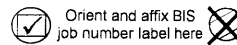




CCD1: Construction Code Determination Form

Must be typewritten.



Do not use this form for Zoning Resolution determination requests - use ZRD1 form

1 Location Information Required for all requests on filed applications.

House No(s) 1632 Street Name Richmond Terrace
Borough Staten Island Block 187 Lot 42 BIN 5005145 CB No. 501

2 Applicant Information Required for all requests on filed applications.

Last Name HESSEL First Name PAUL Middle Initial J.
Business Name PAUL J. HESSEL, P.E. Business Telephone 631-815-1913
Business Address 57 CORNELL STREET Business Fax
City EAST NORTHPORT State NY Zip 11731 Mobile Telephone
E-Mail PHESSEL@OPTONLINE.NET License Number 059484
License Type ☒ P.E. ☐ R.A. ☐ RLA ☐ Elevator (Co) Director 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 Morales/Kushnir First Name Oscar/Illana Middle Initial
Business Name SA Associates PLLC Business Telephone 718-222-0322
Business Address 110 York Street, 7th Floor Business Fax 718-222-4486
City Brooklyn State NY Zip 11201 Mobile Telephone
E-Mail info@scaranoarchitect.com License/Registration # (if P.E./R.A./R.L.A./Attorney/Lic.(Co)Director)

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 (Initial) ☐ Technical Affairs (Appeal) ☐ Elevators
Job associated with this request? ☒ Yes (provide job # / doc # / obj # / examiner name below) ☐ No
Job #: 520304616 Document # 1 Objection #: 12 Examiner: Roxane Tsirigotis
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): Curb Cut along street frontage
Construction Code (if applicable): ☒ 2014 Code ☐ 2008 Code ☐ 1968 Code ☐ Prior to 1968 Code

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

Request for 1-3 family dwelling? ☐ Yes ☒ No For HPD Affordable Housing? ☐ Yes ☒ No Fee Exempt per 28-112.1? ☐ Yes ☒ No
Zoning District(s): M1-1 MDL:
Zoning Overlay(s): None BBs: 2014-25
Special District(s): None Other:

ZR Section: Code Section: 406.7.6 Rule #: TPN, Memo:
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 ☐ Elevators ☐ Other

ADMINISTRATIVE USE ONLY

Control #:
Appointment Scheduled With:
Comments:
Review Team Members:
Reviewed By:



CCD1: Construction Code Determination Form

PAGE 2

5	Description of Request (utilize page 3/Section 7 if additional space is needed to properly describe this request)
This is a request for: ☐ Interpretation or clarification ☒ Variation of Building Code or Rules per § 28-103.3 (please state in detail the practical difficulty that is specific to this project, and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2)) ☐ Variation of Multiple Dwelling Law (MDL) § 277.16 for Article 7B Buildings (please state in detail the practical difficulty that is specific to this project and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2)) <i>NOTE: Variations of any other MDL provisions must be filed with the Board of Standards and Appeals (BSA) per MDL § 310.</i>	

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.

Respectfully request to review of this Construction Code Determination, to answer an objection #12 "curb cut does not comply with BC 406.7.6.", to allow for a full width curb cut along the secondary frontage of this project on Tompkins Ct. As this project fronts on two (2) Unmapped Streets, it was requested by FDNY and confirmed by BSA under their approval, a copy which is attached, that the secondary street frontage have vehicular access for emergency vehicles and as such a full width curb cut is proposed.

It is understood that the 2014 BC Section 406.7.6 curb cuts states:

406.7.6 Curb Cuts.

For the purpose of this section, a curb cut shall include all splays when determining the total length of cut curb.

Unless otherwise required by the New York City Zoning Resolution, all curb cuts shall comply with the following requirements:

1. The aggregate length of curb cuts shall not exceed 60 percent of any street frontage 100 feet (30480mm) or less in length. No single curb cut shall exceed 30 feet (9144mm) in length, and there shall not be more than two curb cuts on any street frontage 100 feet (30 480 mm) or less in length. The minimum distance between two curb cuts shall be 5 feet (1524 mm).

2. For each 50 feet (15 240mm) of street frontage length over 100 feet (30 480 mm), an additional curb cut no greater than 30 feet (9144 mm) in length may be permitted.

NOTE: Department of Buildings Determination will be issued on the CCD1 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) Paul J. Hessel
		Signature  Date 12/28/18
ADMINISTRATIVE USE ONLY		P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfiled applications)
Reviewed By:	Control #: 	Date:

REVIEWED BY
 Damian Titus
Building Code Specialist
 NYC Development Hub
APPROVED WITH CONDITIONS
 CCD1(56244)
 Page 2 of 17
 Date: 01/10/2019

01/18

CCD1: Construction Code Determination Form

PAGE 3

7	Description of Request (use this section if additional space is required for description)
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3. No curb cut shall commence within 8 feet (2438 mm) of a side lot line, except that on corner lots and lots with street frontage length of 50 feet (15 240 mm) or less, the curb cut may commence 30 inches (762 mm) from the side lot line.

4. No curb cut, including splays, shall be less than 10 feet (3048 mm) in length.

If these regulations are followed in this case, no curb cut could be provided along this street frontage. This condition would prevent emergency vehicular access to the rear of the site, as was requested by the FDNY during their review as per BC28-103.3 variations, a practical difficulty exists here in that a curb cut complying with the maximum 60% rule would result in a curb cut of less than 10'-0" and not more than 2'-6" from the edge of the property lines.

As no curb cuts exist on either side of the frontage of Tompkins Court for a distance of over 100 feet in either direction having this full width curb cut to allow emergency vehicles to access the rear of the property would not create a conflict with any other adjoining property and allow the emergency access.

Therefore, it is requested that a full width curb cut be permitted along this frontage so that health safety and welfare requirements can be met as they are critical to providing City Services to the site.

In light of the above, it is requested that the proposed curb cut along Tompkins Ct. be granted.

NOTE: Department of Buildings Determination will be issued on the CCD1 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.

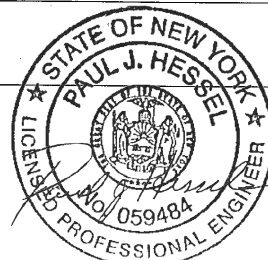
Name (please print)

Paul J. Hessel

12/28/18

Signature

Date



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 Damian Titus Building Code Specialist Control NYC Development Hub	
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Reviewed By:

[Signature]

Date:

APPROVED
WITH CONDITIONS

CCD1(56244)
Page 3 of 17
Date: 01/10/2019

01/18

ZRD1/CCD1 Response Form

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

House No(s) 1632

Street Name Richmond Terrace

Borough Staten Island

Block 187

Lot 42

BIN 5005145

Job No. 520304616

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): 406.7.6

Other secondary Zoning Resolution or Code Section(s):

Comments:

The request to deem acceptable the proposed curb cut for FDNY access use ONLY is hereby approved with conditions .

1. The applicant must try to provide a minimum of 2 feet 6 inches from the side tax lot line to the curb cut if possible.

It shall be noted that this approval is granted for FDNY access use ONLY . All other uses of this curb cut access is prohibit. (Note required on Schedule "A")

Name of Authorized Reviewer (please print):

Title (please print):

Authorized Signature:

REVIEWED BY

Damian Titus

Date:

Time:

Building Code Specialist
NYC Development Hub

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

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

**APPROVED
WITH CONDITIONS**

CCD1(56244)

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Date: 01/10/2019