



CCD1: Construction Code Determination Form

Must be typewritten.



1 Location Information *Required for all requests on filed applications.*

House No(s) 1536

Street Name kennelworth place

Borough BRONX

Block 5412

Lot 73

BIN 2075828

CB No. 210

2 Applicant Information *Required for all requests on filed applications.*

Last Name Longo

First Name Gino

Middle Initial O

Business Name Gino O. Longo, RA

Business Telephone (718) 445-5663

Business Address 129-20 20th Avenue

Business Fax (718) 445-7506

City College Point

State NY

Zip 11356

Mobile Telephone

E-Mail longoaia@aol.com

License Number 024104

License Type ☐ P.E. ☒ R.A.

DOB PENS ID # (if available) L81784-5

3 Attendee Information *Required if different from Applicant in section 2 or no Applicant.*

Relationship to the property: ☐ Filing Representative ☐ Attorney ☐ Other:

Last Name

First Name

Middle Initial

Business Name

Business Telephone

Business Address

Business Fax

City

State

Zip

Mobile Telephone

E-Mail

License/Registration # (if P.E./R.A./Attorney)

DOB PENS ID # (if available)

4 Nature of Request *Required for all requests. Only one request may be submitted per form.*

Note: Do not use this form for Zoning Resolution determination requests - use ZRD1 form

Determination request issued to: ☒ Borough Commissioner's Office ☐ Technical Affairs

Job associated with this request? ☒ Yes (provide job#/doc#/examiner name below) ☐ No

Job Number: 220015463 Document Number: 01 Examiner: Javier

Has this request been previously denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☒ No

Indicate total number of pages submitted with this request, including attachments: (attachment may not be larger than 11" x 17")

Construction Code (if applicable): ☐ 2008 Code ☒ 1968 Code ☐ Prior to 1968 Code

Indicate relevant code section(s), rule(s), etc: HMC 27-2087- Occupancy of cellars in one & two family dwellings.

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any):

☐ Borough Commissioner ☐ Code & Zoning Specialist ☐ General Counsel's Office
☐ Deputy Borough Commissioner ☐ Chief Plan Examiner ☐ Other:

ADMINISTRATIVE USE ONLY		
Reference #	Appointment date:	Appointment time:
Appointment Scheduled With:	Following DENIAL OF 11/6/09, UPDATED DWGS WERE REEVALUATED.	
Comments:	LAST REVISION REVIEWED IN THE 11/16/09 DETERMINATION MEETING WAS OK-ED AS ATTACHED.	
Reviewed By:	Date 11/18/09	Time: 2:45

7576
1/12



CCD1: Construction Code Determination Form

Must be typewritten.

1 Location Information *Required for all requests on filed applications.*

House No(s) 1536

Street Name kennelworth place

Borough BRONX

Block 5412

Lot 73

BIN 2073828

CB No.

2210

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Last Name Longo

First Name Gino

Middle Initial O

Business Name Gino O. Longo, RA

Business Telephone (718) 445-5663

Business Address 129-20 20th Avenue

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City College Point

State NY

Zip 11356

Mobile Telephone

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License Number 024104

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Job Number: 220015463

Document Number: 01

Examiner: Javier

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☐ Borough Commissioner

☐ Code & Zoning Specialist

☐ General Counsel's Office

☐ Deputy Borough Commissioner

☐ Chief Plan Examiner

☐ Other:

ADMINISTRATIVE USE ONLY

Reference #: 7576

Appointment date:

Appointment time:

Appointment Scheduled With:

Comments: REV. IN THE 10/13/09 DET. MTC, APPNT W/ PA 10/22/09, REVISED LAYOUT REV. IN THE 11/05/09 DETERM. MTC

Reviewed By: [Signature]

Date

11/6/09

Time:

1:00

E2M

Patricia Aldea, RA
Code and Zoning Specialist

6/09

7576 - 1/12

5	Description of Request (additional space is available on page 3)
This is a request for: ☐ Interpretation or clarification ☒ Variation of Building Code or Rules per § 28-103.3 (please state in detail the practical difficulty that is specific to this project, and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2)) ☐ Variation of Multiple Dwelling Law (MDL) § 277.16 for Article 7B Buildings (please state in detail the practical difficulty that is specific to this project and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2)) <u>Note:</u> Variations of any other MDL provisions must be filed with the Board of Standards and Appeals (BSA) per MDL § 310.	

Please itemize all attachments, including plans/sketches, submitted with this form. If this is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the objection sheet.

Respectfully request reconsideration to objection # 9, stating that proposed dwelling unit at cellar is contrary to HMC 27-2087.

As HMC 27-2087, no rooms in cellars may be occupied, but in this case, the adjoining grade adjacent to the HABITABLE ROOMS at the cellar level are at or below the cellar floor level. Although by definition this floor level is a cellar, it's physical characteristics make it a habitable space. The ENTIRE cellar floor level has been included as floor area as per ZR12-10 definition of floor area for cellars used as habitable space. No light and air will be credited from any windows within twenty-five feet of the street line (as per definition of a Basement). All habitable rooms shall have comply with the requirements for light and air.

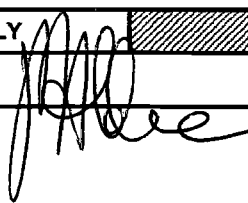
Also, by considering the cellar as floor area, this will limit the amount of floor area for any future development and any possibility of illegally occupying this nice cellar space.

As presented DENIED

THE LAYOUT COULD BE IN GENERAL ACCEPTABLE FOR DEEMING THE CELLAR A BASEMENT PROVIDED THAT THE FOLLOWING ARE MET:

- LOWER LEVEL APARTMENT HAS A LIVING ROOM OF MIN. 150 SF PER HMC 27-2074(a)
- HEIGHT OF LOWER LEVEL COMPLIES TO 27-731
- L & A COMPLIES WITH 27-734,
- NEW BOILER ROOM IS SEPARATED FROM THE LAUNDRY ROOM AND THEIR SIZE IS PROPORTIONAL TO THE USE.
- ZONING CALCS FOR FA. VERIFIED SEPARATELY BY PLAN EXAMINER.

Note: Buildings Department Determination will be issued on the CCD1 Response Form

ADMINISTRATIVE USE ONLY		
Reviewed By: 	Date: 11/6/09	Time: 1:00

6/09

Patricia Aldea, RA
Code and Zoning Specialist

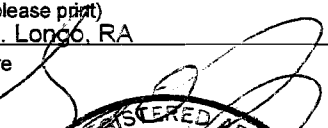
7576-2/12

6 Description of Request (use this section if additional space is required for description)

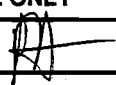
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7 Statements and Signature Required for all requests

I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.

Name (please print) Gino O. Longo, RA	
Signature 	Date 10-29-09
	
P.E. / R.A. Seal (apply seal, then sign and date over seal - not required for Attorneys or unfilled applications)	

ADMINISTRATIVE USE ONLY

Reviewed By: 

Date: 11/6/09

Time: 1:00

Patricia Aldea, RA
Code and Zoning Specialist

6/09

756-3/12

5	Description of Request (additional space is available on page 3)
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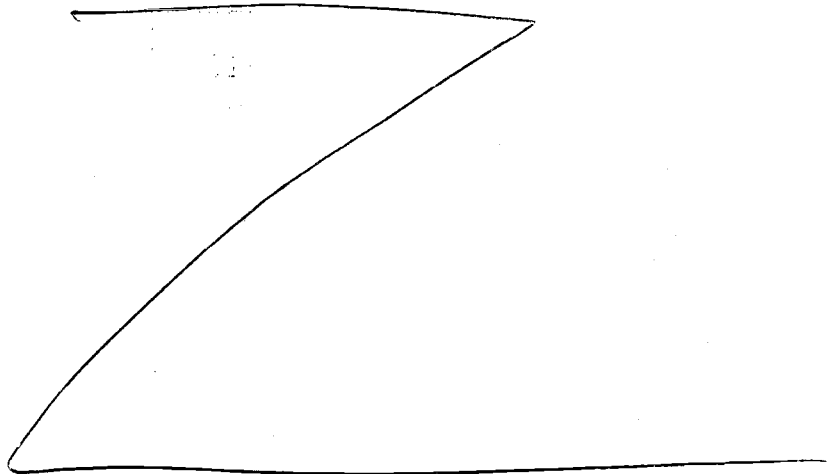
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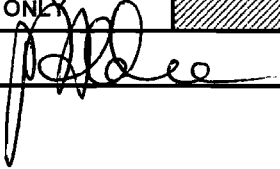
As HMC 27-2087, no rooms in cellars may be occupied, but in this case, the adjoining grade adjacent to the HABITABLE ROOMS at the cellar level are at or below the cellar floor level. Although by definition this floor level is a cellar, it's physical characteristics make it a habitable space. The ENTIRE cellar floor level has been included as floor area as per ZR12-10 definition of floor area for cellars used as habitable space. No light and air will be credited from any windows within twenty-five feet of the street line (as per definition of a Basement). All habitable rooms shall have comply with the requirements for light and air.

Also, by considering the cellar as floor area, this will limit the amount of floor area for any future development and any possibility of illegally occupying this nice cellar space.

Lower level has a living room 150 sf as per 27-2074(a). The height of the ^{CELLAR}basement is 7'-4" in compliance with BC 27-731, for one family dwelling built prior to 1982. All habitable rooms comply with 27-734 for light and air.

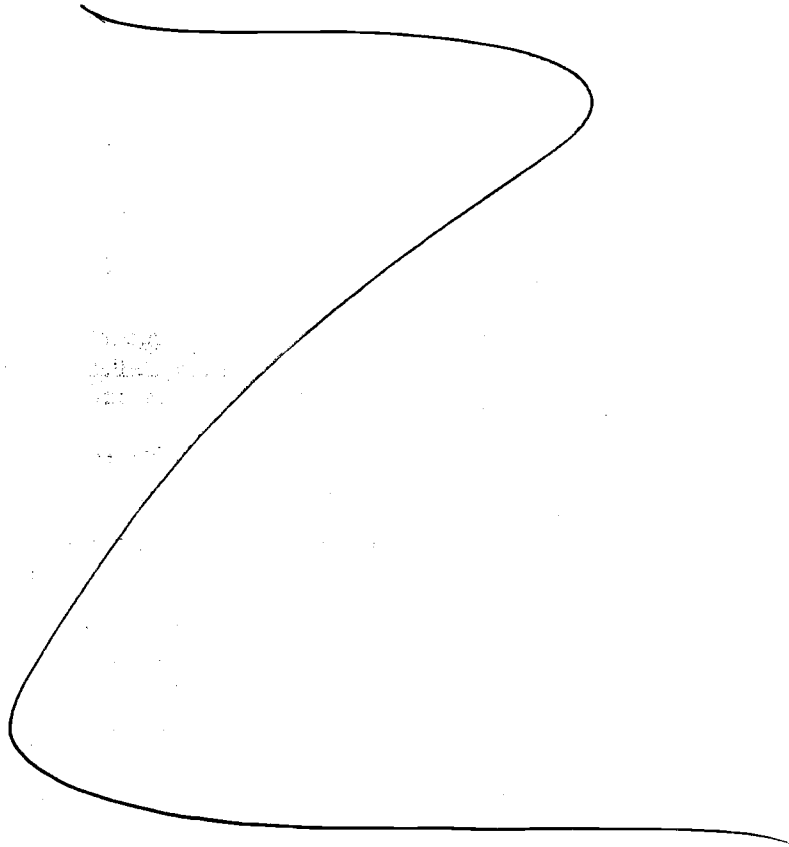


Note: Buildings Department Determination will be issued on the CCD1 Response Form

ADMINISTRATIVE USE ONLY			
Reviewed By: 	Date: 11/18/09	Time: 2:45	

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2/12

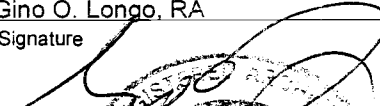
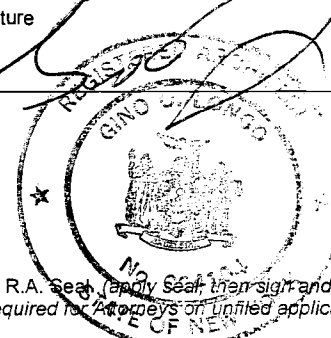
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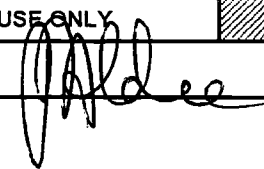


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Name (please print) Gino O. Longo, RA	
Signature 	Date 10-29-09
	
P.E. / R.A. Seal (apply Seal then sign and date over seal - not required for Attorneys on Unfiled applications)	

ADMINISTRATIVE USE ONLY		
Reviewed By: 	Date: 11/18/09	Time: 2:45

7526 6/09
3/12

ZRD1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 1536

Street Name Kennelworth Place

Borough Bronx

Block 5412

Lot 73

BIN 2075828

Job No. 220015463

DETERMINATION (To be completed by a Buildings Department official)

Request has been: ☒ Approved ☐ Denied ☐ Approved with conditions

Follow-up appointment required? ☐ Yes ☒ No

Primary Zoning Resolution or Code Section(s): HMC 27-2087, 27-232 definitions for cellar and adjoining grade elevation

Other secondary Zoning Resolution or Code Section(s):

Comments:

In reference to the curb level elevation the lower level is a cellar, and the house is not located at least 25 ft from the street line at every point. However the adjoining grade elevation 25 ft from the street line defines it to be a basement or even a first floor. The cellar will remain listed on the CO but for floor area and habitable rooms purposes it will be deemed a basement.

Although the HMC 27-2087 does not allow habitable rooms in cellars for 1 & 2 family houses, only for MDU under certain conditions, for this case only, based on the special site conditions, it is acceptable to convert from 1 to 2 family residence and to place one of the dwelling units in the cellar, with a minimum 30 ft adequate adjacent space by all the legally requiring windows (as required per 27-733 for MDU, but not for 1 & 2 family). The layout should match the attached plan.

Name of Authorized Reviewer (please print): Patricia Aldea, RA

Title (please print): Code & Zoning Specialist

Authorized Signature:

Date: 11/18/2009

Time: 14:45

Issuers: write signature, date, and time on each page of the request forms; and attach this form.

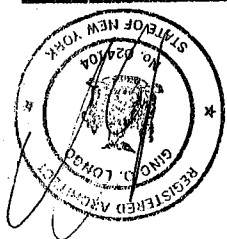
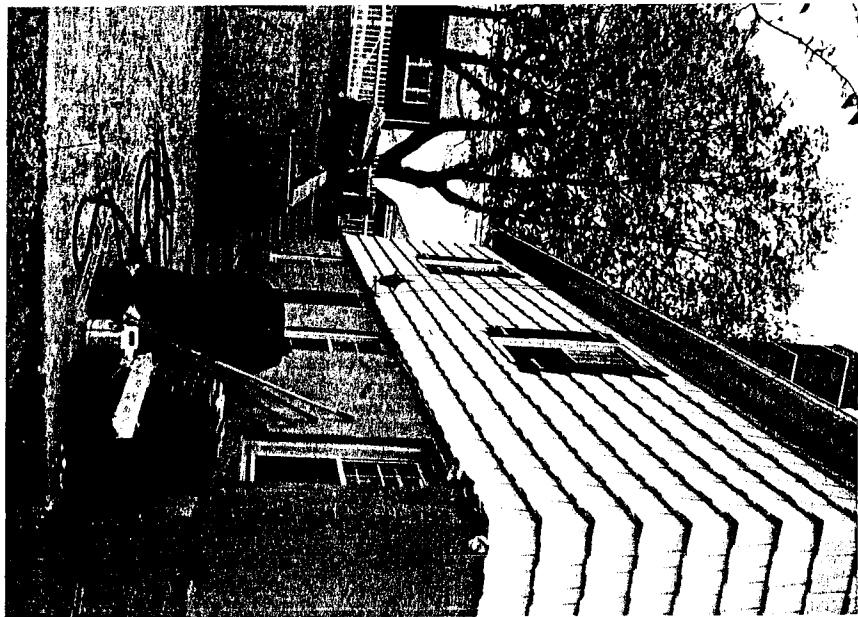
Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.

Patricia Aldea, RA
Code & Zoning Specialist

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4/12
11/18/09

6/09

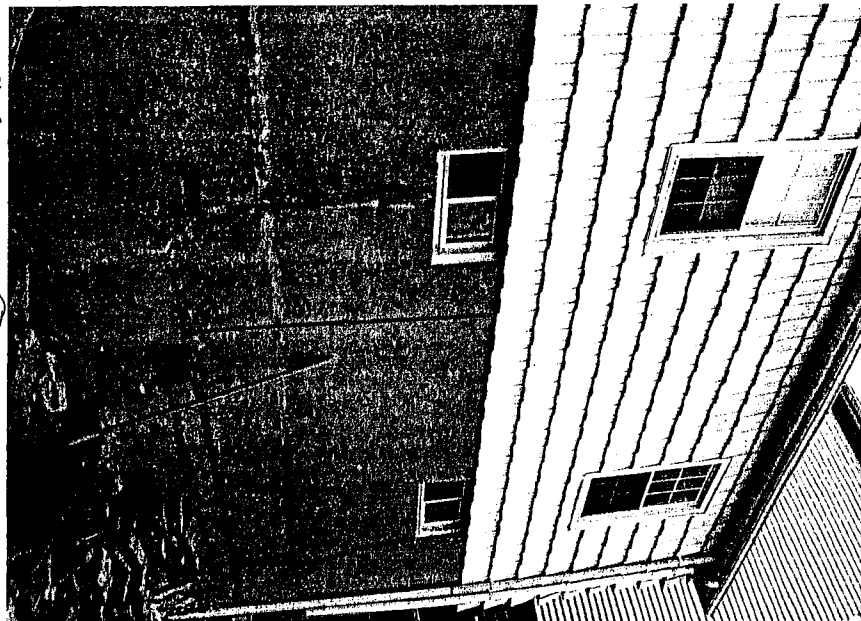
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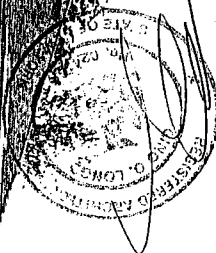
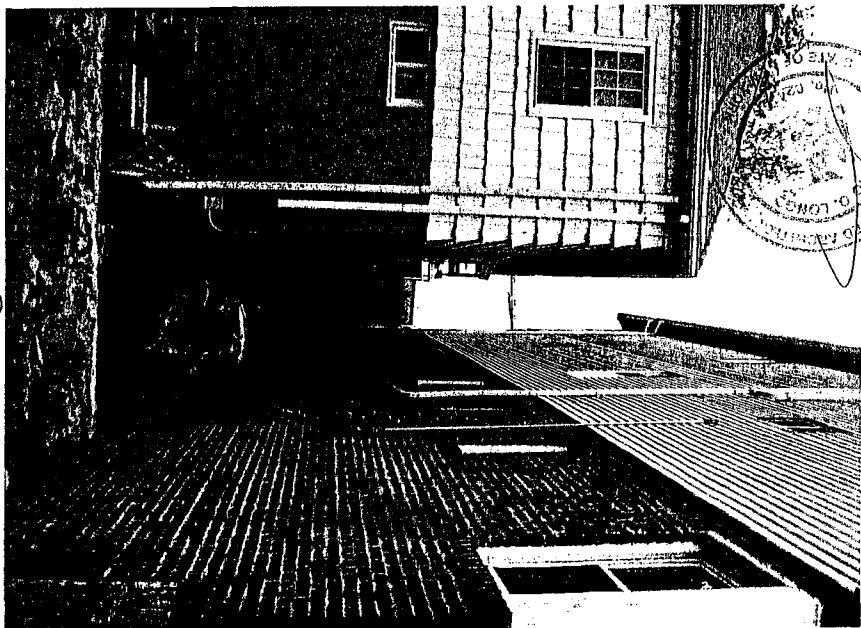
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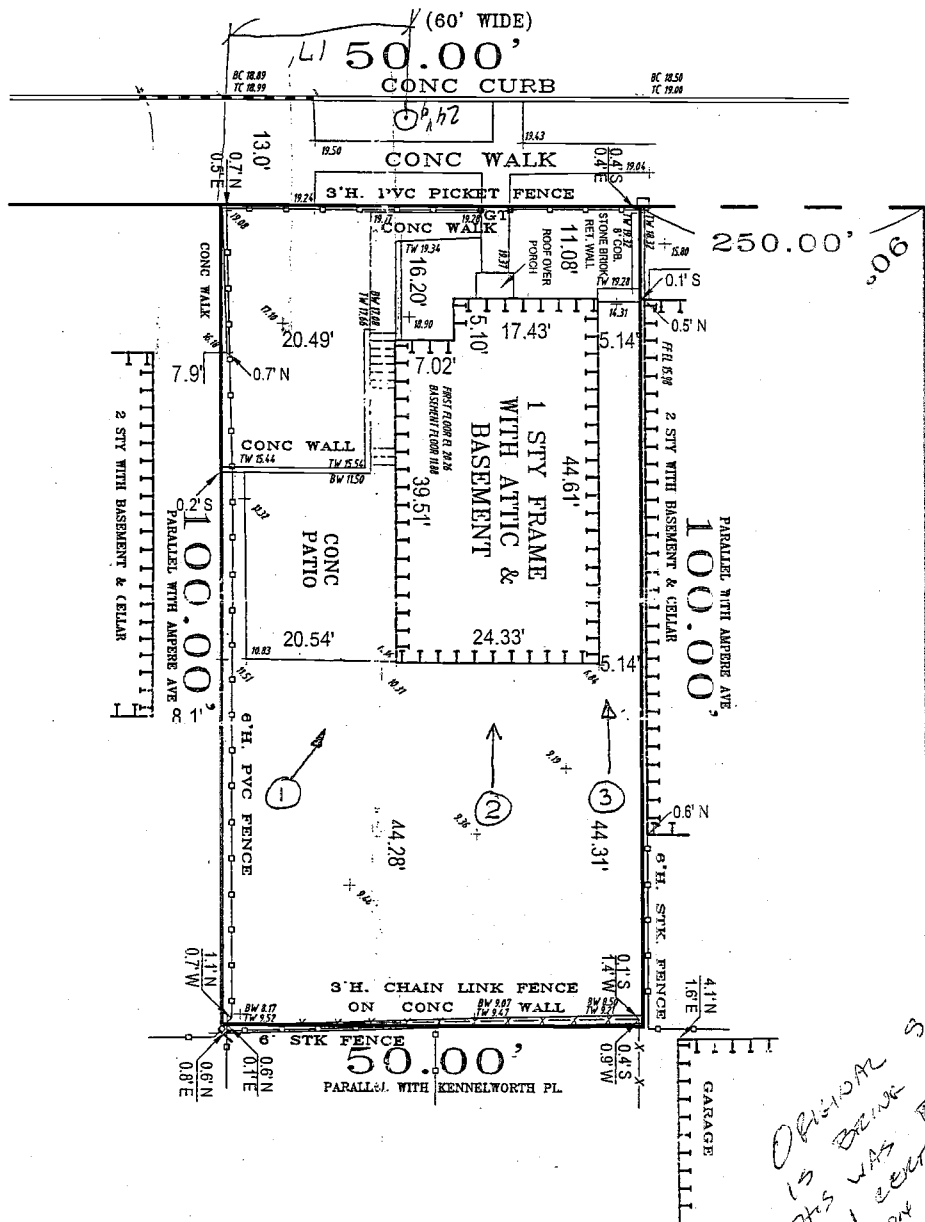
3



Unauthorized alteration or addition to this document is a violation of Section 7209 of the New York State Education Law. Certification indicated hereon shall run only to the person for whom it is prepared and on his behalf to the Title Company, Governmental Agency and Lending Institution listed hereon, and to the successors and assigns of lending institution. Certifications are not transferable to additional institutions or subsequent owners.

Copies of this drawing not bearing the professional's inked seal or embossed seal shall not be considered a valid true copy. The offsets (or dimensions) shown hereon from structures to the property lines are for a specific purpose and use and therefore are not intended to guide the erection of fences, retaining walls, pools, patios, planting areas, addition to buildings or any other construction.

KENNELWORTH PL.



AMPERE AVE.

ORIGINAL SURVEY
IS BEING MAILED
THIS WAS RECALLED TO
ME. I CERTIFY THAT THIS
REVISION IS TRUE AND
WILL MATCH THE
ORIGINAL SURVEY.

7576 - 7/12
11/18/09

NOTES:
- ELEVATIONS ARE SHOWN AS: x mm and are in Bronx Borough datum which is 2.608' above the U.S.C. & Geodetic vertical datum.
- Non-visible easements, recorded or unrecorded are not shown.
- There are no visible streams, watercourses or ditches running on or across property at time of survey.
- Established grades refer to top of curb.
- Underground foundations or structures not visible are not shown.

LOCATION:
1536 KENNELWORTH PLACE
BOROUGH & COUNTY OF BRONX
CITY & STATE OF NEW YORK

SEC.: 18 BLOCK: 5412 LOT: 73
Date of Survey: MARCH 12, 2009
Scale: 1" = 15' JOB #: 09-062

Alphonse Perce, Jr.
Professional Land Surveyor

N.Y.S. Lic. No. 048365
5 CIRCLEDAL LANE
HOLBROOK, NEW YORK 11741
718-436-5408 631-585-5317

ON EACH SIDE OF 2.1" METAL STUDS AT 16" OC (3 FR)

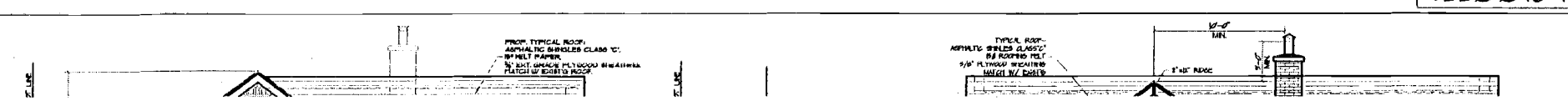
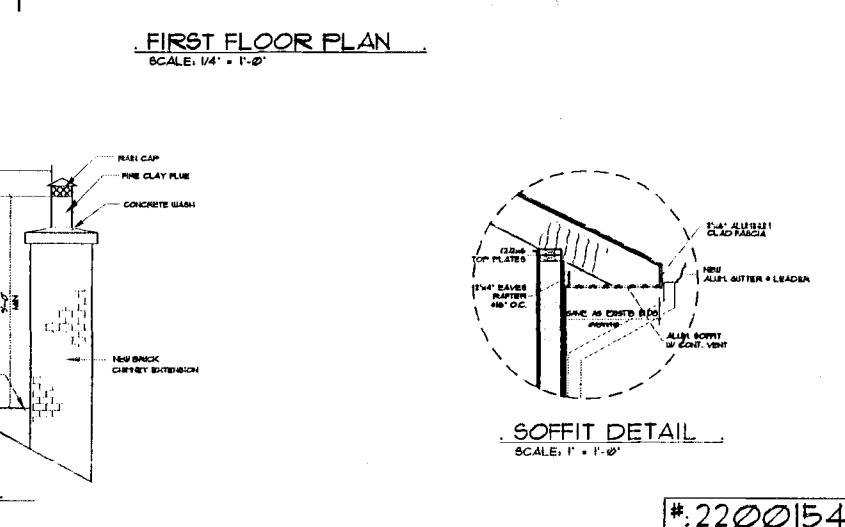
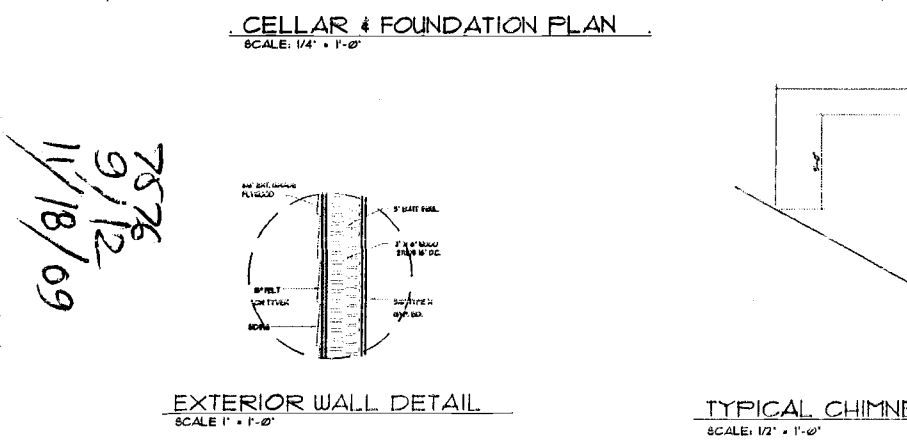
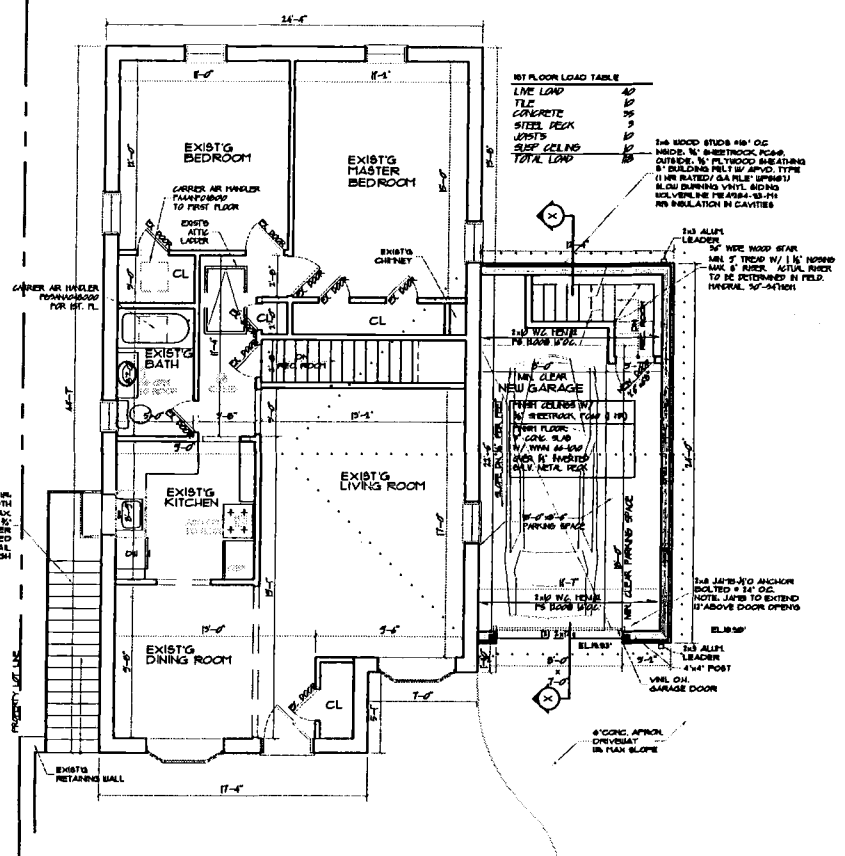
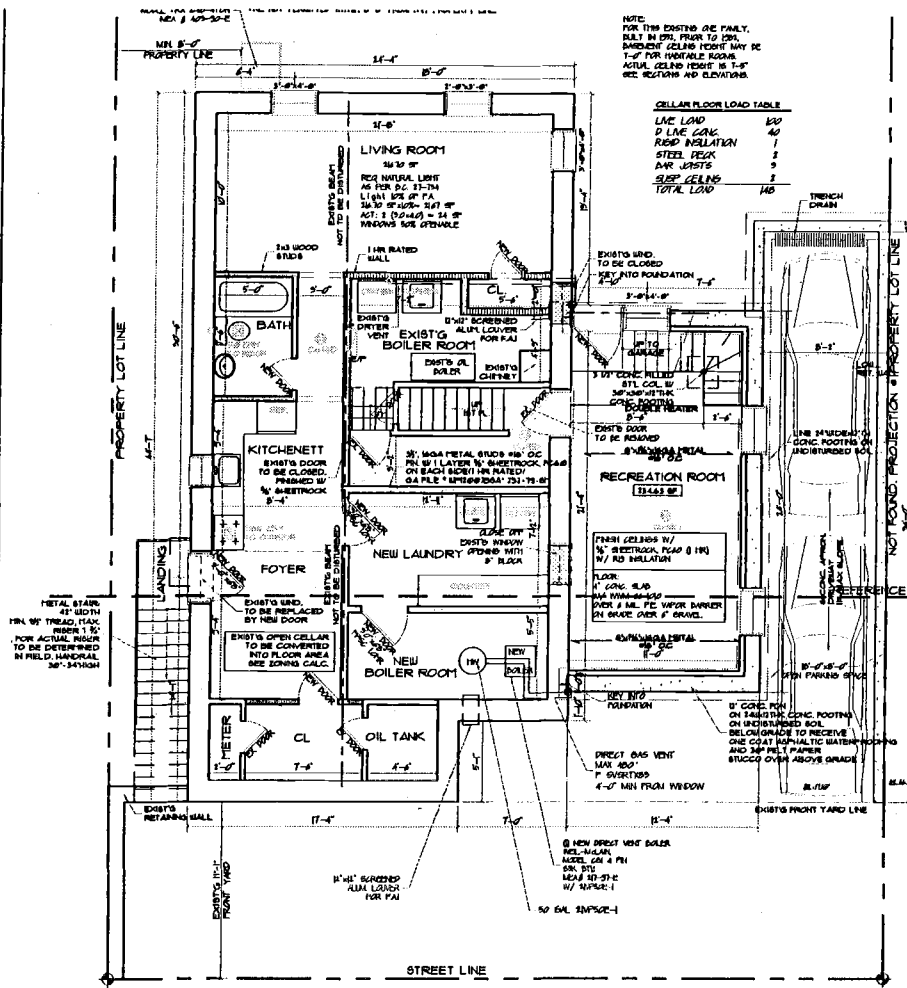
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IT IS THE OWNER'S INTENT THAT THE CONTRACTOR BE RESPONSIBLE TO REVIEW ALL SUBMITTALS FOR CONFORMANCE WITH THE PROJECT'S DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE FOLLOWING INFORMATION:

NO.	ITEM DESCRIPTION	REMARKS
1	FLUSH ROOF GARAGE	NO. 0010
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Site plan showing driveway area, existing yard line, and various dimensions. The plan includes a driveway area at the bottom, an existing yard line, and a building footprint. Dimensions are provided for various sections: 16'-7" for the driveway width, 10'-6" for a section of the yard, and 10'-0" for another section. The plan also shows a 10'-0" section of the driveway area.

10 PM

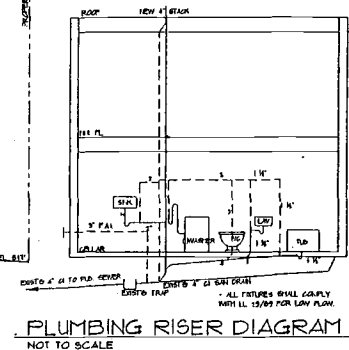
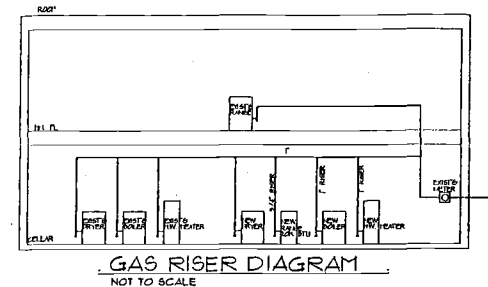
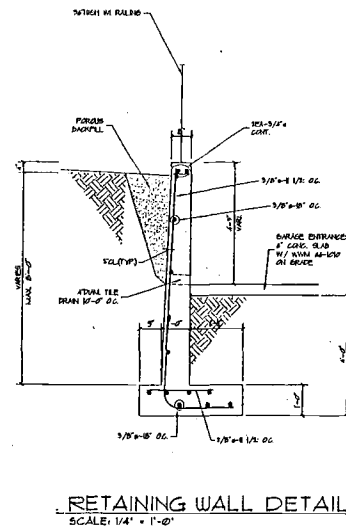
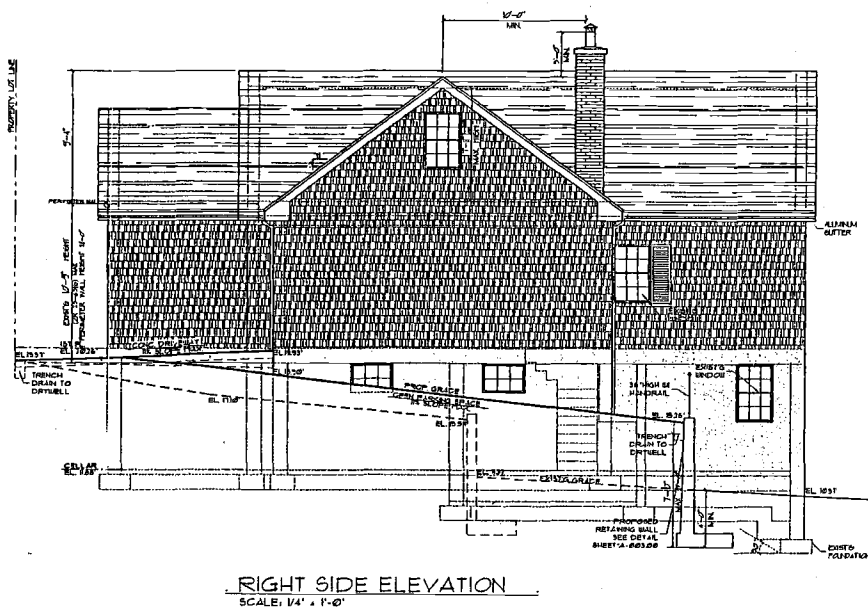
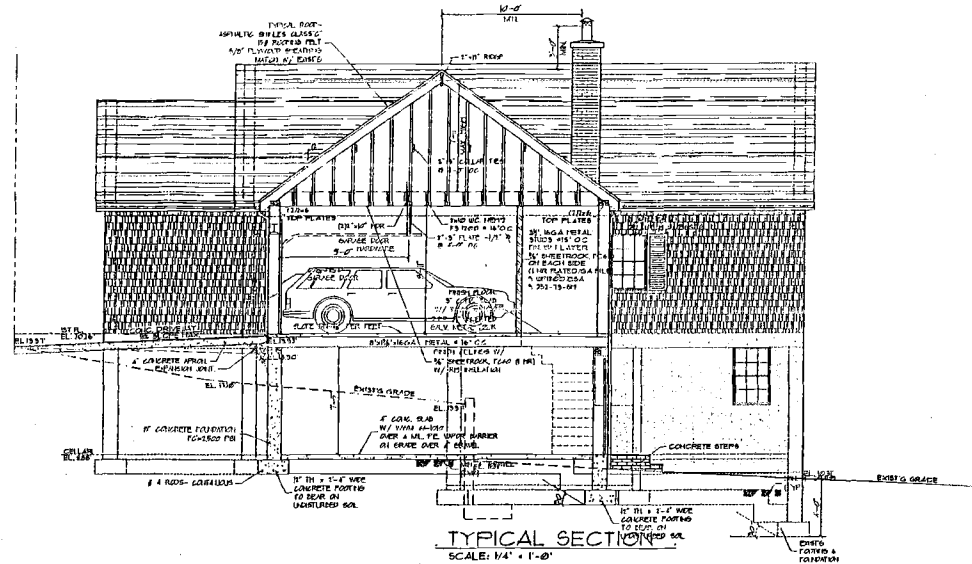
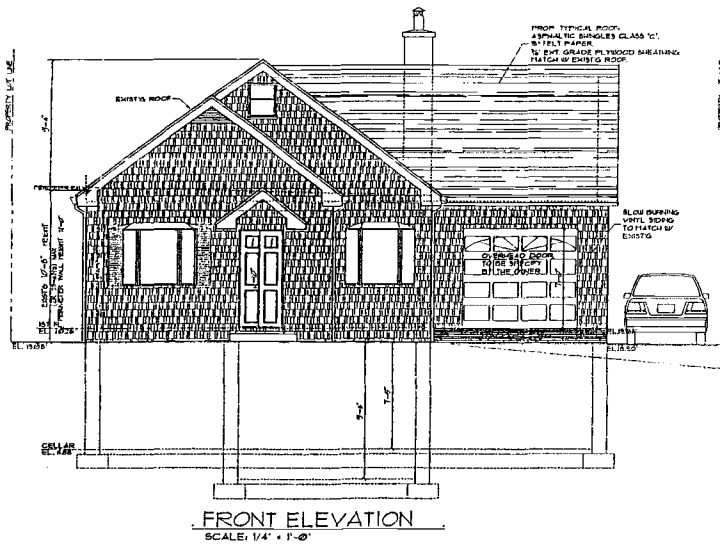


7576
9/12
11/18/09

NO.	1
ALL SHEET CONDITIONS	EXCEPTED
DATE	11/18/09
PROJECT	STEVE H 1936 KEY BRIDGE
DRAWING	FLOOR P
SCALE	1/4" = 1'-0"

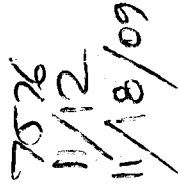
#.220015463

7576-10/12
4/18/09



#220015463

NO.	REVISIONS	DATE
1	ALL DIMENSIONS AND MATERIALS SHOWN UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL CITY, STATE AND FEDERAL REQUIREMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL CITY, STATE AND FEDERAL REQUIREMENTS.	10/23/2008 (2:00:35) PM
GINO O. LONGO REGISTERED ARCHITECT 129-28 29th AVENUE, COLLEGE POINT, N.Y. 11358 PHONE (718) 415-5463 FAX (718) 415-7506		
PROJECT: STEVE HALL 1536 KENNELWORTH PLACE BROOKLYN, NY 11245		
DRAWING TITLE: SECTION RISER DIAGRAM ELEVATION		
SCALE & SIGNATURE DATE: MAY/2009 PROJECT # 15-00 DRAWN BY JLT CHECKED BY G.O.		
A -003.03 3 OF 4		



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

NO. 1	RELIGIOUS
ALL CHURCHES AND TRUSTED SOCIETIES, APTOS CHRISTIANITY HOSPITAL, AND UNIVERSITIES RECEIVED AND WILL BE KEPT FOR THE USE OF THE CHURCH, APTOS, TRUSTED SOCIETIES CHURCH OF THE HOLY SPIRIT, N.Y.C.	
 GINO O. I. REGISTERED AT	
129-10 20th AVENUE, COLLEGE POINT BROOKLYN, N.Y. 11368	
PHONE: (718) 465-5653 FAX: (718) 465-5654	
SUBJECT:	
STEVE HALL 1536 KENNELWORTH PL. BROOKLYN, NY 11246	
DRAWING TITLE:	
SECTION RISER DIAGRAM ELEVATION	
SCALE & ORIENTATION:	DATE: 12/1/87 PROJECT #: DRAWN BY: CKD BY: SSG
A - C	



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NYC Department of Buildings

Schedule 'A'

Premises: 1536 KENNELWORTH PLACE BRONX

Job No: 220015463

BIN: 2075828 Block: 5412 Lot: 73

Doc No: 01

Job Type: A1 - ALTERATION TYPE 1

		EXISTING / PROPOSED	FLOORS FRM - TO	NO. PERS	LIVE LOAD	2008 Code?	OCC GRP	UNITS	Comments ZONE USE
EXISTING			CEL -		OG	N	RES		
PROPOSED			CEL - (1) FAMILY DWLG.		OG	Y	R-3	1	2A
EXISTING			CEL -		OG	N	RES		
			BOILER ROOM, STORAGE, ONE-CAR GARAGE ACCESSORY TO DWELLING						
PROPOSED			CEL -		OG	Y	S-2		2B
			ACCESSORY USE						
EXISTING			OSP -			N	RES		
			1 CAR OPEN PARKING SPACE						
PROPOSED			OSP -		OG	Y	S-2		2B
			2 CARS OPEN PARKING SPACE.						
EXISTING			001 - 001		40	N	RES	1	
			1 FAMILY (5) ROOM						
PROPOSED			001 - 001		40	Y	R-3	1	2A
			(1) FAMILY DWLG.						

C of O Comments:

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

7576 - 12/12
11/18/09