



DEPT OF BLDGS 421961498 Job Number

ES497168805 Scan Code

Department of Buildings
280 Broadway
New York, New York 10007
(212) 566-5000 | TTY (212) 566-4769
nyc.gov/buildingsMANHATTAN (1)
280 BROADWAY 3RD FLOOR
New York, NY 10007BRONX (2)
1932 ARTHUR AVENUE
BRONX, NY 10457BROOKLYN (3)
210 JORALEMON STREET
BROOKLYN, NY 11201QUEENS (4)
120-55 QUEENS BLVD.
QUEENS, NY 11424STATEN ISLAND (5)
BORO HALL- ST. GEORGE
STATEN ISLAND, NY 10301

Notice of Objections

Applicant:	MICHAEL ANGELONE	Date:	04/22/2020
	MICHAEL ANGELONE PE LLC	Job Application #:	421961498
	4 POND PLACE	Application Type:	ALT-2
	OYSTER BAY NY 11732	Premise Address:	118-19 203 STREET QUEENS
	HAHID@SHAHIDDESIGN.COM	Zoning District:	R4-1
	516-922-2024	Block:	12638
		Lot:	47
		Doc(s):	01

NYC Department of Buildings Examiner: Mariam Yousef

Plan Examiner's Signature: **Scope of Work:** LEGALIZE ADDITION TO EXISTING GARAGE **Work on Floor(s):** 001

- * To discuss and resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above.
- * For the scheduled appointment, bring the job folder (from the borough records room), marked-up plans and a copy of the objections. Be prepared to answer all comments & questions that appear on them. Do not alter or write on these plans or objections.
- * After five (for NB/ALT1) or two (for others) scheduled meetings to resolve the objections, further plan examiner appointment may be rejected for a meeting with and job review by a supervisor upon manual appointment request by the applicant.

#	Section of Code	Objection	Date Resolved	Comments
1	BC 107.2	All pages must be clearly sealed and signed.	6-30-2020	
2	TPPN # 14/88	As per this TPPN, applicant must submit documentation to support and confirm approved existing use and the layout of building(s). Verify this job is for the garage as per scope of work but it's not filed under the garage BIN number.	6-30-2020	
3	ZR 12-10	Garage must be open no partition/ storage allowed	6-30-2020	
4	ZR 25-64	Restrictions on Use of Open Space for Parking Restrictions on the use of open space for parking and driveways are set forth in this Section, in accordance with the provisions of Section 23-12 (Permitted Obstructions in Open Space). (a) In R1, R2, R3, R4-1, R4A and R4B Districts, driveways, private roads, open accessory off-street parking spaces, unenclosed accessory bicycle parking spaces or open accessory off-street loading berths may occupy <u>no more than 50 percent</u> of the lot area not covered by buildings containing residences;	6-30-2020	
5	ZR 23-142	Comply with the open space and floor area regulations		
6	BC406.1.3	Show on plan the Garage floor sloped to facilitate the drainage of liquid. Show slope and location of drain.	6-30-2020	
7	BC106 P1101.2 RS16	Show method of storm water disposal with drywell, grit chamber details, drywell calculation, required soil percolation tests and connection piping on the site plan as per LL103/89. Show that drywell is adequately sized as per RS 16 and P110.13. Provide job number.		
8	ZR 23-12	Permitted Obstructions in Open Space (h) Parking spaces, off-street, enclosed, accessory, not to exceed one space per dwelling unit, when accessory to a single-family, two-family or three-family residence, provided that the total area occupied by a building used for such purposes does not exceed <u>20 percent of the total required open space</u> on the zoning lot. Provide calculations	6-30-2020	

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9	AC 28-104.8	Submittal of construction documents: The applicant must verify and provide all the required forms that have not been entered into BIS. - PW1 - Original sealed and signed Survey. - PW1B - TR-1 - TR-8 - ST1 - DEP ACP5 - PW3 - NYCECC ANALYSIS. - DOB - ZONING DIAGRAM (ZD1) - TR2 and TR3 provide calculations on plans.		
10	2014 BC 1704.21.1.2	Soil percolation tests. Prior to the approval of construction documents, soil percolation tests shall be performed in accordance with the provisions of Section 1114.2.2 of the <i>New York City Plumbing Code</i>.		
11		See Mark-ups on plan. Bring it back for next appointment. Be prepared to answer all comments & questions that appear on it. Do not alter or write on this plan.		

End of Objections