



Date: April 9th, 2019

Mr. Scott Pavan
NYC Development Hub

re: Superseding of Application #301930560
26 Remsen St, Brooklyn, NY (BIN#302119)

Dear Mr. Pavan,

This letter is meant to outline the history of the referenced project and formally request that our office be allowed to supersede the current Alt 1 application. The application was made in April, 2005 by Scott Schnall. The scope was (and remains) the conversion of a three family residence to a single family residence. There was a subsequent amendment dated May, 2006 that eliminated a rear yard extension and enlarge the existing fourth floor (without increasing the floor area of the house). All of this work had been completed by 2008, but no effort was made to sign off the project by the applicant. A subsequent Schedule B amendment was submitted in 2014 for sig-off but again no effort was made by the applicant to sign-off the job. The project was also subject to review by the Landmark Preservation Commission through it's public hearing process. All work was completed in compliance with the LPC permit.

In the absence of the original applicant and their inability to close out this job, our firm has been asked to do so. We have thoroughly documented the existing condition and authored a much more comprehensive set of documents that we would like to submit to supersede Schnall's application. We have identified a number of discrepancies between the original drawings and the existing condition, but none appear to be substantive in terms of zoning, building code, or landmark rules.

We believe that requiring the owner to make an entirely new application would trigger complications in terms of code compliance that would represent an undue hardship to the owner, and whose cause lies entirely with the applicant. By allowing our firm to supersede Schnall's application, the owner will simply be in compliance with the prevailing code in affect at the time of permit, and the new set of superseding drawings will be of a much higher quality. Therefore, we respectfully request that our firm be allowed to supersede the above referenced application.

Sincerely,



Tom van den Bout Leed AP, NCARB, AIA

26 REMSEN ST.

BROOKLYN, NY 11201

DOB REPORT

2019.02.26



NV DESIGN. ARCHITECTURE

6 MAIDEN LANE SUITE 400
NEW YORK, NY 10038
ph: 212.964.6070
WWW.NVDA.COM
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BUILDING INFO

BIN#: 003002119
Address: 26 REMSEN STREET
BROOKLYN NY 11201

Block: 251
Lot: 20
Zoning District: R6, LH-1
Zoning Map #: 12D
Landmark District: Brooklyn Heights Historic District
Ex'g Occupancy : 3 Family, Old Code / Class A Converted
Proposed Occupancy: 1 Family, 1968 Code
Construction Class: Type II B (1968 BC)
Stories: Cellar, Basement & 4 Stories

FILING INFO

DOB

- Application #: **doc 1:** Alt 1 #301930560 (approved 04/18/05)

"REDUCE OCCUPANCY FROM THREE FAMILIES TO A ONE FAMILY RESIDENCE."

- Filing Document #'s: **doc 2:** PAA (approved 05/04/06)

"AMENDMENT FILED TO INDICATE REMOVAL OF EXTENSION AT REAR & ENLARGEMENT OF 4TH FLOOR. NO INCREASE TO TOTAL FLOOR AREA AS PER LPC APPROVAL."

doc 3: PAA (approved 04/04/14)

"AMENDMENT FILED TO REVISE SCHEDULE B ONLY."

- Work Types: OT, PL
- Controlled Inspections: Firestopping, Ventilation

LPC

- Application #: CNE 05-7521 (issued 05/03/05)
Associated with Interior Work Only

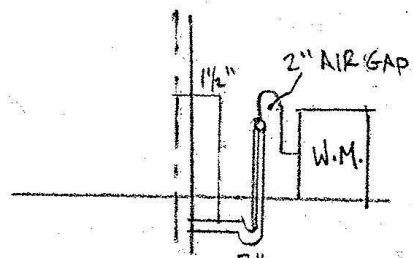
C of A 06-2982 (issued 11/03/05)
Removal of Rear Yard Extension & New Construction at Roof



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BUILDING & FILING INFORMATION





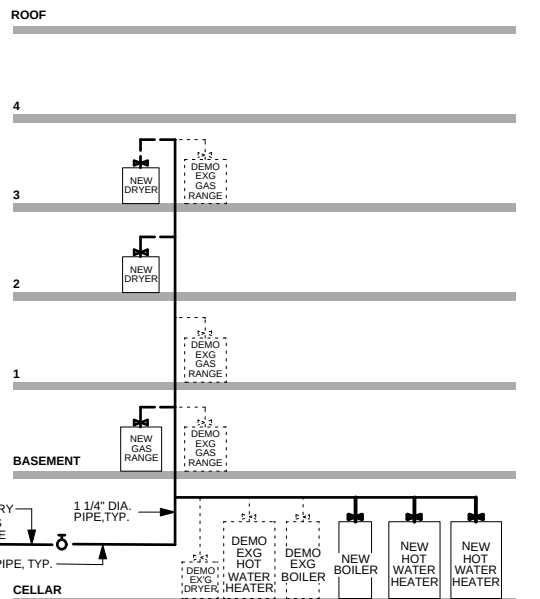
WASHING MACHINE AIR GAP
DETAIL



1 PREVIOUSLY APPROVED PLUMBING RISER DIAGRAM
Scale: N.T.S.



2 PROPOSED PLUMBING DIAGRAM
Scale: N.T.S.

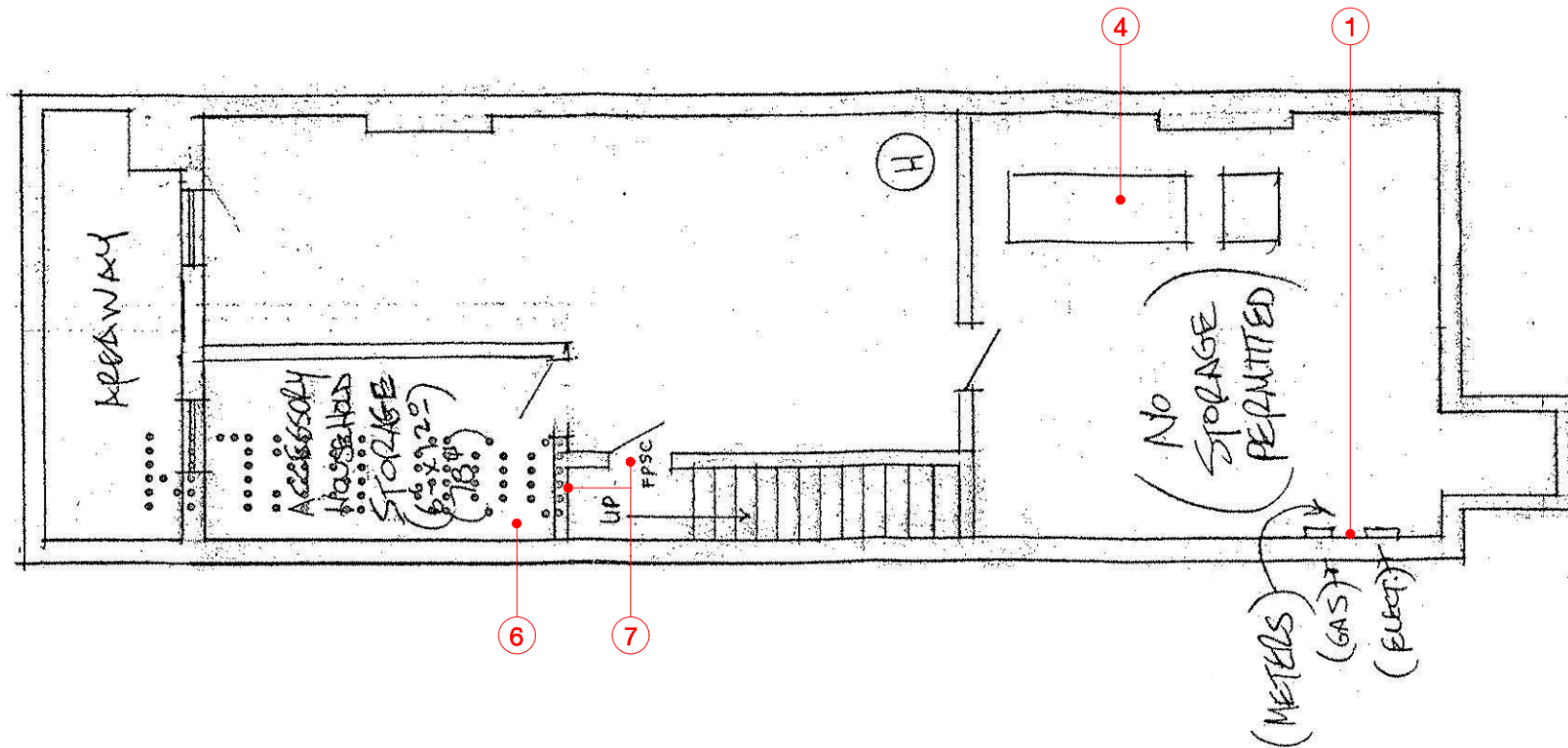


3 PROPOSED GAS RISER DIAGRAM

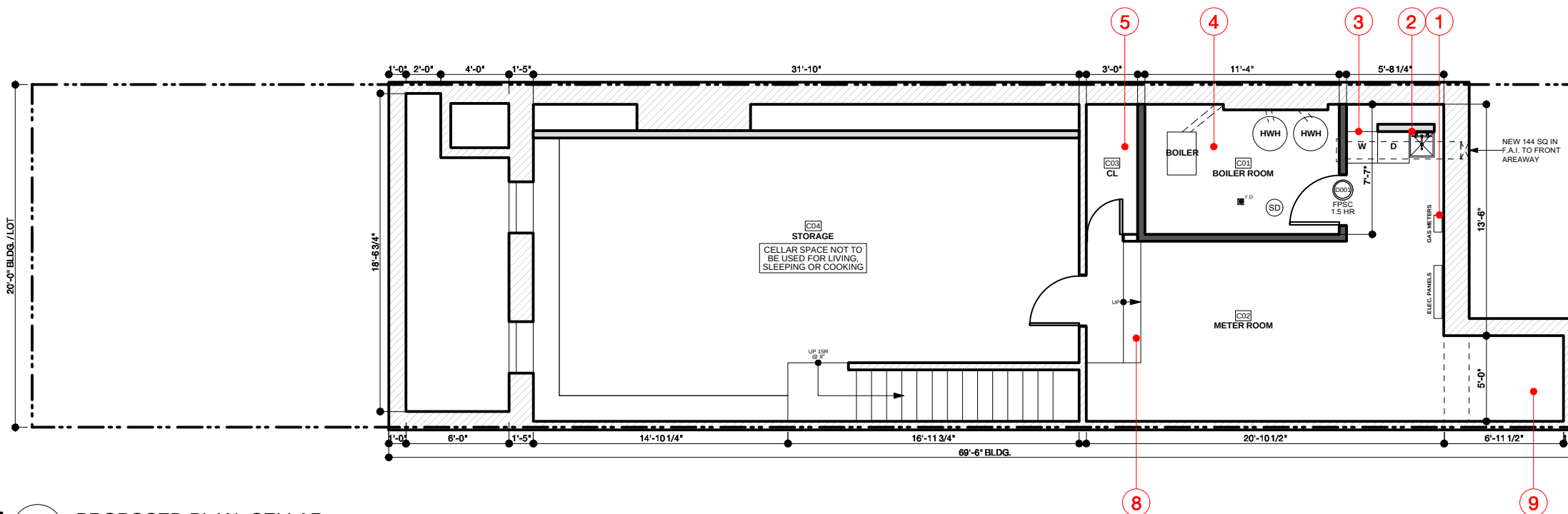
Scale: N.T.S.

1. GAS RISER DIAGRAM NOT INCLUDED IN PREVIOUSLY APPROVED. ADDED TO PROPOSED.
2. CELLAR FLOOR OF DIAGRAM NOT SHOWN IN PREVIOUSLY APPROVED. ADDED TO PROPOSED.
3. DEMO FIXTURES & APPLIANCES NOT INCLUDED IN PREVIOUSLY APPROVED. ADDED TO PROPOSED.
4. EXTERIOR PLUMBING NOT SHOWN IN PREVIOUSLY APPROVED AND INCLUDED IN PROPOSED.
5. WASHERS SHOWN AT PROPOSED LOCATIONS IN PROPOSED.
6. DISHWASHER INCLUDED IN PROPOSED.
7. ADDITIONAL LAV ADDED TO NEW THIRD FLOOR BATHROOM IN PROPOSED.





2 PREVIOUSLY APPROVED PLAN: CELLAR
Scale: 1/8" = 1'-0"



1 PROPOSED PLAN: CELLAR
Scale: 1/8" = 1'-0"

LIST OF REVISIONS

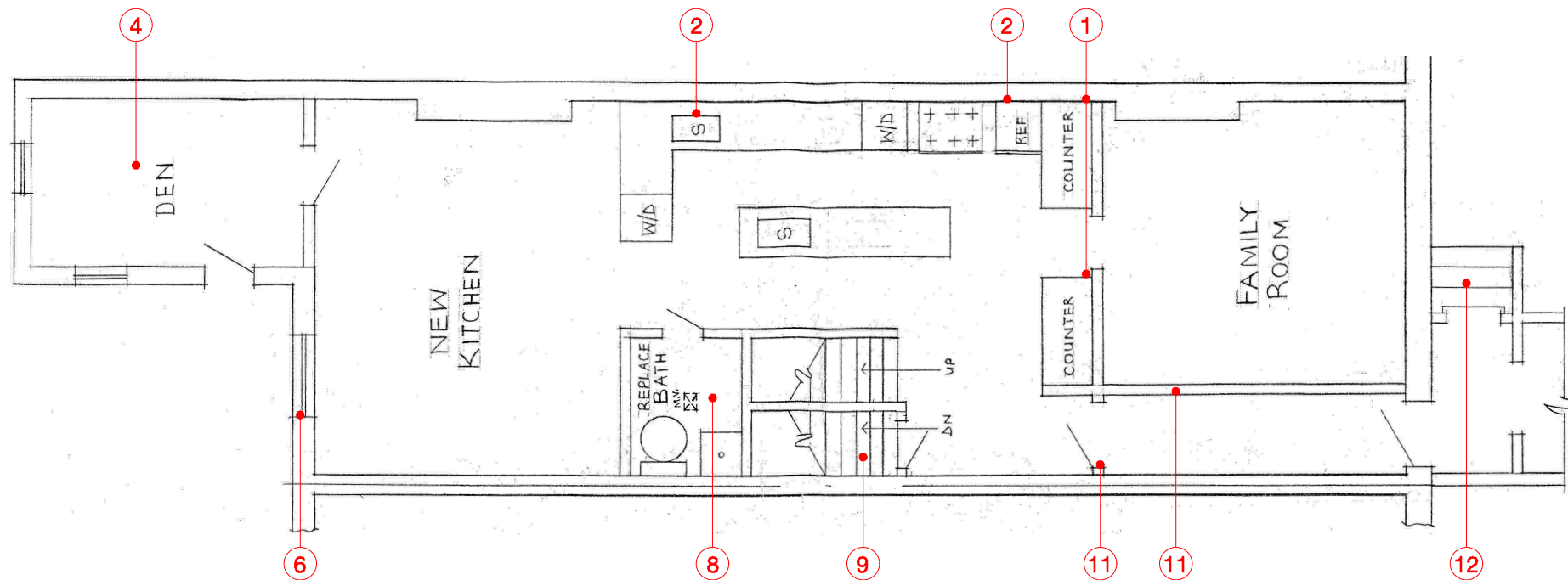
1. METER LOCATION CHANGED TO NORTH ELEVATION IN PROPOSED.
2. UTILITY SINK IN PROPOSED.
3. WASHER & DRYER IN PROPOSED.
4. MECHANICAL ROOM ENCLOSED WITH 2-HOUR FIRE RATED WALLS SEPARATED FROM METERS IN PROPOSED.
5. CLOSET IN PROPOSED.
6. SEPARATED STORAGE SPACE IN PREVIOUSLY APPROVED NOT IN PROPOSED.
7. FPSC DOOR & ENCLOSING WALL SECTION AT BOTTOM OF STAIRS IN PREVIOUSLY APPROVED NOT IN PROPOSED.
8. STEPS UP TO METER ROOM IN PROPOSED.
9. LOCATION OF EXISTING AREAWAY UNDER FRONT HATCH CORRECTED IN PROPOSED.



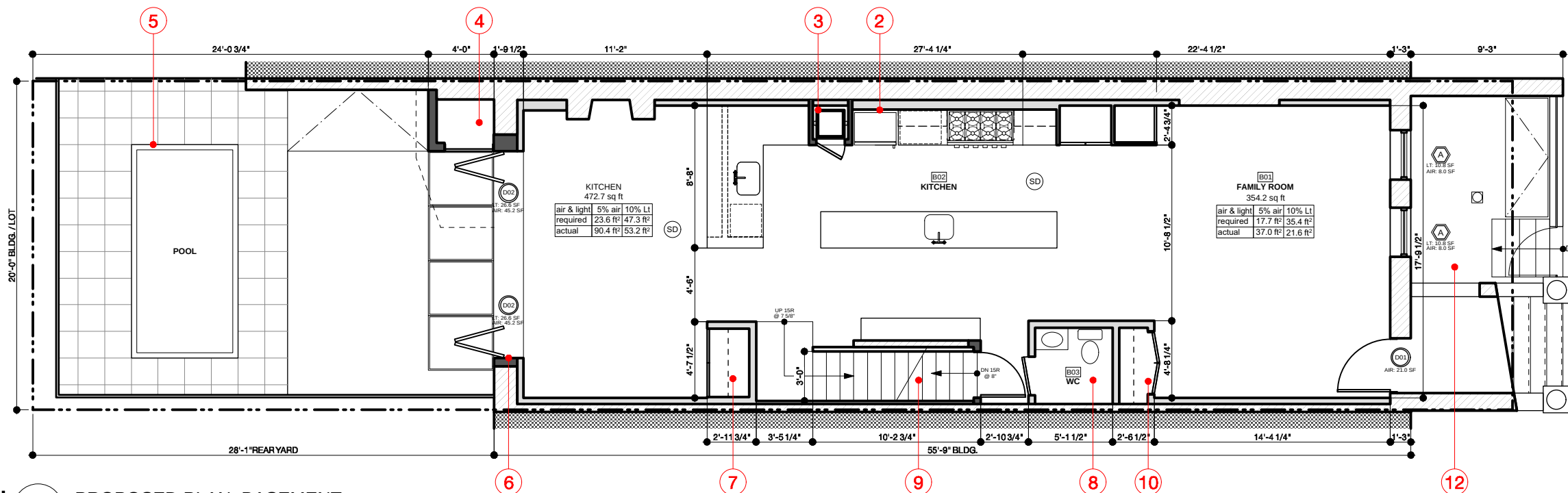
26 REMSEN STREET
BROOKLYN, NY 11201

PROPOSED PLANS: CELLAR

NV
DESIGN. ARCHITECTURE



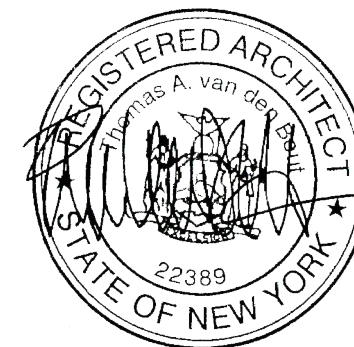
2 PREVIOUSLY APPROVED PLAN: BASEMENT
Scale: 1/8" = 1'-0"



1 PROPOSED PLAN: BASEMENT
Scale: 1/8" = 1'-0"

LIST OF REVISIONS

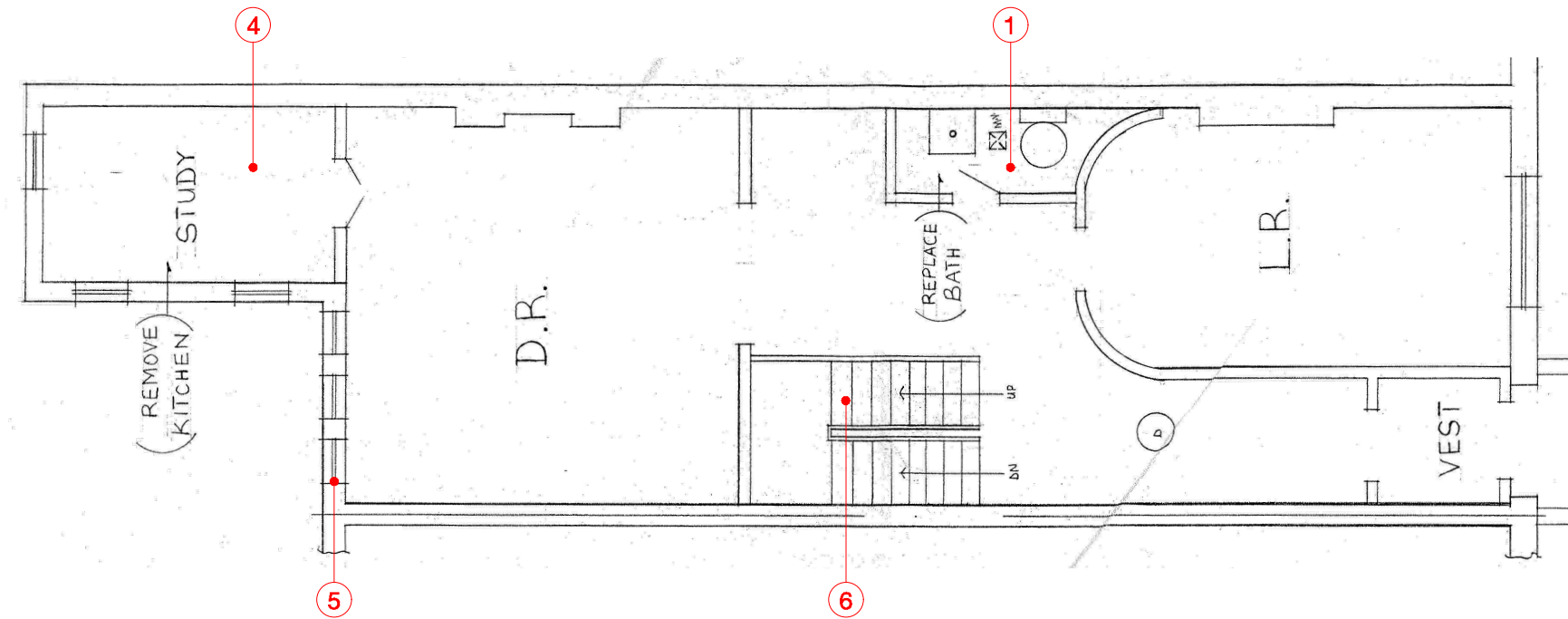
1. WALL & COUNTER SEPARATING FAMILY ROOM & KITCHEN NOT IN PROPOSED.
2. ALL APPLIANCES & PLUMBING FIXTURES IN KITCHEN RELOCATED, & KITCHEN LAYOUT & SIZE MODIFIED IN PROPOSED.
3. DUMBWAITER ADDED TO PROPOSED.
4. DEN EXTENSION IN PREVIOUSLY APPROVED NOT IN PROPOSED. INSTEAD PROPOSES SMALLER EXTERIOR STORAGE CLOSET.
5. NO INGROUND POOL OR REAR YARD PLAN SHOWN NOR INDICATED IN PREVIOUSLY APPROVED.
6. OPENING IN EXTERIOR REAR FACADE CHANGED FROM SINGLE WINDOW UNIT TO LARGE BI-FOLD EXTERIOR DOOR UNIT IN PROPOSED.
7. CLOSET ADDED IN PROPOSED.
8. LOCATION & LAYOUT OF WATER CLOSET CHANGED IN PROPOSED.
9. CONFIGURATION OF STAIRS CHANGED IN PROPOSED.
10. CLOSET ADDED IN PROPOSED.
11. WALLS ENCLOSING ENTRY HALL & INTERIOR DOOR AT HALL NOT IN PROPOSED.
12. CONFIGURATION OF AREAWAY DIFFERENT IN PROPOSED.



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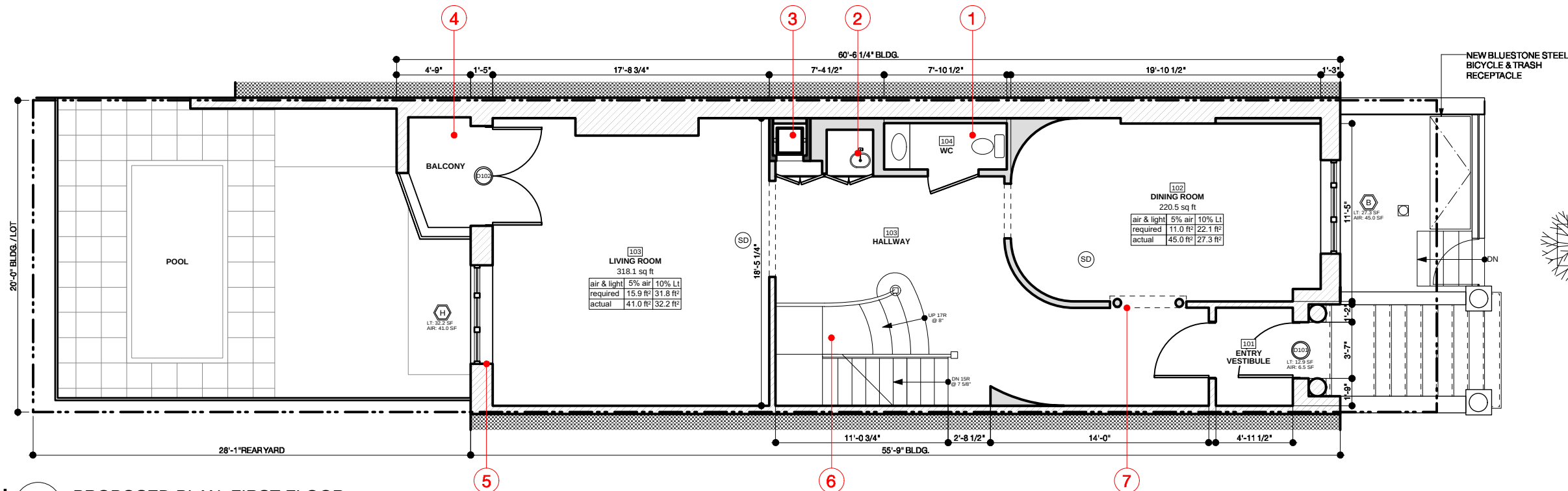
PROPOSED PLANS: BASEMENT

NV DESIGN. ARCHITECTURE



2 PREVIOUSLY APPROVED PLAN: FIRST FLOOR
Scale: 1/8" = 1'-0"

- ### LIST OF REVISIONS
1. WATER CLOSET CONFIGURATION CHANGED IN PROPOSED.
 2. MILLWORK WITH BAR SINK & SINK FAUCET ADDED IN PROPOSED.
 3. DUMBWAITER ADDED TO PROPOSED.
 4. SIZE, LAYOUT & ROOM DESIGNATION CHANGED FROM STUDY TO EXTERIOR BALCONY IN PROPOSED.
 5. REAR FACADE WINDOW CONFIGURATION CORRECTED TO MATCH EXISTING IN PROPOSED.
 6. STAIR CONFIGURATION CORRECTED TO MATCH EXISTING IN PROPOSED.
 7. NEW ADDITIONAL FRAMED OPENING TO LIVING ROOM IN PROPOSED.



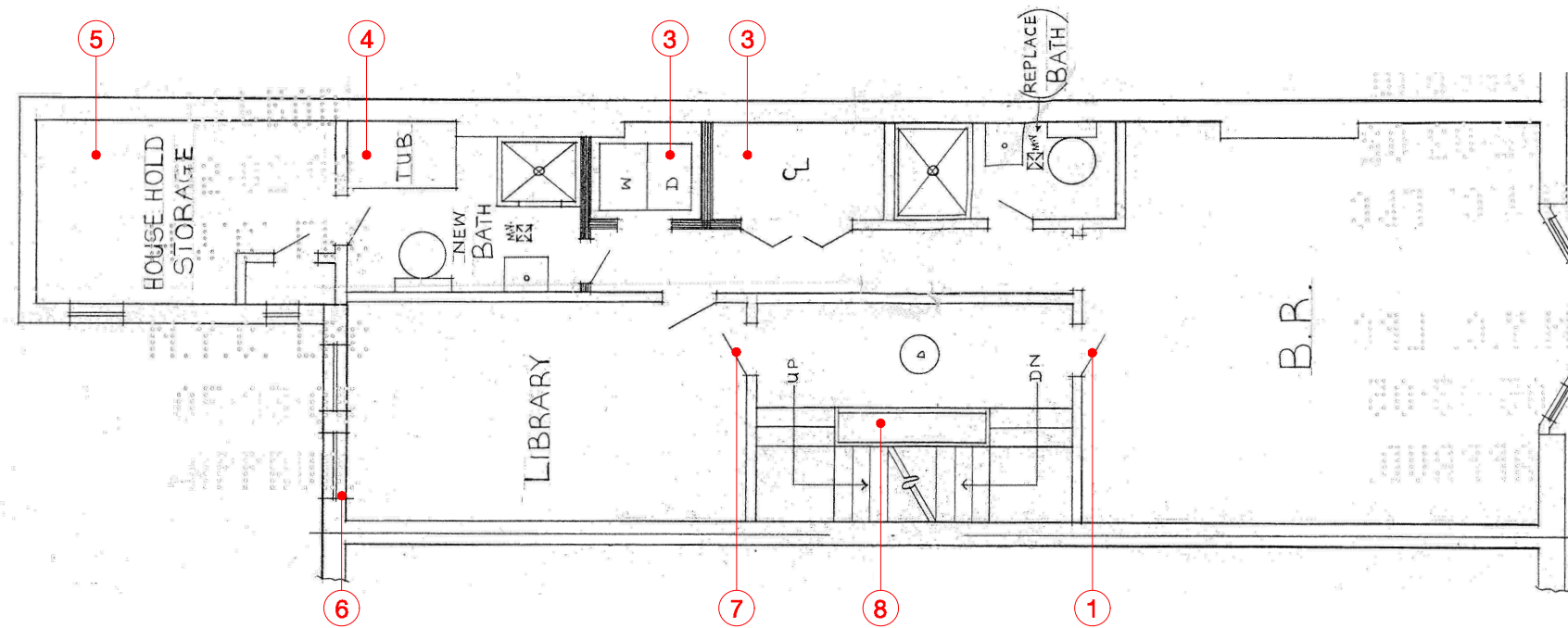
1 PROPOSED PLAN: FIRST FLOOR
Scale: 1/8" = 1'-0"



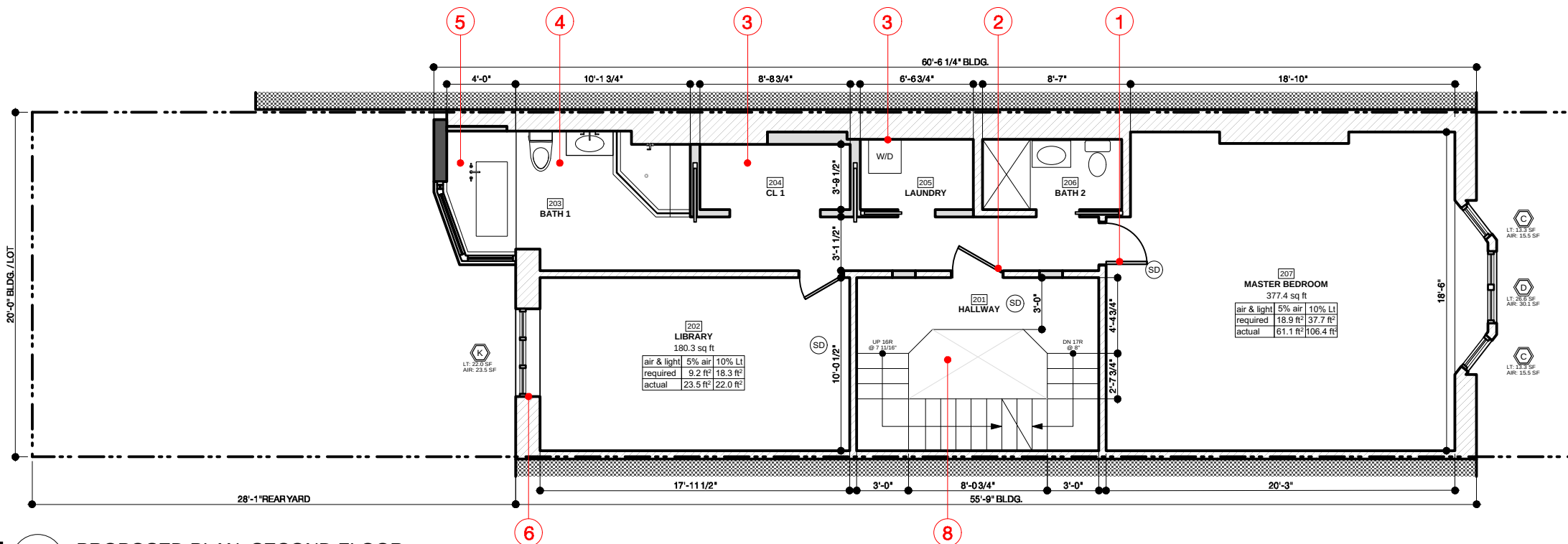
26 REMSEN STREET
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PROPOSED PLANS: FIRST FLOOR

NV DESIGN. ARCHITECTURE



2 PREVIOUSLY APPROVED PLAN: SECOND FLOOR
Scale: 1/8" = 1'-0"



1 PROPOSED PLAN: SECOND FLOOR
Scale: 1/8" = 1'-0"

LIST OF REVISIONS

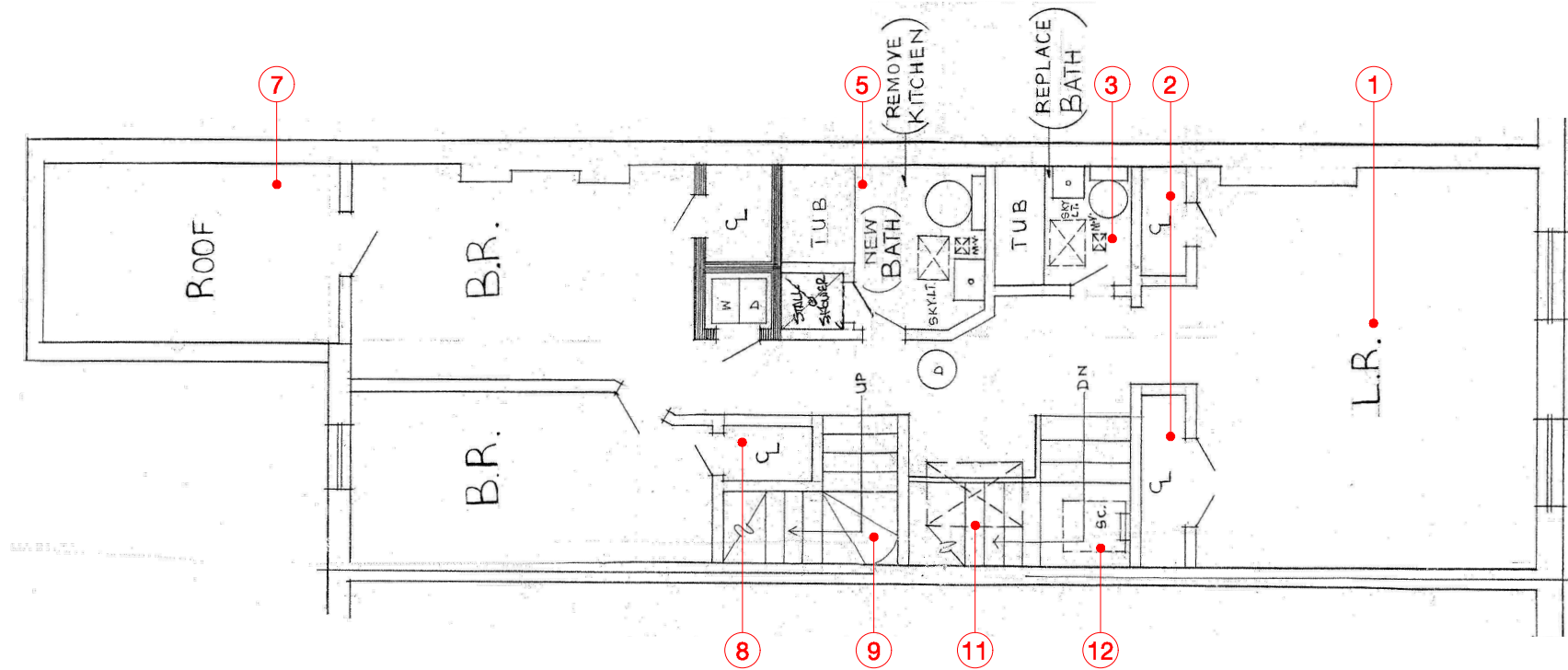
1. DOOR LOCATION TO MASTER BEDROOM IN PROPOSED.
2. DOOR ADDED TO WEST WALL OF HALLWAY TO MASTER SUITE IN PROPOSED.
3. LOCATION OF CLOSET & LAUNDRY SWITCHED IN PROPOSED. SIZE OF EACH SPACE ALSO ADJUSTED IN PROPOSED.
4. SIZE & CONFIGURATION OF MASTER BATHROOM CHANGED IN RELATION TO CHANGE OF REAR EXTENSION IN PROPOSED.
5. REAR EXTENSION SIZE, LAYOUT & USE CHANGED IN PROPOSED.
6. REAR FACADE WINDOW CONFIGURATION CORRECTED TO MATCH EXISTING IN PROPOSED.
7. DOOR FROM HALLWAY TO LIBRARY NOT IN PROPOSED.
8. OPENING TO BELOW AT HALLWAY/STAIRS CORRECTED TO MATCH EXISTING SHAPE & SIZE IN PROPOSED.



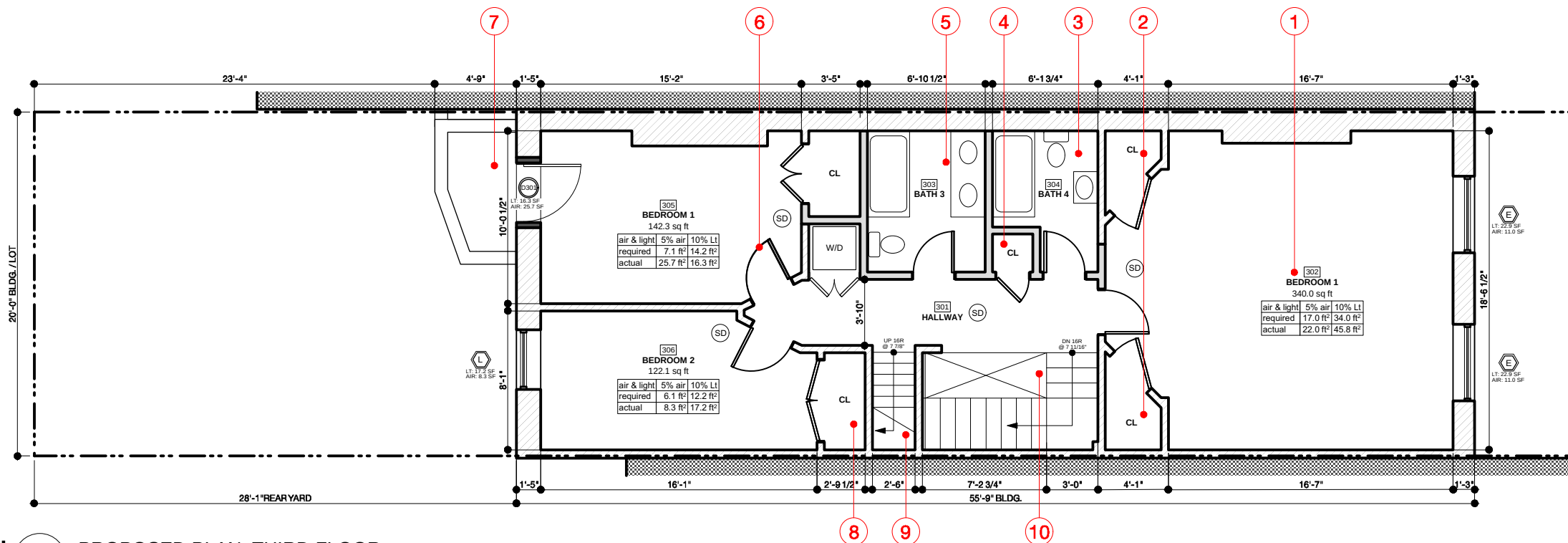
26 REMSEN STREET
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PROPOSED PLANS: SECOND FLOOR

NV
DESIGN. ARCHITECTURE



2 PREVIOUSLY APPROVED PLAN: THIRD FLOOR
Scale: 1/8" = 1'-0"



1 PROPOSED PLAN: THIRD FLOOR
Scale: 1/8" = 1'-0"

LIST OF REVISIONS

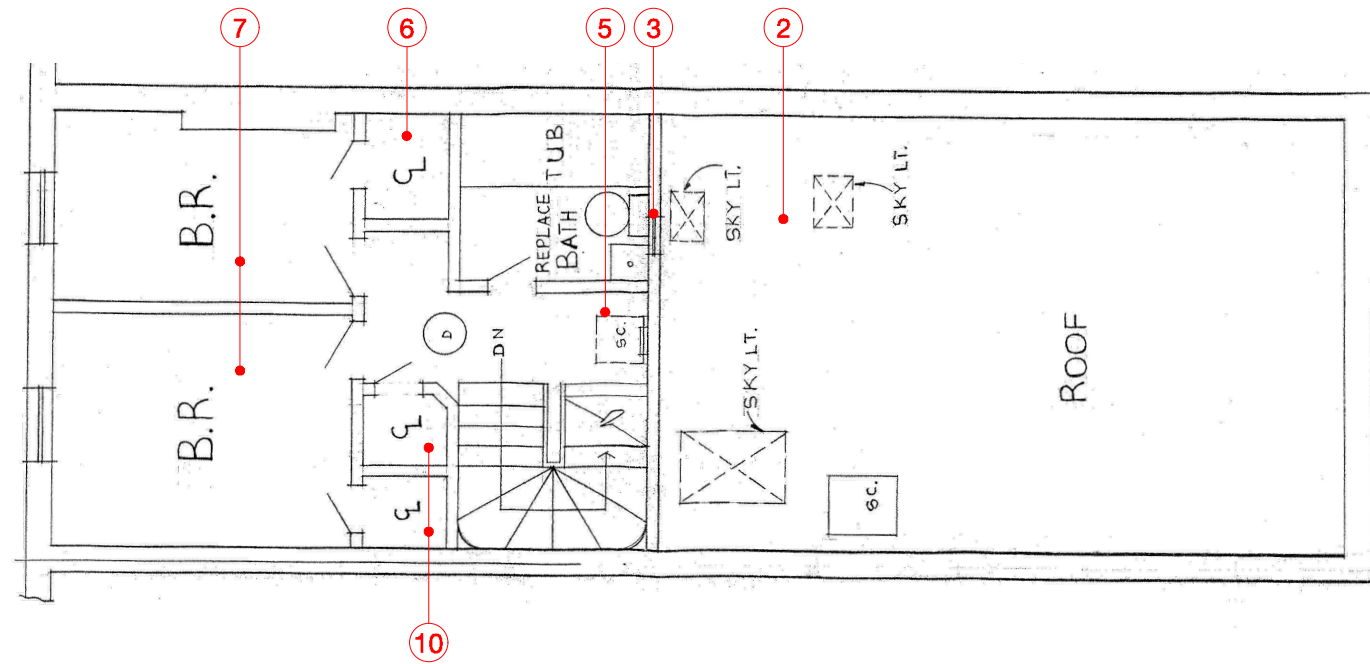
1. LIVING ROOM CHANGED TO BEDROOM IN PROPOSED.
2. CLOSET LAYOUT CORRECTED TO MATCH EXISTING IN PROPOSED.
3. BATH 4 SIZE, LAYOUT & PLUMBING FIXTURE LOCATIONS CHANGED IN PROPOSED.
4. CLOSET ADDED IN PROPOSED.
5. BATH 3 SIZE, LAYOUT & PLUMBING FIXTURE LOCATIONS CHANGED IN PROPOSED. ADDITIONAL LAV ADDED & SHOWER REMOVED IN PROPOSED.
6. EX'G WALL & DOOR TO BEDROOM 1 CORRECTED TO MATCH EXISTING IN PROPOSED.
7. REAR ROOF TERRACE SIZE & LAYOUT CHANGED IN PROPOSED.
8. EX'G CLOSET TO REMAIN IN PROPOSED.
9. STAIR CORRECTED TO MATCH EXISTING IN PROPOSED.
10. OPEN TO BELOW AREA IN HALLWAY/STAIRS CORRECTED TO MATCH EXISTING IN PROPOSED.
11. SKYLIGHT FROM PREVIOUSLY APPROVED NOT IN PROPOSED.
12. SCUTTLE & LADDER TO ROOF IN PREVIOUSLY APPROVED NOT IN PROPOSED.



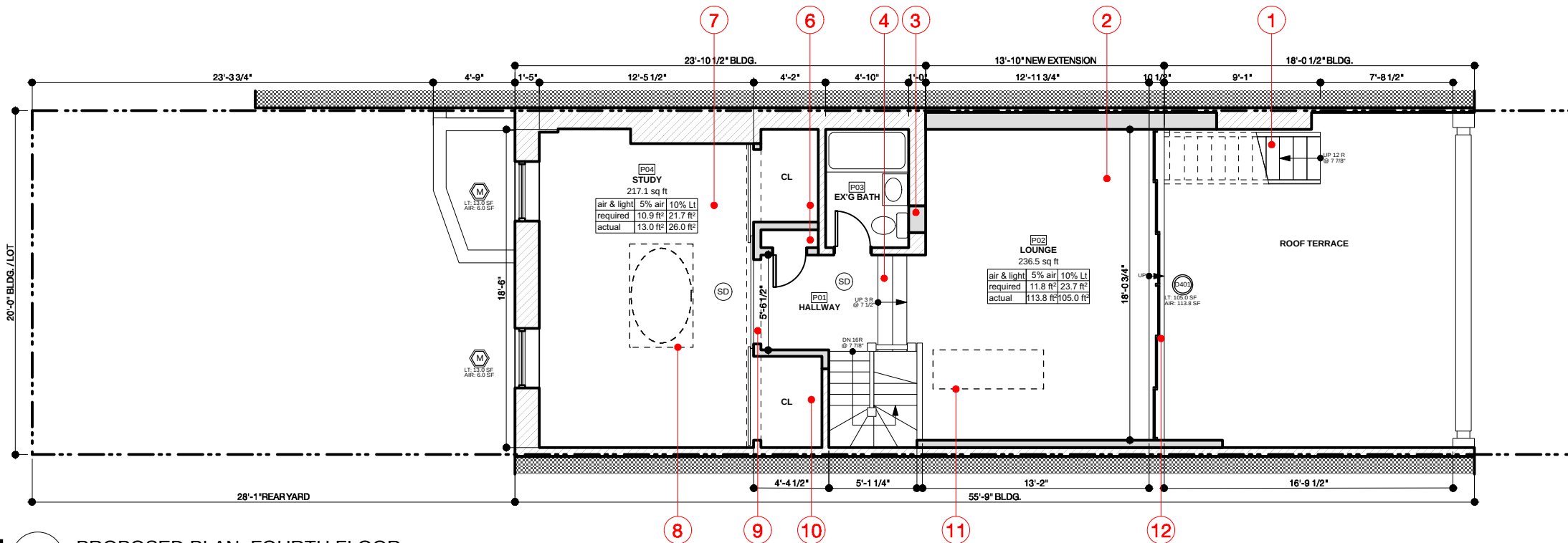
26 REMSEN STREET
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PROPOSED PLANS: THIRD FLOOR





2 PREVIOUSLY APPROVED PLAN: FOURTH FLOOR
Scale: 1/8" = 1'-0"



1 PROPOSED PLAN: FOURTH FLOOR
Scale: 1/8" = 1'-0"

LIST OF REVISIONS

1. STAIRS TO UPPER ROOF IN PROPOSED.
2. FOURTH FLOOR ENLARGED WITH AN ADDITION OF A LOUNGE IN PROPOSED.
3. WINDOW AT BATHROOM REMOVED DUE TO ENLARGEMENT OF FOURTH FLOOR IN PROPOSED.
4. STEPS ADDED AT HALLWAY TO LOUNGE IN PROPOSED.
5. SCUTTLE & LADDER NOT IN PROPOSED.
6. CLOSET QUANTITY & SIZE ENLARGED IN PROPOSED.
7. AREAS OF TWO BEDROOMS IN PREVIOUSLY APPROVED PLAN COMBINED & CHANGED TO STUDY IN PROPOSED.
8. SKYLIGHT ADDED IN PROPOSED.
9. LARGE SINGLE OPENING TO STUDY FROM HALLWAY IN PROPOSED.
10. AREAS OF TWO CLOSETS FROM HALLWAY & BEDROOM IN PREVIOUSLY APPROVED COMBINED TO ONE CLOSET FOR STUDY IN PROPOSED.
11. SKYLIGHT ADDED TO LOUNGE IN PROPOSED.
12. NEW LARGE DOOR OPENING FOR LOUNGE IN PROPOSED.



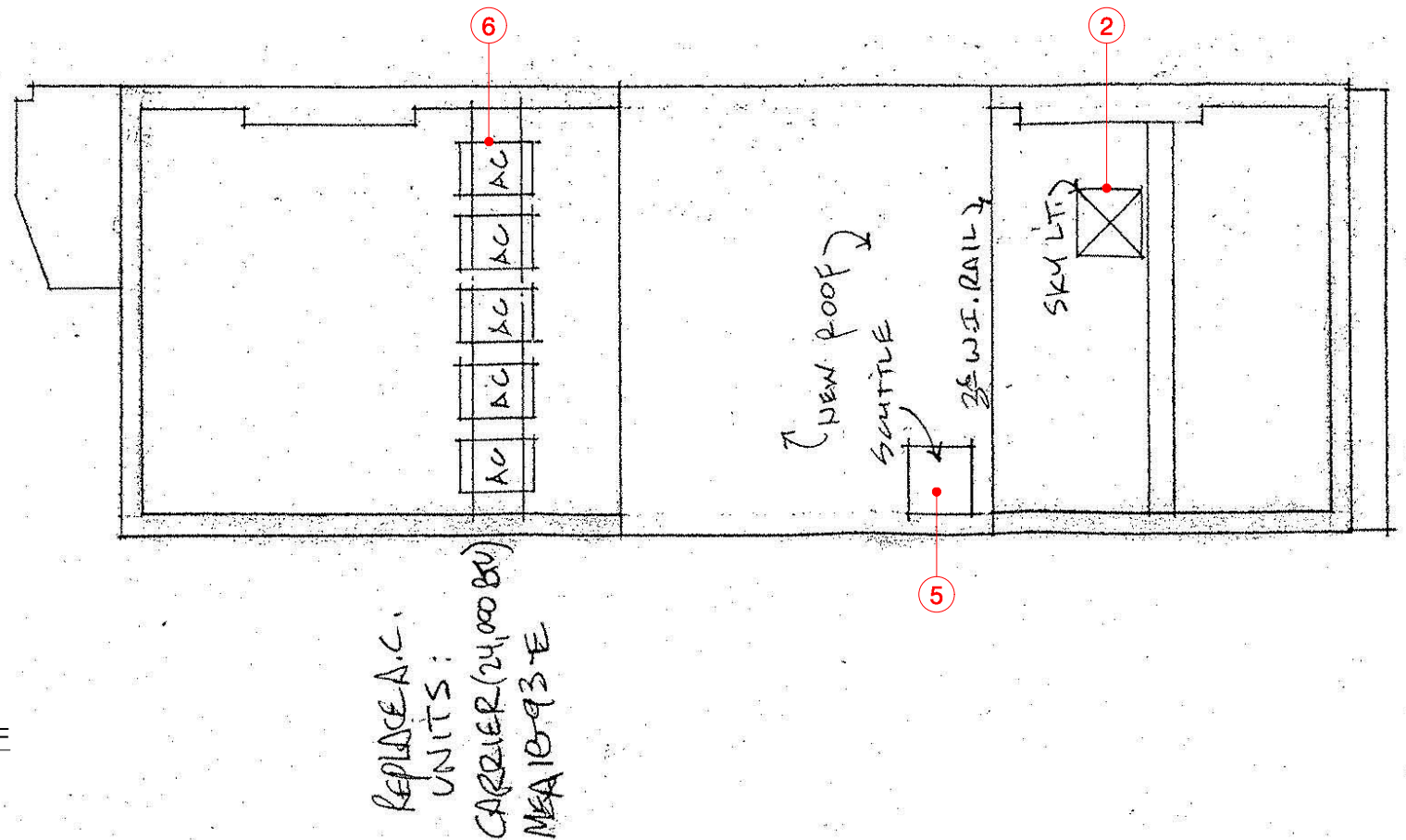
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PROPOSED PLANS: FOURTH FLOOR

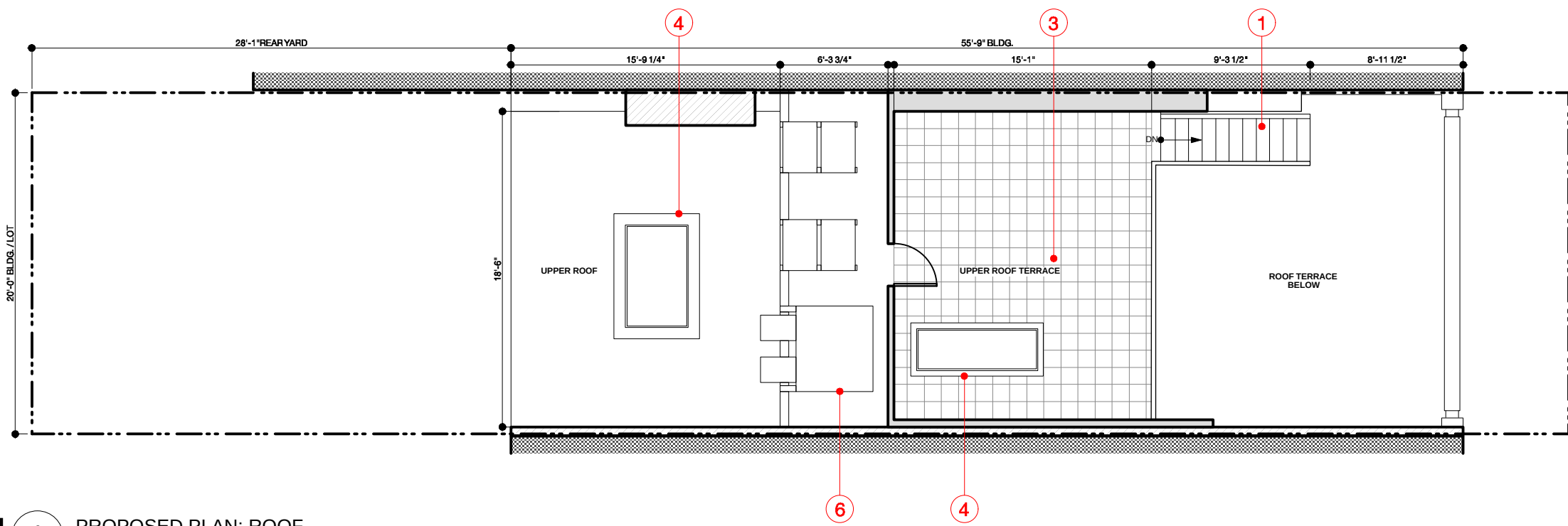


LIST OF REVISIONS

- 1. STAIRS TO UPPER ROOF IN PROPOSED.
- 2. SKYLIGHT IN PREVIOUSLY APPROVED NOT IN PROPOSED.
- 3. UPPER ROOF TERRACE IN PROPOSED.
- 4. SKYLIGHTS IN PROPOSED.
- 5. SCUTTLE IN PREVIOUSLY APPROVED NOT IN PROPOSED.
- 6. MECHANICAL UNITS ON UPPER ROOF LEVEL INSTEAD OF ROOF TERRACE LEVEL IN PROPOSED.



2 PREVIOUSLY APPROVED PLAN: ROOF
Scale: 1/8" = 1'-0"



1 PROPOSED PLAN: ROOF
Scale: 1/8" = 1'-0"



26 REMSEN STREET
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PROPOSED PLANS: ROOF

