



Melanie E. La Rocca
Commissioner

November 17, 2020

Ira M. Gluckman, R.A.
Senior Borough
Commissioner

ZEBU LIANG
93 PRESCOTT AVENUE
STATEN ISLAND NY 10306

(Owner)

10 Richmond Terrace
Staten Island, NY 10301

DONGSHENG LU
LU ENGINEERING SERVICE P.C.
201 46 STREET, BROOKLYN NY 11220

(Applicant)

+1 718 802 3677 tel
fax

RE: INTENT TO REVOKE APPROVAL(S) AND PERMIT(S)

93 PRESCOTT AVENUE
Block: 03599 Lot: 00039
Application #: 510115643

Dear Sir or Madam:

The Department of Buildings (the "Department") intends to revoke the approval and permit issued in connection with the application referenced above, pursuant to Sections 28-104.2.10 and 28-105.10.1 of the Administrative Code of the City of New York ("AC"), within fifteen calendar days of the posting of this letter unless sufficient information is presented to the Department to demonstrate that the approval and permit should not be revoked.

Pursuant to AC §§ 28-104.2.10 and 28-105.10.1, the Department may revoke approval of construction documents for failure to comply with the provisions of the AC, other applicable laws or rules, or whenever a false statement or misrepresentation of material fact in the submittal documents upon the basis of which the approval was issued, or whenever any approval or permit has been issued in error.

The Department intends to revoke the approval and permit for the reasons set forth on the attached Objection Sheet, dated November 12, 2020.

In order to prevent revocation of the approval and permit upon the expiration of the fifteen day notice period, you must submit a PER 11 Appointment Request Form to the appropriate borough office immediately to schedule an appointment with the auditor to present information to the Department demonstrating that the permit should not be revoked. Your response may be deemed unresponsive if the architect or engineer of record fails to attend the appointment.

Sincerely,

A handwritten signature in black ink, appearing to be "Ira M. Gluckman", with a stylized flourish at the end.

Ira M. Gluckman, R.A.
Senior Borough Commissioner

IG/EAR

Cc: Ira M. Gluckman, Senior Borough Commissioner
Anand Baksh, Chief Inspector
Premises file

Ryan Gobin, Enforcement Chief Inspector
Michelle Trovato, Supervisor

Department of Buildings
280 Broadway
New York, New York 10007
(212) 566-5000 | TTY (212) 566-4769
nyc.gov/buildings

MANHATTAN (1)
280 BROADWAY 3RD FLOOR
New York, NY 10007

BRONX (2)
1932 ARTHUR AVENUE
BRONX, NY 10457

BROOKLYN (3)
210 JORALEMON STREET
BROOKLYN, NY 11201

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

STATEN ISLAND (5)
BORO HALL- ST. GEORGE
STATEN ISLAND, NY 10301

Notice of Special Audit Objections

Applicant: DONGSHENG LU	Date: November 10, 2020
LU ENGINEERING SERVICE P.C.	Job Application #: 510115643
201 46 STREET 1ST FLOOR BROOKLYN NY 11220	Application Type: Alt.1
	Premises Address: 93 Prescott Avenue
	Zoning District: R3X-lower density growth management area
Block: 3599 Lot: 39 Doc(s): 01	
NYC Department of Buildings special audit Examiner: Lawrence E Levine, RA	

Obj. #	Doc. #	Section of Code	Special audit Objections	Date Resolved	Comments
1.		ZR25-22b	3 accessory parking spaces are required for a 2 family house in a lower density growth area. Application does not comply		
2.		ZR25-622	Accessory parking spaces in an R3 zone in a lower density growth management area are only permitted within a building or any open area on the zoning lot that is not between the street wall and the street line. Proposed parking location does not comply.		
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 280 Broadway
 New York, New York 10007
 (212) 566-5000 | TTY (212) 566-4769
 nyc.gov/buildings

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