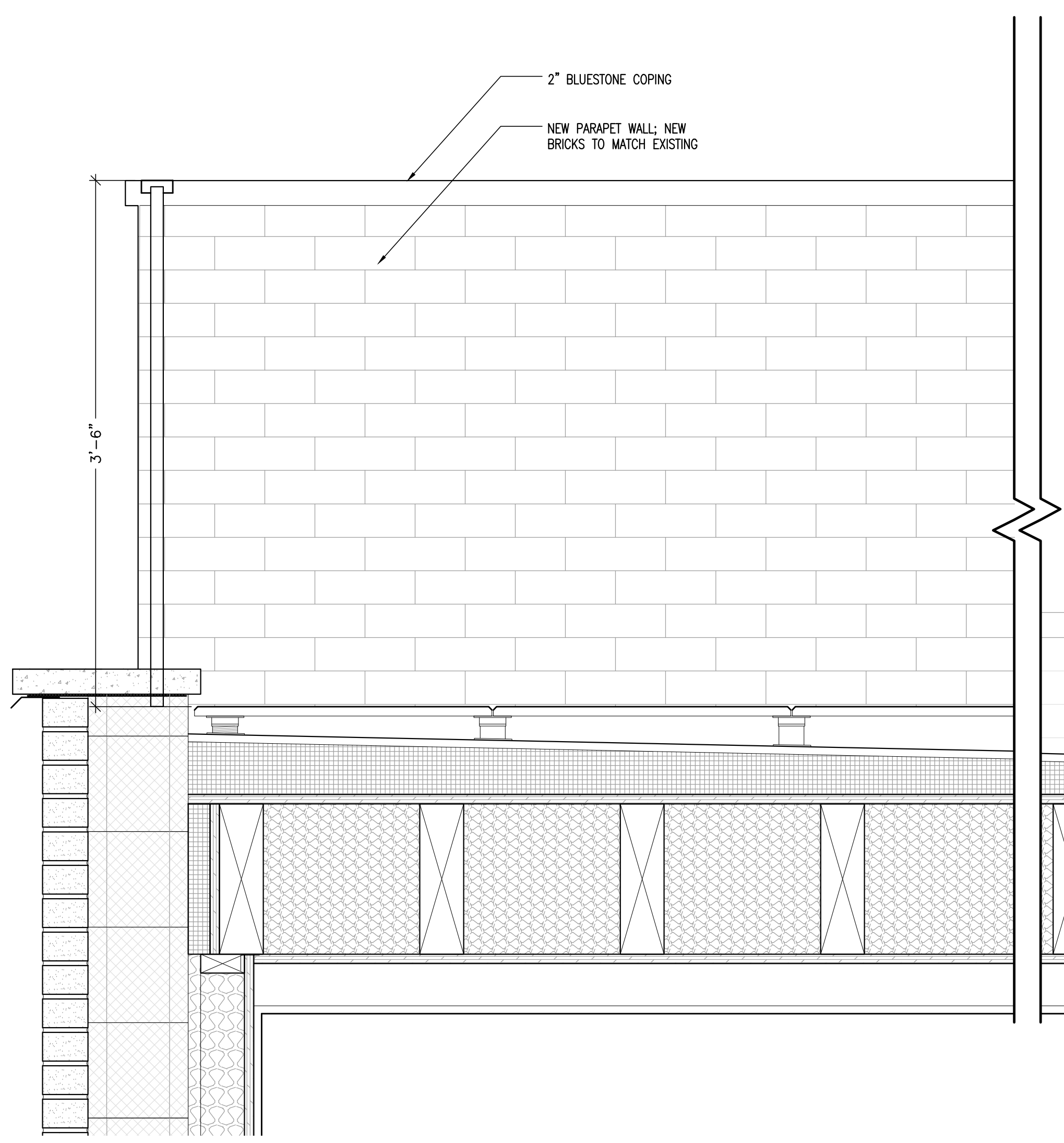
DO NOT SCALE OFF  
OF DRAWINGS

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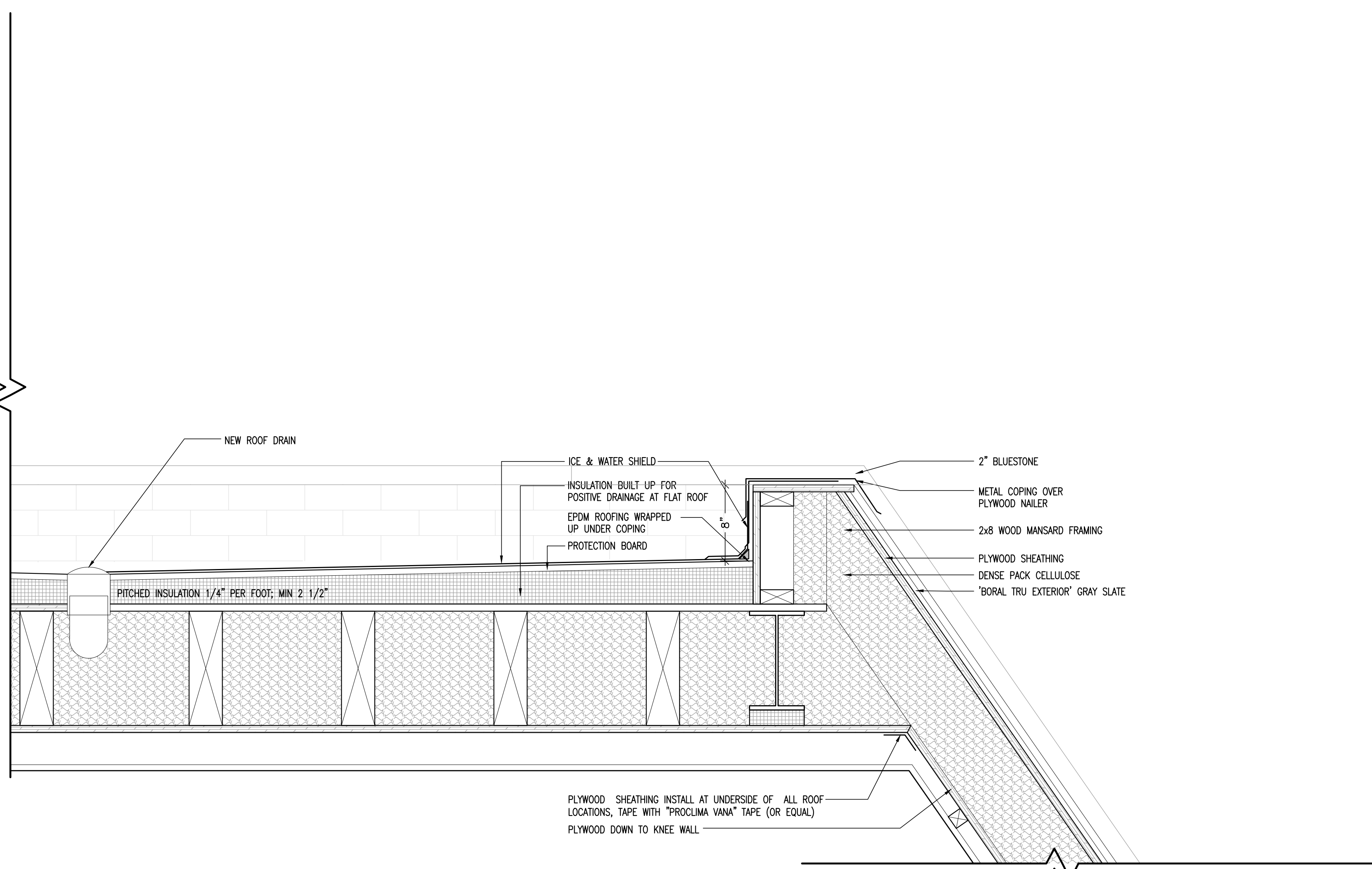
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**LPC**  
**A-500**  
ROOF AND CORNICE  
DETAILS



**1** PROPOSED REAR WALL AND ROOF DETAILS  
SCALE: 1 1/2" = 1'-0"



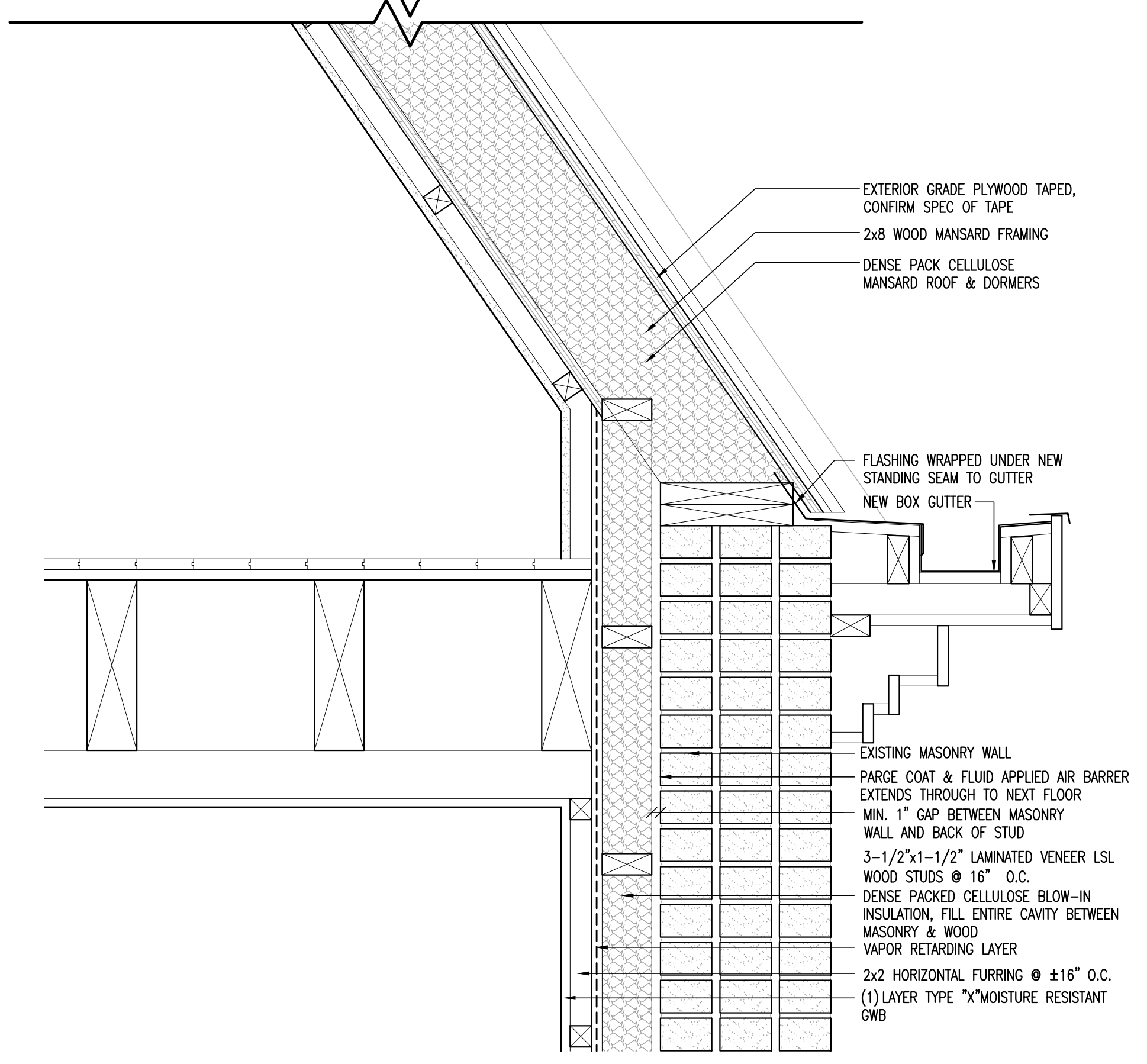
**2** PROPOSED ROOF DETAIL  
SCALE: 1 1/2" = 1'-0"



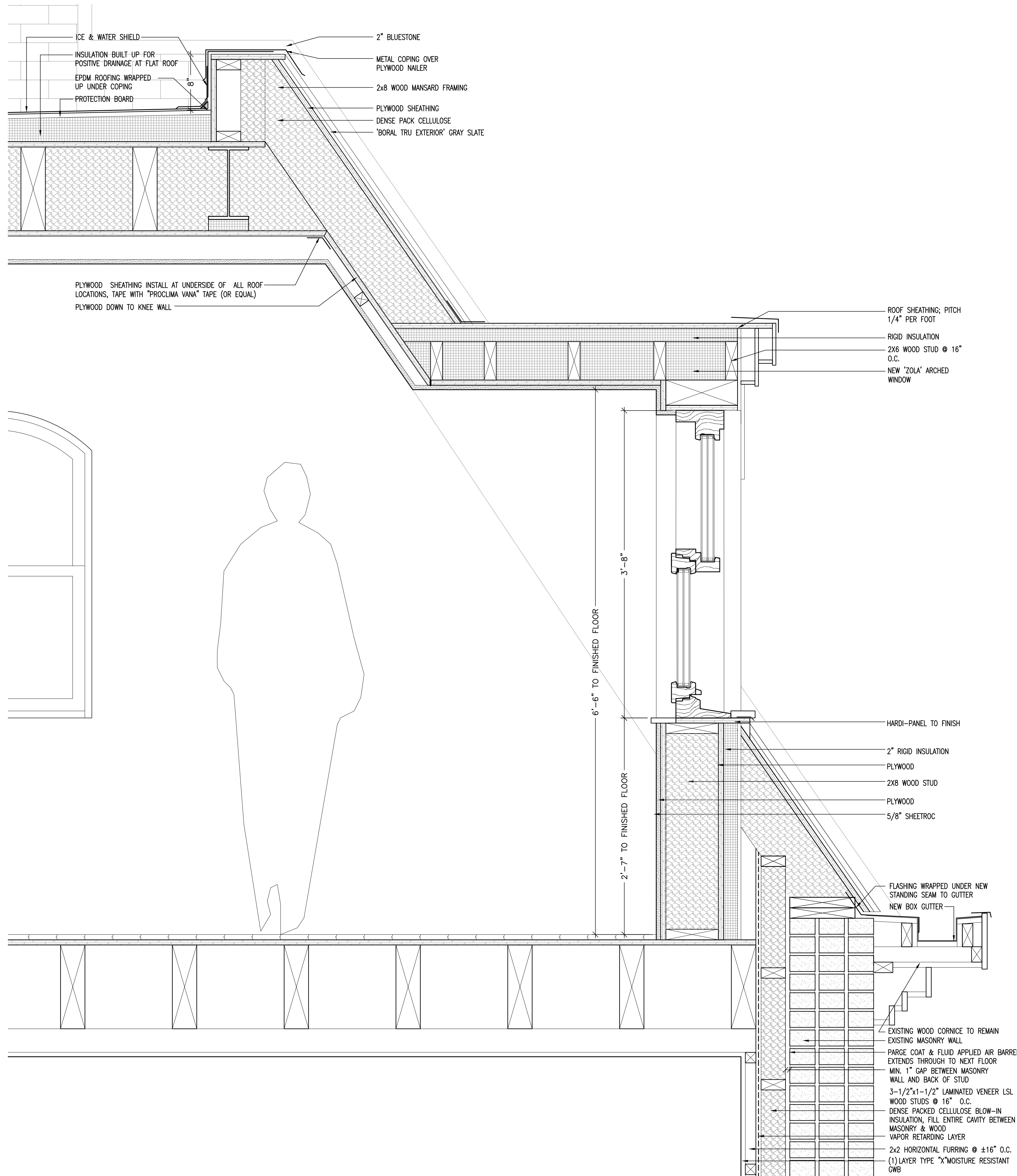
**4** EXISTING FRONT ROOF PHOTO  
SCALE: NOT TO SCALE



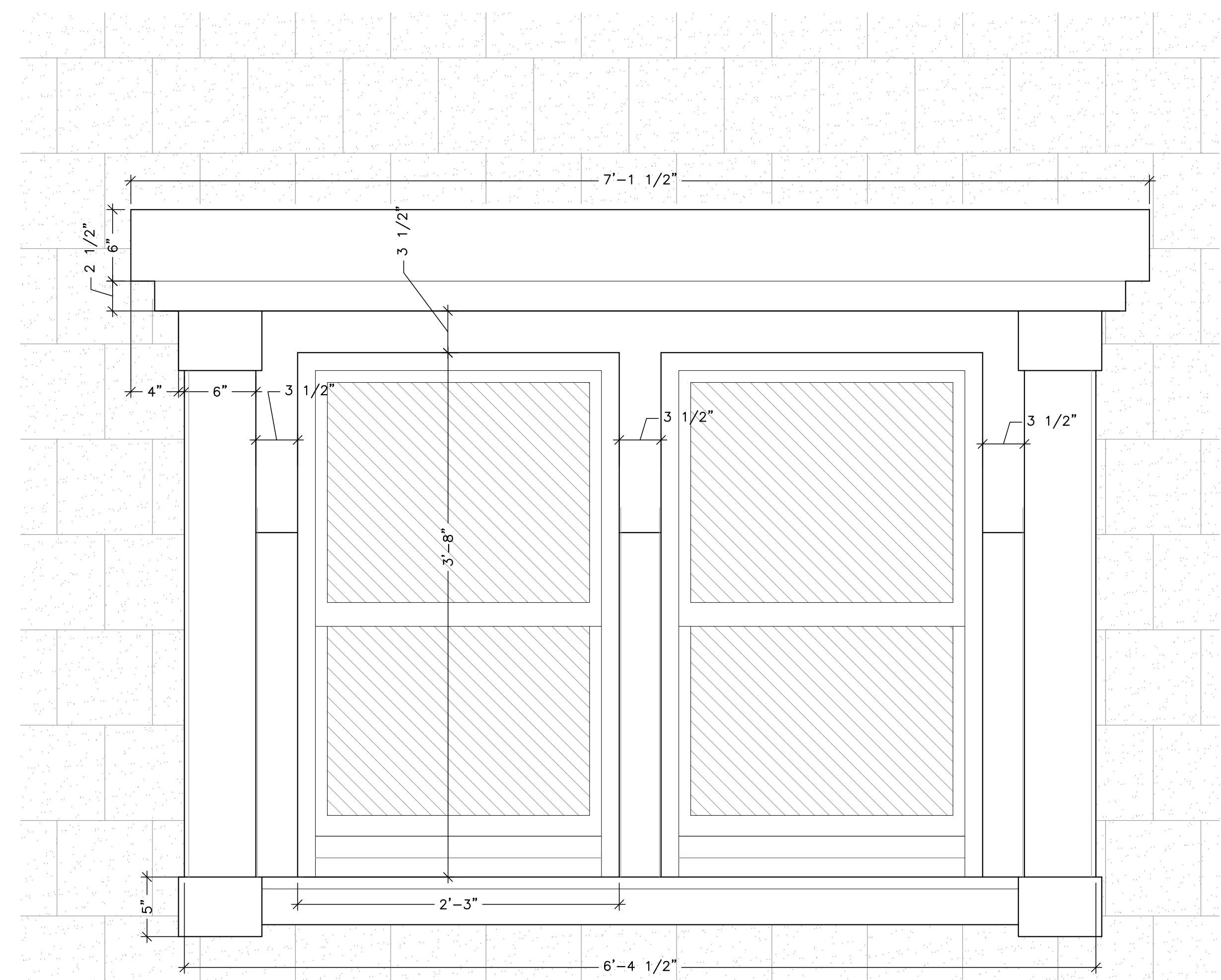
**5** PROPOSED FRONT DORMER AND ROOF  
SCALE: NOT TO SCALE



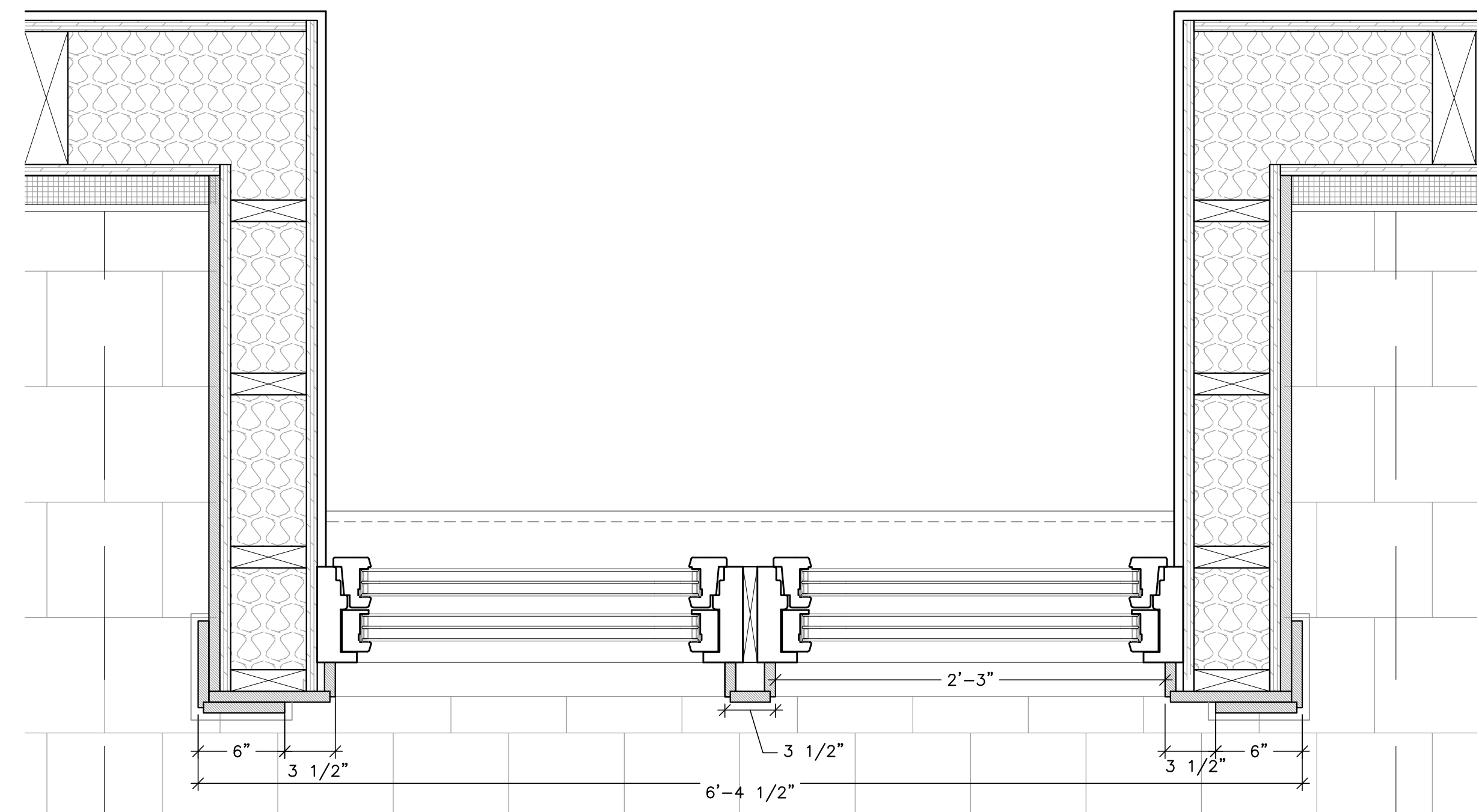
**3** FRONT ROOF AND CORNICE DETAIL  
SCALE: 1 1/2" = 1'-0"



1 PROPOSED DORMER SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



2 PROPOSED DORMER ELEVATION  
SCALE: 1 1/2" = 1'-0"



3 PROPOSED DORMER PLAN DETAIL  
SCALE: 1 1/2" = 1'-0"

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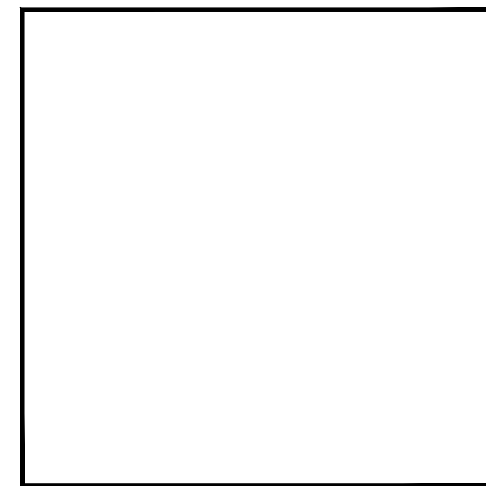
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LPC  
A-501

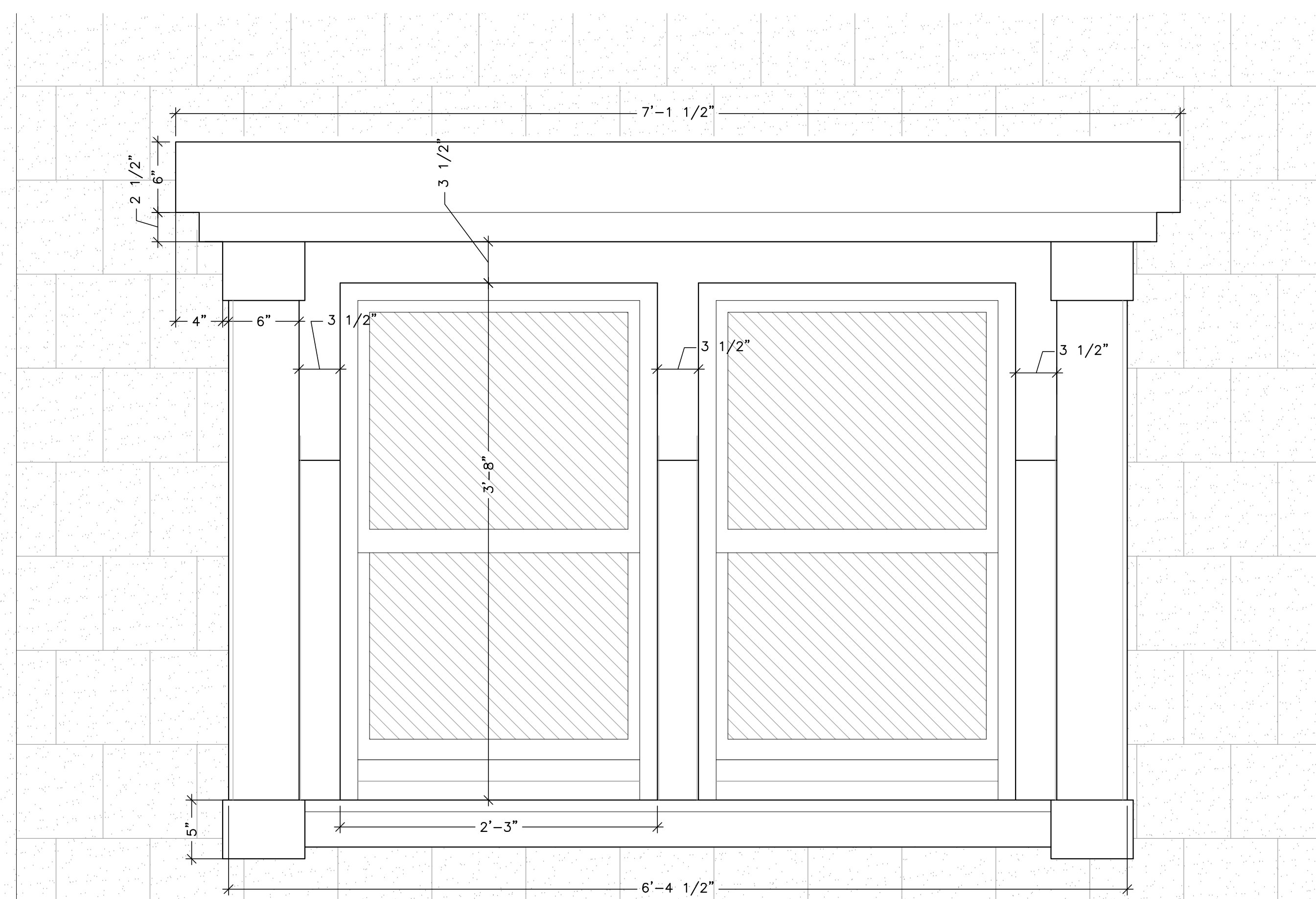
DORMER DETAILS



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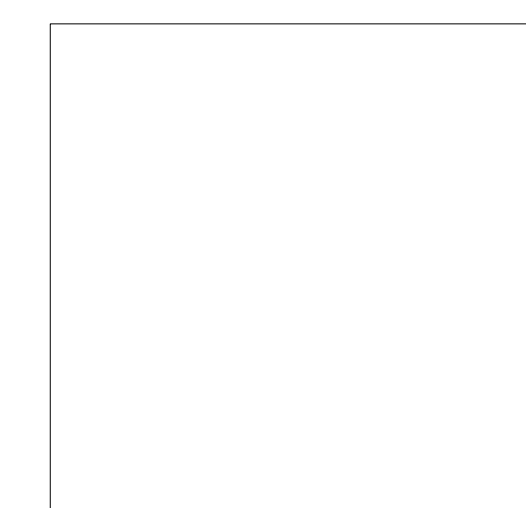
DO NOT SCALE OFF  
OF DRAWINGS



1 PROPOSED DORMER - DETAIL ELEVATION  
SCALE: 1 1/2" = 1'-0"

2 PROPOSED DORMER ELEVATION - RENDERING  
SCALE: 1 1/2" = 1'-0"

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**LPC**  
**A-502**  
DORMER DETAILS

# JORALEMON STREET: NEIGHBORING PRECEDENTS



93 JORALEMON STREET



111 JORALEMON STREET

113 JORALEMON STREET

1 DORMER PRECEDENTS ALONG JORALEMON STREET  
LPC-9 SCALE: N.T.S.



43 WILLOW PL



21 WILLOW PL

B DORMER PRECEDENTS ALONG WILLOW PLACE  
LPC-9 SCALE: N.T.S.



54 GARDEN PL

52 GARDEN PL



46 GARDEN PL



44 GARDEN PL

C DORMER PRECEDENTS ALONG GARDEN PLACE  
LPC-9 SCALE: N.T.S.

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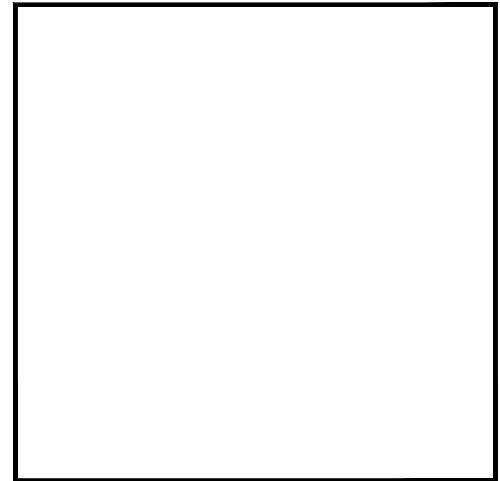
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LPC-09

DORMER PRECEDENTS

# JORALEMON STREET: NEIGHBORING PRECEDENTS



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48 GARDEN PL



33 GARDEN PL

A  
LPC10 DORMER PRECEDENTS ALONG GARDEN PLACE  
SCALE: N.T.S.



31 SIDNEY PL



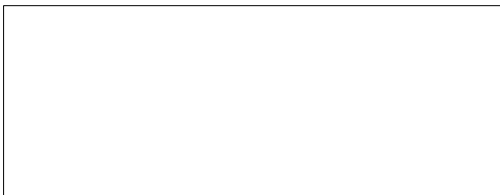
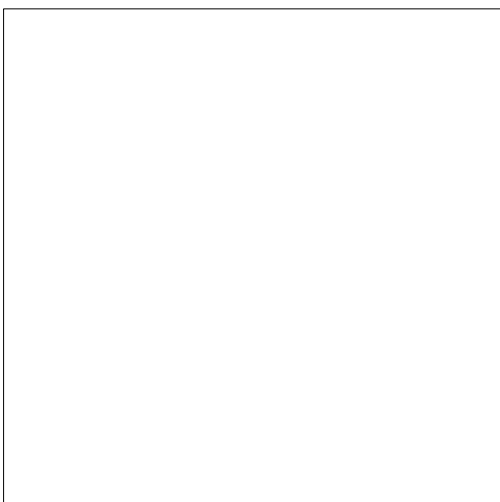
33 SIDNEY



47 SIDNEY

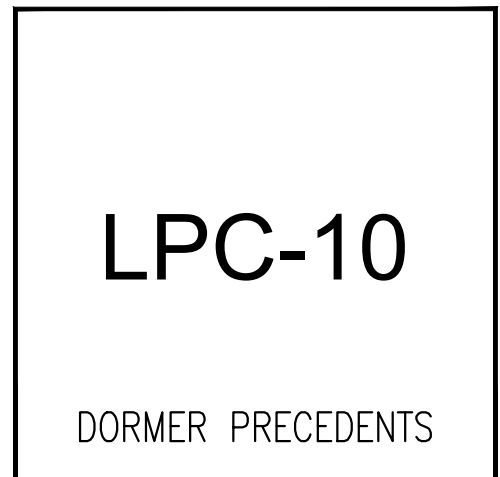
B  
LPC10 DORMER PRECEDENTS ALONG SIDNEY PLACE  
SCALE: N.T.S.

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LPC-10

DORMER PRECEDENTS

The current proposal is:

Preservation Department – Item 3, LPC-22-02031

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