



June 30, 2014

New York City Department of Buildings
Borough of Brooklyn
Municipal Building
210 Joralemon St
Brooklyn, N.Y. 11201
Att: Commissioner Ira Gluckman

Re: 142 Columbia Heights – The Mailer Apartment
Brooklyn., N.Y.
B: 208 L: 214
Rooftop Addition

Dear Commissioner Gluckman

Alteration # 2288-60 was filed to add an A frame structure (noted as skylight) to the roof of the above referenced property. The structure opened to the 4th floor apartment below. A CO was issued in 1962. In 1964 a small addition was added to the rooftop structure. The current owner wishes to file to legalize the addition.

The building is located in the Columbia Heights Historic District. Current zoning is R6, LH-1. Proof was submitted to the Landmarks Preservation Commission consisting of affidavits and photos. Landmarks has determined that they have no jurisdiction over the legalization as the structure is "grandfathered" (See attached).

The 1964 construction consisted of the rooftop addition and a number of suspended platforms in the skylight volume. These platforms are not floors and are accessible by ships ladder and from the building roof. The approved A- Frame structure and the subsequent addition are made of combustible materials. The building is Class 3 non-fireproof.



Like Landmarks, we request that the DOB acknowledge that the addition and platforms in question were constructed in 1964 and that the existing features need not comply with the following:

- 1) Handicap Accessibility Requirements — OK TO WAIVE
- 2) Energy Code Compliance — OK TO WAIVE
- 3) Flood zone compliance — OK TO WAIVE (SUBMIT MAP)
- 4) Compliance with the LH-1 zoning height limitations (Per the attached historical zoning map this area was not in a Limited Height District) — OK TO WAIVE
- 5) If the overall building turns to be non-complying in terms of zoning floor area that the "1% rule" related to floor area additions be allowed to be applied. This rule was commonly applied and accepted in the 60's. — DENIED — MUST COMPLY WITH ZONING STRICT NUMBERS.

The platforms added were to be used solely by the inhabitant of the 4th floor apartment. They are not rooms. They do not constitute a floor. Access to them was meant to be through the large skylight volume. We also ask

- 1) That ship ladder access be permitted as the sole means of reaching these platforms — OK IF PLATFORM IS 2'4" WIDE.
- 2) That the addition's combustible construction be accepted. — DENIED
- 3) That the additions external access by ships ladder and external access via the roof be accepted. — OK
- 4) That the platform guardrails be permitted to meet the requirements of the 1938 code which was the prevailing code when this work was done. — DENIED

Thank you for your consideration

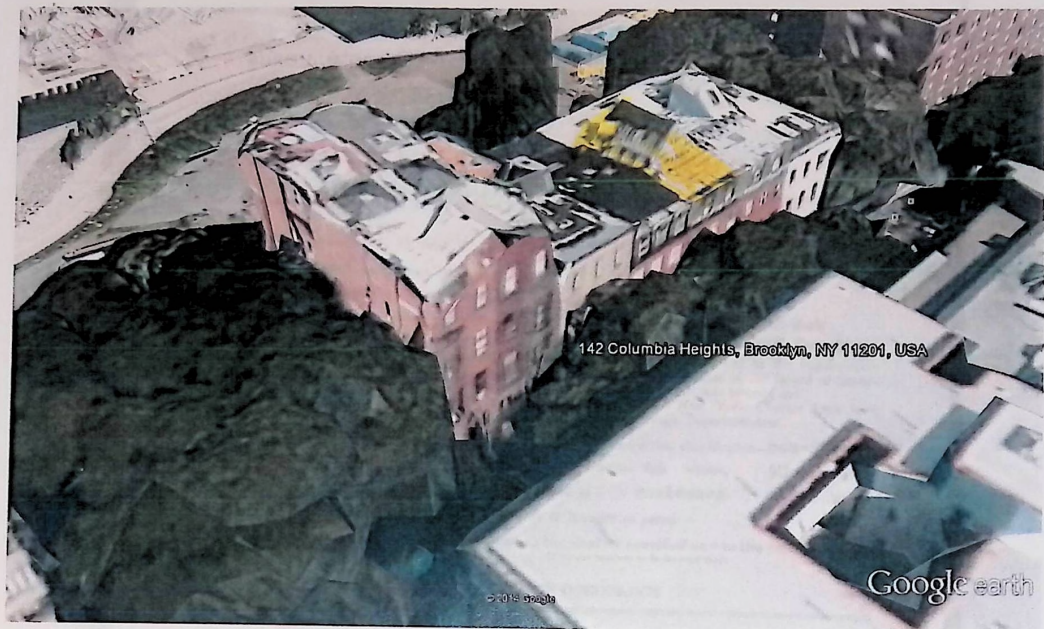
Very Truly yours,

Austin Regan, R.A.
Metropolis Group

THE ABOVE ITEMS WHICH STATE "OK TO WAIVE"
WILL REQUIRE SUBMISSION OF AN A-I-I FOR
EACH ITEM.

IN ADDITION STRUCTURE CALCULATIONS REQ'D
FOR NON-PERMITTED EXTENSION AND SIDE
YARDS AND/OR EXTERIOR LOFT MUST
COMPLY WITH 1961 ZONING.

Ira M. Gluckman, RA
BOROUGH COMMISSIONER
SEP - 9 2014



Google earth

feet
meters



DEPARTMENT OF BUILDINGS
BOROUGH OF Brooklyn, THE CITY OF NEW YORK

No. 178578

Date 10-1-1962

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~228~~ altered—~~building~~—premises located at
112 Columbia Heights, West side 50'3" South of Pineapple Str eet

Block 208 Lot 214

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~Permit~~ Alt. No.— 2288-1960

Construction classification—non-fireproof

Occupancy classification— Class "A" Multiple. Height Base. 44 stories, 50 feet.

Dwelling - Heretofore converted const. 5-3-62 Located in residence Use District.

B Art. Plumb. 5-1-62 Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALY	FEMALE	TOTAL	
Cellar	on ground	-	-	-	storage and heating
Basement	40	-	-	-	one (1) apartment
First	40	-	-	-	one (1) apartment
Second	40	-	-	-	one (1) apartment
Third	40	-	-	-	one (1) apartment
Fourth	40	-	-	-	one (1) apartment
TOTAL:- Five (5) families					
CLASS "A" MULTIPLE DWELLING - heretofore converted					
FIRE DEPARTMENT ACCOUNT #C323151 ISSUED JUNE 28, 1961 - (fuel oil)					



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



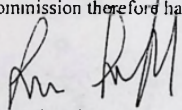
April 10, 2014

ISSUED TO:

Derick W. Betts, Jr.
142 Heights Housing Corp
142 Columbia Heights
Brooklyn, NY 11201

Re: NOTICE OF WITHDRAWAL
LPC - 148555
WSL 15-6291
142 COLUMBIA HEIGHTS
HISTORIC DISTRICT
BROOKLYN HEIGHTS
Borough of Brooklyn
Block/Lot: 208 / 214

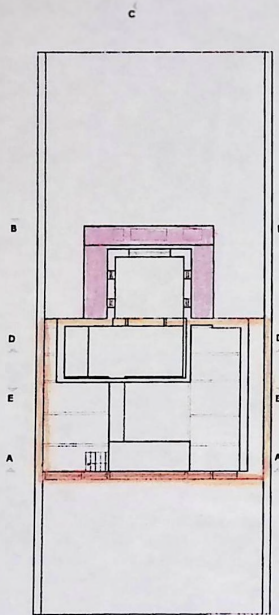
The Landmarks Preservation Commission received an application on September 9, 2013, to legalize a rooftop addition. According to photographic documentation provided by the applicant, the addition was constructed prior to the designation of the Brooklyn Heights Historic District, and thus, it is grand fathered. The Landmarks Preservation Commission therefore has no jurisdiction over it, and this application is being withdrawn.


Lisa Schaeffer

cc: P. McEachern

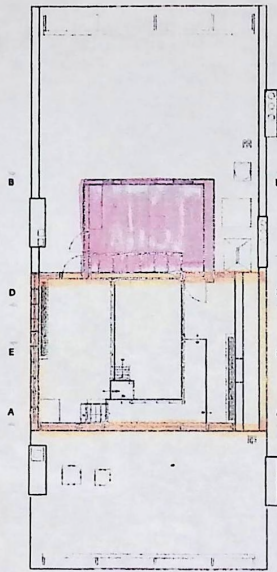
addition to A Frame Susan Marker's Bedroom
 addition to A Frame Crow's Nest / Study
 Original A Frame

document #9



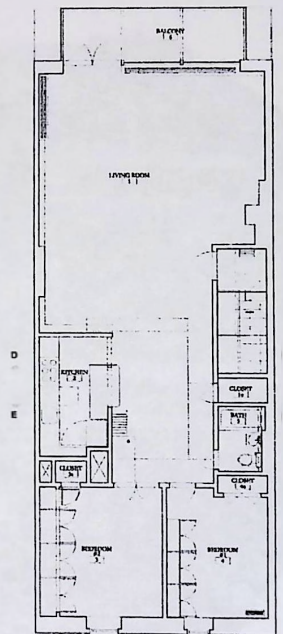
THIRD FLOOR PLAN
 1/4" = 1'-0"

(3)



SECOND FLOOR PLAN
 1/4" = 1'-0"

(2)



FIRST FLOOR PLAN
 1/4" = 1'-0"

(1)

JAMES BODNAR
 ARCHITECT
 110 East 78th Street
 New York, New York
 (212) 794-0744

142 COLUMBIA HEIGHTS
 Block Number: 208
 Loc: 214
 Zoning District: RG
 Zoning Map: 12D
 L- LANDMARK HISTORIC DISTRICT

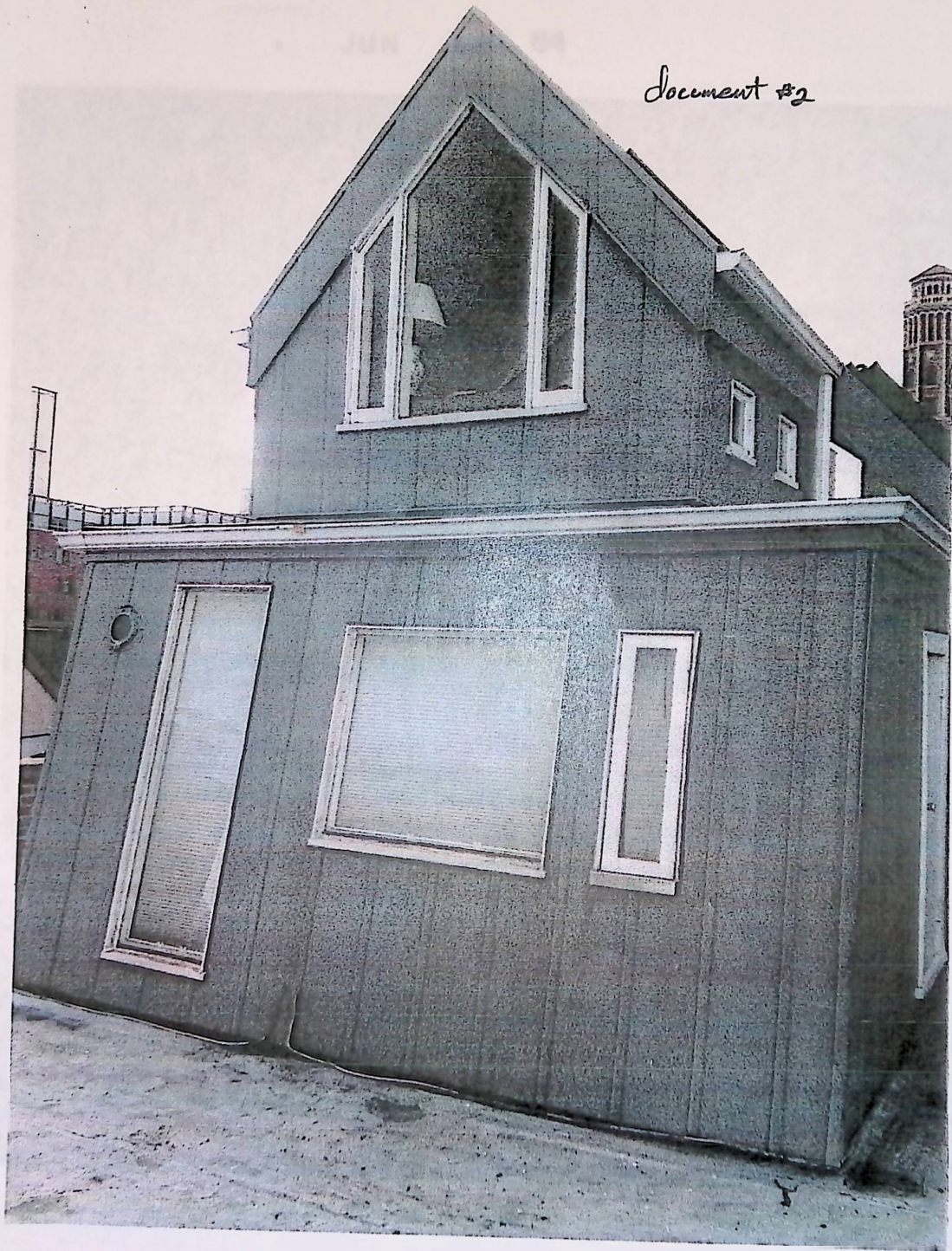
PROJECT

MAILER RESIDENCE
 142 COLUMBIA HEIGHTS
 BROOKLYN, NEW YORK

PLANS

SEAL AND SIGNATURE	DATE	March 9, 2012
	PROJECT No.	
	DWG No.	
	A-001.00	
CADD FILE No.	1 of 2	

Document #2



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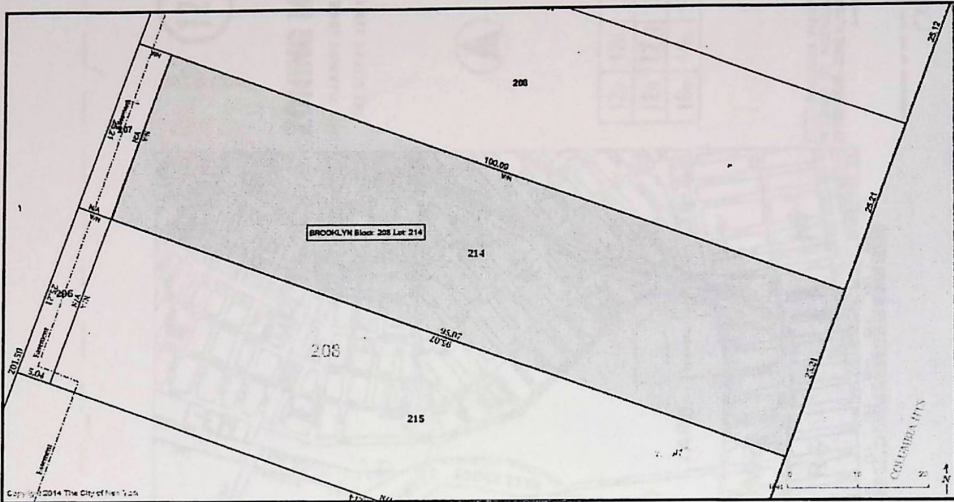


University of California, Berkeley

Department of Geography, Physical Geography and Environmental Science

map - 9/9/2014

Digital Tax Map - New York City Dept. of Finance



Borough Boundary	C50 Condo Flag/Condo Number
Tax Block Boundary	A50 Air Right Flag/Lot Number
50 Tax Block Number	S50 Subterranean Right Flag/Lot Number
Tax Lot Boundary	R REUC Flag
50 Tax Lot Number	----- Under Water Tax Lot Boundary
-50- Condo FKA Tax Lot Number	----- Other Boundary
50.5 Tax Lot Dimension	Possession Hook
47.5.5 Approximate Tax Lot Dimension	Misc Miscellaneous Text
120 - 1200 Condo Units Range Label	Small Tax Lot Dimension
Building Footprint	Surface Water

142 COLUMBIA HEIGHTS, BROOKLYN 11201

- Zoning

Zoning Information:

Borough: Brooklyn Block: 208 Lot: 214

Zoning: **R6**

Limited Height District: **LH-1**

Zoning Map: **12d**

Historical Zoning Maps: **12d**

Department of City Planning, Zoning Database (updated monthly)

