



ZRD1: Zoning Resolution Determination Form

Must be typewritten.

☒ Orient and affix BIS
job number label here ☒

Use this form only to request Zoning Resolution determination (use CCD1 for all other requests)

1 Location Information Required for all requests on filed applications.

House No(s) 1111

Street Name ASHFORD STREET

Borough BROOKLYN

Block 4452

Lot 440

BIN 3421909

CB No. 305

2 Applicant Information Required for all requests on filed applications.

Last Name GELFAND

First Name MICHAEL

Middle Initial

Business Name MHG ARCHITECTS, P.C.

Business Telephone (212) 689-7070

Business Address 15 E 32ND STREET

Business Fax (212) 545-1687

City NEW YORK

State NY

Zip 10016

Mobile Telephone

E-Mail MGELFAND@MHGARCH.COM

License Number 020358

License Type ☐ P.E.

☒ R.A.

DOB PENS ID # (if available)

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

Relationship to the property: ☐ Attorney ☒ Filing Representative (Class 2) ☐ Other

Last Name

First Name

Middle Initial

Business Name JM ZONING

Business Telephone (212) 964-4464

Business Address 299 BROADWAY, SUITE 1100

Business Fax

City NEW YORK

State NY

Zip 10007

Mobile Telephone

E-Mail JOEY@JMZONING.COM

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

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

Determination request is for: ☐ Determination ☒ Predetermination

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

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

Job #: 321188273

Document #: 01

Objection #:

Examiner:

Has this request or a similar one been previously Denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☐ No

Enter short description of Technical Topic (5 words or less): ZONING EXHIBITS DEFERRAL

Enter All Control #(s) for related CCD1/ZRD1 requests:

TPPN, Memo: N/A

Zoning District(s): R6

MDL: N/A

Zoning Overlay(s): N/A

BBs: N/A

Special District(s): N/A

Other: N/A

ZR Section: 12-10

Code Section: N/A

Rule #: N/A

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

Control #:

Appointment Scheduled With:

Comments:

Review Team Members:

Reviewed By:

REVIEWED BY
Shauqat Shaikh
Building Code Specialist,
NYC Development Hub

Shauqat Shaikh

Date

APPROVED
WITH CONDITIONS

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Date: 09/28/2017

5	Description of Request (additional space is available on page 3)
Note: Buildings Department officials will only interpret or clarify the Zoning Resolution. Any request for variations of the Zoning Resolution must be filed with the Board of Standards and Appeals (BSA) or the Department of City Planning (DCP).	

Please itemize all attachments, including plans/sketches, submitted with this form. (*attachment may not be larger than 11" x 17"*)

If request is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the Objection sheet and include a copy of the Objection sheet in the submitted Pdf.

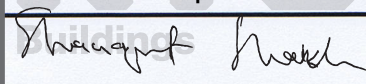
We respectfully request to defer the requirements of the zoning lot exhibits (to prior to sign off) for the 20 newly proposed (eight family) buildings along Schroeders Avenue, Ashford Street, and Gateway Drive in front of the HPD endorsed Gateway Nehemiah Phase 4B project. Phase 4B consists of 40 buildings in total. The zoning lots are currently owned by NYC and the ownership shall not be transferred to a private entity until closing (Post approval).

Respectfully request to defer the zoning lot exhibits prior to sign off so that the new ownership can have them prepared and recorded.

DOB Job Numbers:

321199503, 321188175, 321188442, 321188184, 321188193, 321188200, 321188157, 321188237, 321188246, 321188264, 321188139, 321188148, 321188291, 321188433, 321188111, 321188451, 321188219, 321188120, 321188255, 321188273

Note: Buildings Department Determination will be issued on the ZRD1 Response Form

6	Statements and Signature Required for all requests (If Attorney, include "Esquire" or "Esq." in signature)	
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) MICHAEL GELFAND		Date
Signature 		9.12.17
P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfilled applications) 		
REVIEWED BY Contr. Shauqat Shaikh Building Code Specialist, NYC Development Hub Date:		
ADMINISTRATIVE USE ONLY Reviewed By: 		

**APPROVED
WITH CONDITIONS**

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7	Description of Request (use this section if additional space is required for description)
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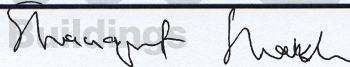
Note: Buildings Department Determination will be issued on the ZRD1 Response Form

8	Statements and Signature Required for all requests (If Attorney, include "Esquire" or "Esq." in signature)
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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) MICHAEL GELFAND	
Signature 	Date 9.12.17
	
P.E. / R.A. Seal (apply seal then sign and date over seal – not required for Attorneys on unfilled applications)	

ADMINISTRATIVE USE ONLY	REVIEWED BY Controlled by Shauqat Shaikh Building Code Specialist, NYC Development Hub	
Reviewed By:	Date	



**APPROVED
WITH CONDITIONS**

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ZRD1/CCD1 Response Form

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

House No(s) 1111

Street Name Ashford Street

Borough Brooklyn

Block 4452

Lot 440

BIN 3421909

Job No. 321188273

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): ZR 12-10

Other secondary Zoning Resolution or Code Section(s):

Comments:

Request to allow submission of zoning exhibits prior to sign-off is hereby approved is condition as stated below.

The applicant has indicated that the zoning lot is currently under the ownership of NYC HPD and shall be transferred to the private ownership at the time of closing after approval.

The applicant shall comply with the following condition:

- (1) The applicant shall provide legal proof of metes and bound of the the zoning lot for verification.
- (2) The applicant shall indicate metes and bound of the the zoning lot on PW1.
- (3) The plan examiner shall add a required item for the zoning lot exhibits in BIS prior to sign-off.
- (4) The applicant shall file a PAA to indicate filing of zoning exhibits prior to sign-off.

Name of Authorized Reviewer (please print):

Title (please print):

Authorized Signature:

REVIEWED BY

Shauqat Shaikh

Date:

Time:

Building Code Specialist
NYC Development Hub

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

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

APPROVED
WITH CONDITIONS

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