



Department of Buildings
280 Broadway
New York, New York 10007
(212) 566-5000 | TTY (212) 566-4769
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MANHATTAN (1)
211 BROADWAY 3rd FLOOR
NEW YORK, NY 10007

BROOKLYN (2)
185 ARTHUR AVENUE
BROOKLYN, NY 11247

BROOKLYN (3)
210 JORAUER STREET
BROOKLYN, NY 11247

QUEENS (4)
120-55 QUEENS BLVD.
QUEENS, NY 11424

STATEN ISLAND
3000 JACOB LEVY BLVD
STATEN ISLAND, NY 10314

Notice of Objections

Applicant: **Jeffery Geary, RA**
Avid Designs
15 Aspinwall St.
Staten Island, NY 10307-1601

Date: **August 30, 2010**
Job Application #: **420003613**
Application Type: **ALT.1/Special Audit**
Premise Address: **37 West 14th Rd.**
Zoning District: **R3-2**
Block: **15318** Lot: **59** Doc(s): **1**

NYC Department of Buildings Examiner:

Lawrence Levine

Note: To discuss and resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this objection sheet. To make the best possible use of the plan examiner's and your time, please make sure you are prepared to discuss and resolve these objections before arriving for your scheduled plan examination appointment.

Section of Code	Objection	Date Resolved	Comments
GENERAL			
* Bring marked-up plans with plan examiner's initials to the next appointment. Be prepared to answer all comments & questions that appear on them. Do not alter or write on these plans			
BC104	Site survey is required to substantiate the lot size shown, (not in BISweb).	10/5/10	✓
P110.2	If the deck is not permeable, (no gap between the deck boards), the additional non-permeable area on the lot exceeds 200SF and a drywell is required. Show on the site plan with grit chamber and connection piping. Add to Schedule B. Provide soil boring log and test report, calculations, grit chamber and drywell details.	11/14/10	✓
TPPN4/03	Projection of deck into the waterfront yard is limited to 8'-0"; not permitted as shown.	6/14/11	✓
ZR12-10 "Waterfront Area"	Reference this section in the zoning calculations and provide note to indicate that the property is in a waterfront area.	6/14/11	✓
ZR62-11	Provide note in the zoning calcs. to indicate that the property is on a waterfront block and is a waterfront zoning lot.	6/27/10	✓
ZR62-31	Zoning calculations are not correct for a waterfront zoning lot. Bulk calculations are to be based on the upland lot area only; (approx. 81'x25'= 2025 SF). Show on the site plan.	6/17/10	✓
ZR62-332	Waterfront yard depth is non-complying. Provide evidence that the condition existed prior to 7/26/01.	10/5/10	✓
ZR23-141b	House exceeds the max. allowable FA by approx. 234 SF.	6/17/10	✓
ZR62-332	Location of proposed rear wall at the 2 nd story creates a non-complying waterfront rear yard.	6/24/10	✓
ZR23-141b	Lot coverage is not complying. Provide evidence that the lot coverage existed prior to 5/11/05.	6/17/10	✓
BC28-104.9	Required tidal wetlands map check has not been provided.		
BC28-104.9.3	If the property is in a tidal wetlands area, required approval from the DEC has not been obtained.	6/17/10	✓

Albin Matney

JUN 27 2010

EXAMINED FOR ZONING, EGRESS AND
FIRE PREVENTION ONLY AS PER ADR NO. 2/75

SURVEY + SURFERN

✓ SCAN IN WITH PAA