PROPERTY INFORMATION

LOCATION : 247 DEAN STREET,
BROOKLYN, NY 11217

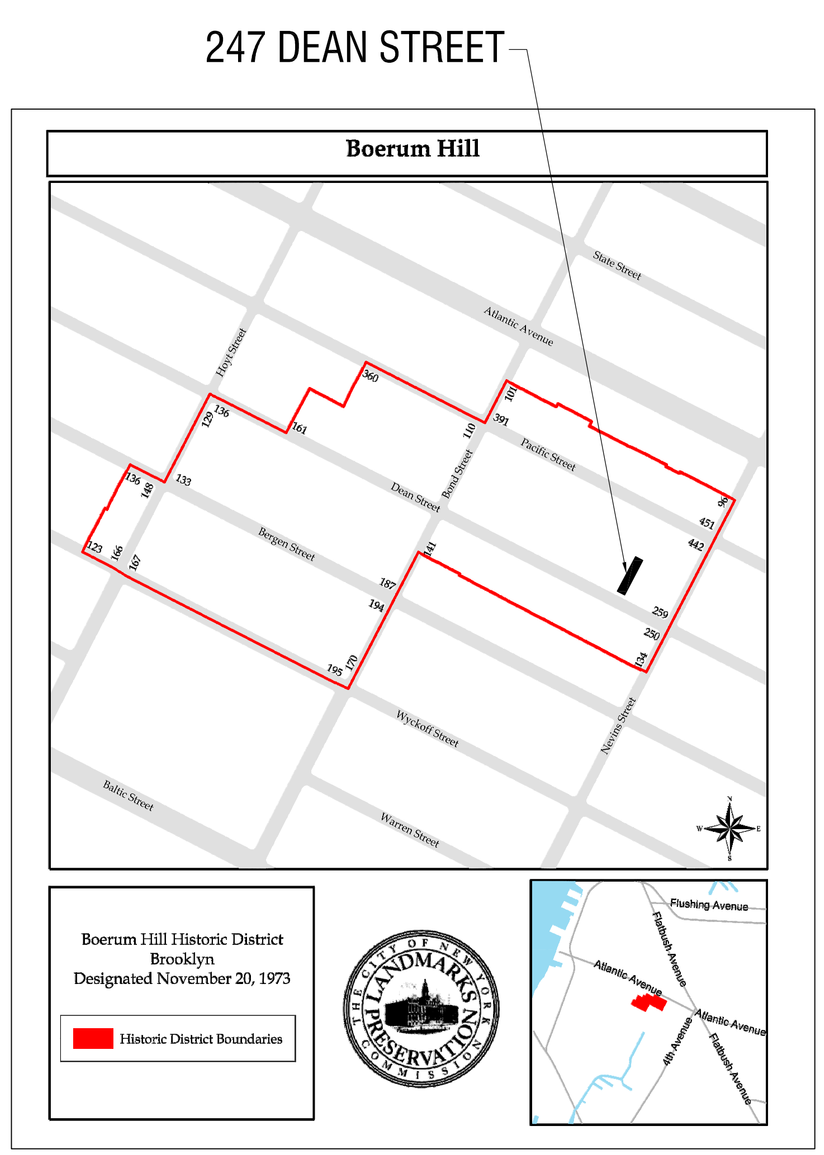
DISTRICT : BOERUM HILL HISTORIC DISTRICT / R6B

BLOCK : 190

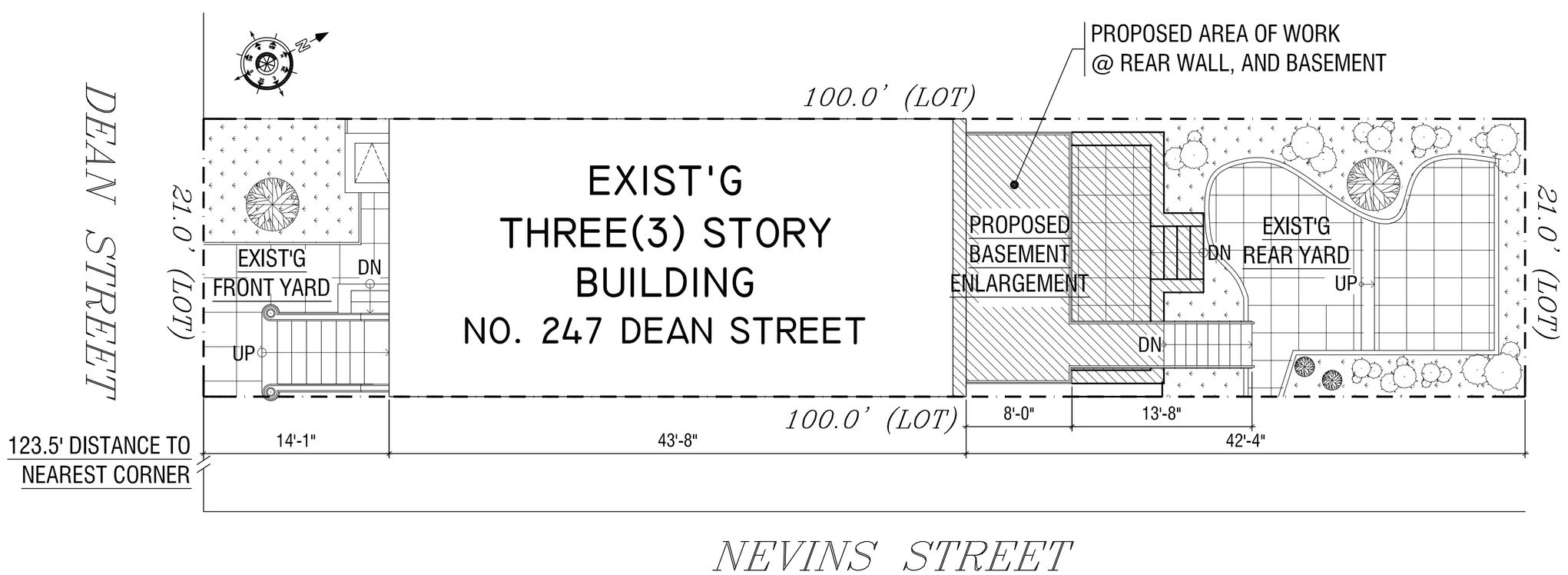
LOT : 38

CB# : 302

LPC DOCKET# : 18-0771



HISTORIC DISTRICT PLAN



PLOT PLAN | SCALE: N.T.S.

HISTORICAL PHOTO | FRONT ELEVATION

EXISTING PHOTO | FRONT

REAR

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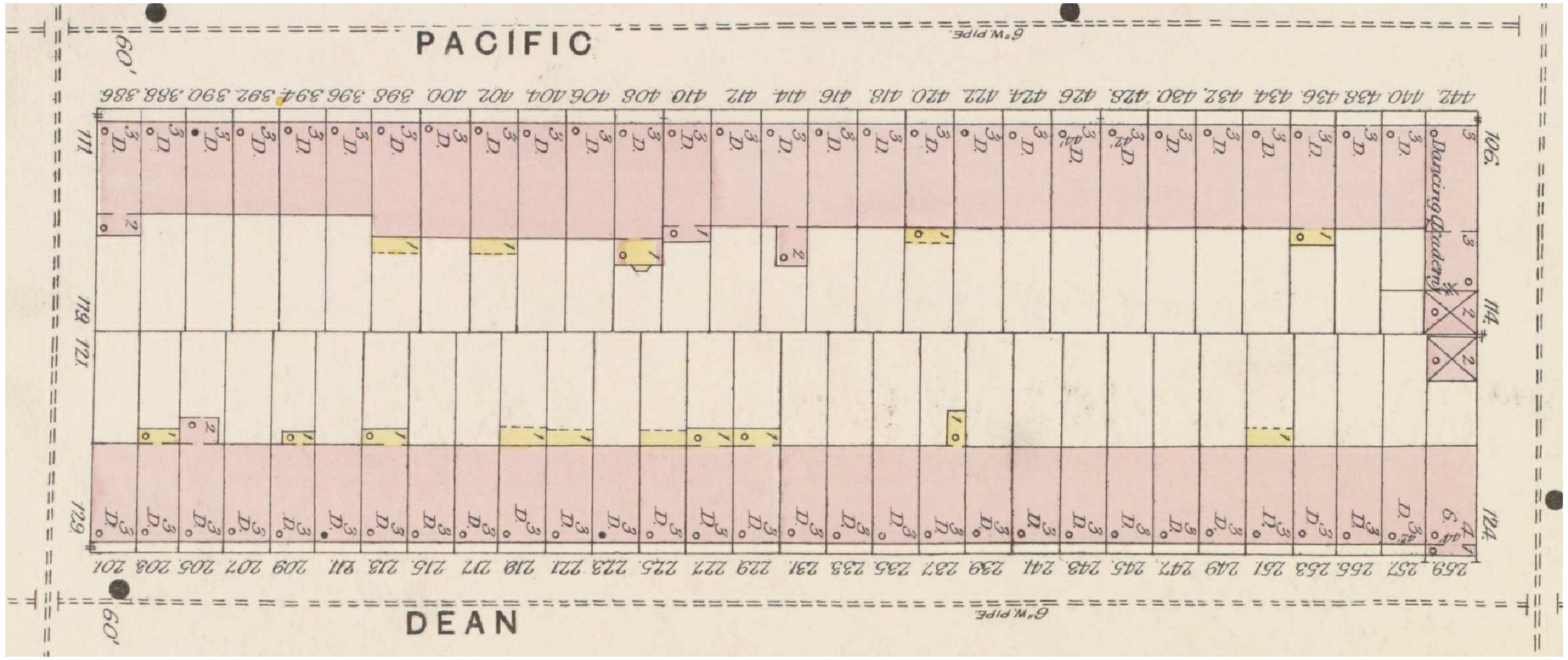
REAR YARD ADDITION

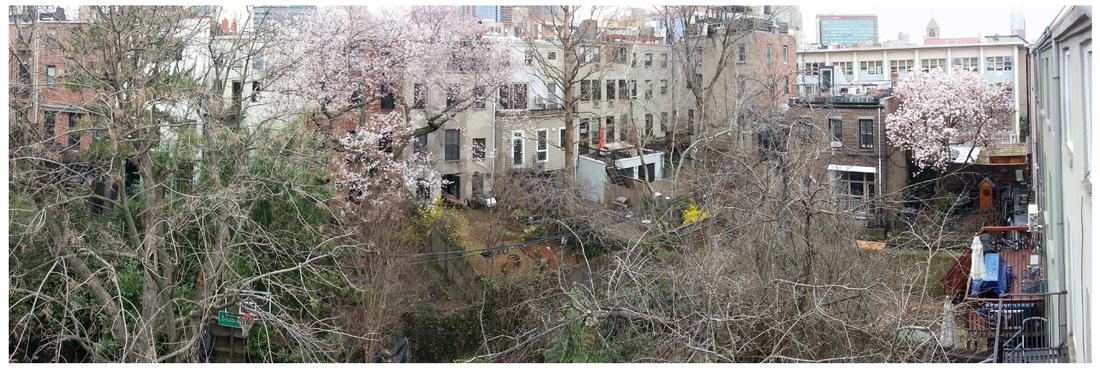
247 DEAN STREET, BROOKLYN, NY 11217

PLOT PLAN, HISTORICAL & EXISTING PHOTO, HISTORIC DISTRICT PLAN, ADN PROPERTY INFORMATION

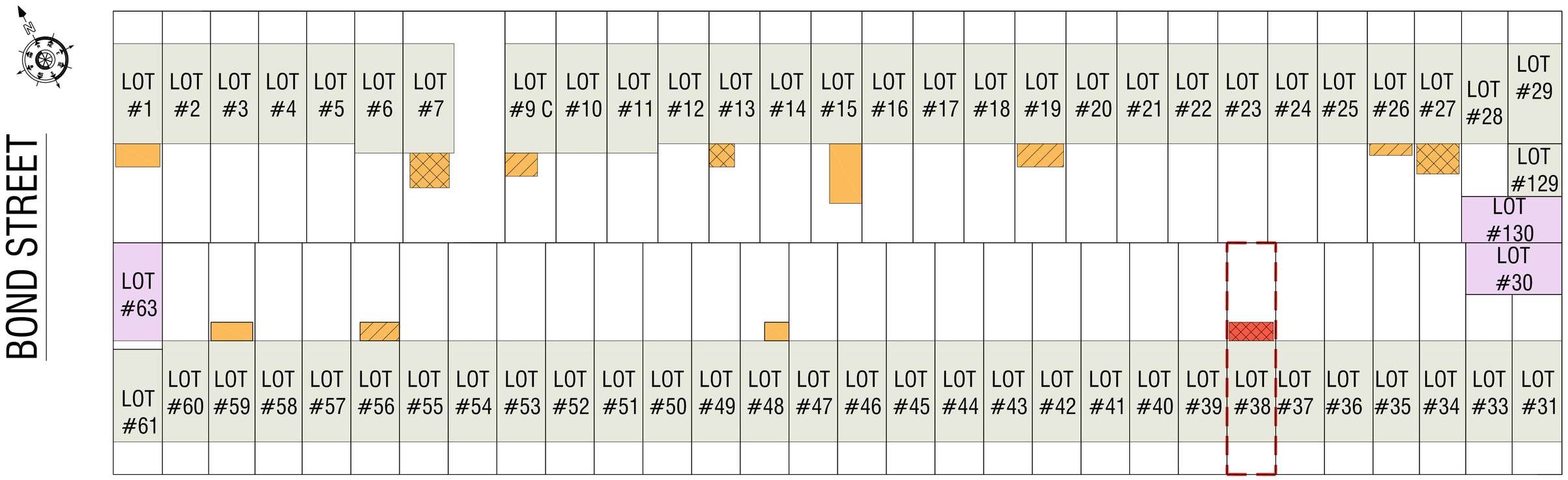


FULL BLOCK PLAN - 1886 SANBORN MAP | SCALE: N.T.S.

REAR YARD ENTIRE BLOCK | VIEW 1



REAR YARD ENTIRE BLOCK | VIEW 2



FULL BLOCK PLAN - 2016 | SCALE: N.T.S.

LEGEND

- EXISTING 2 STORY BUILDING
- EXISTING 3 STORY BUILDING
- EXISTING BASEMENT ENLARGEMENT IN BLOCK
- EXISTING 1STORY ENLARGEMENT IN BLOCK
- EXISTING 2STORY ENLARGEMENT IN BLOCK
- PROPOSED BASEMENT ENLARGEMENT @ 217 DEAN STREET
- PROPOSED LOT

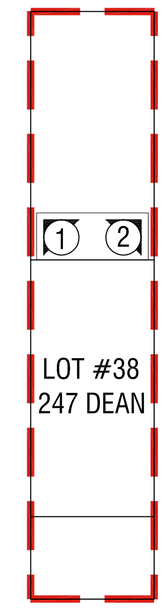


PHOTO LOCATION

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REAR YARD ADDITION

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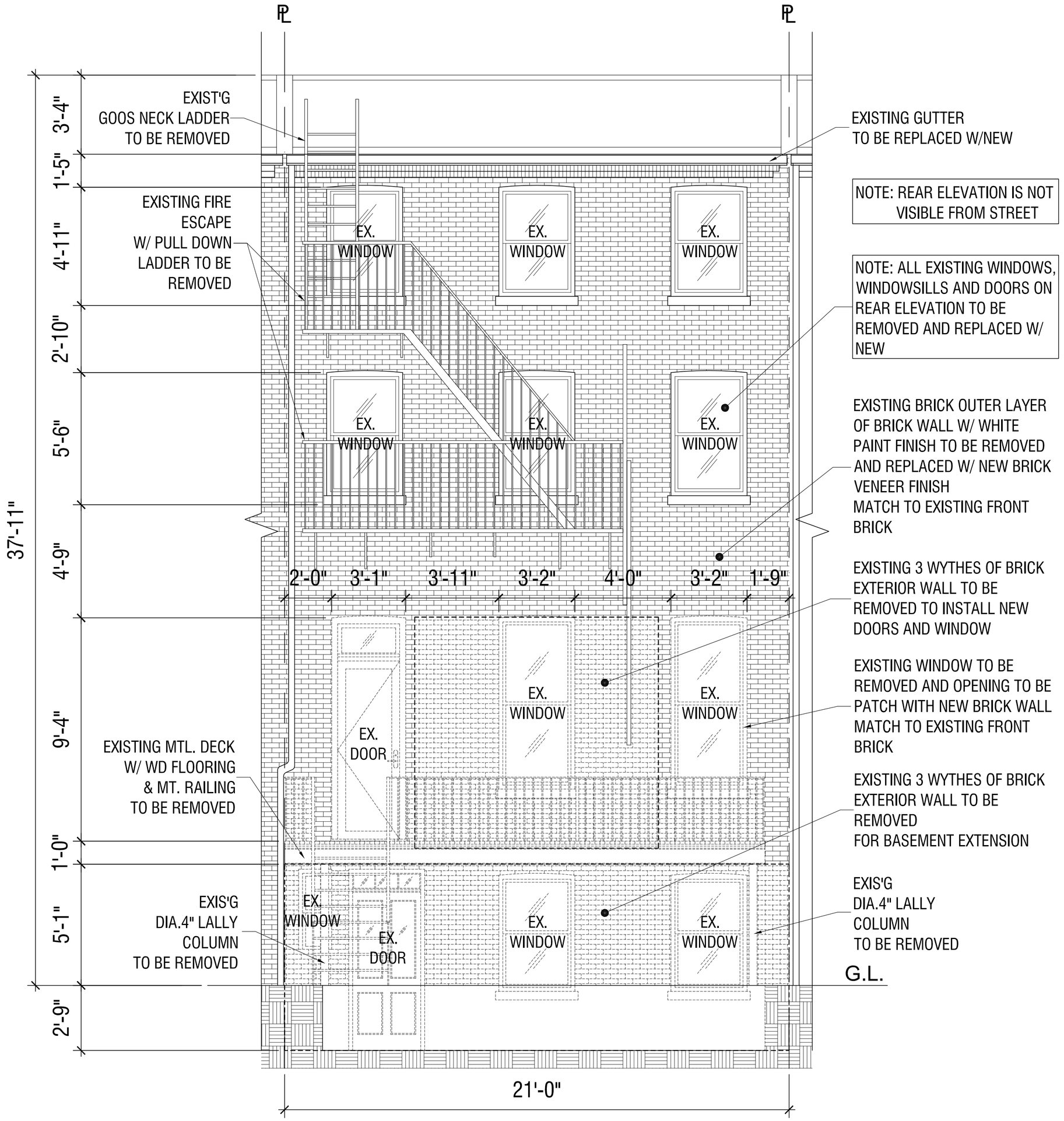
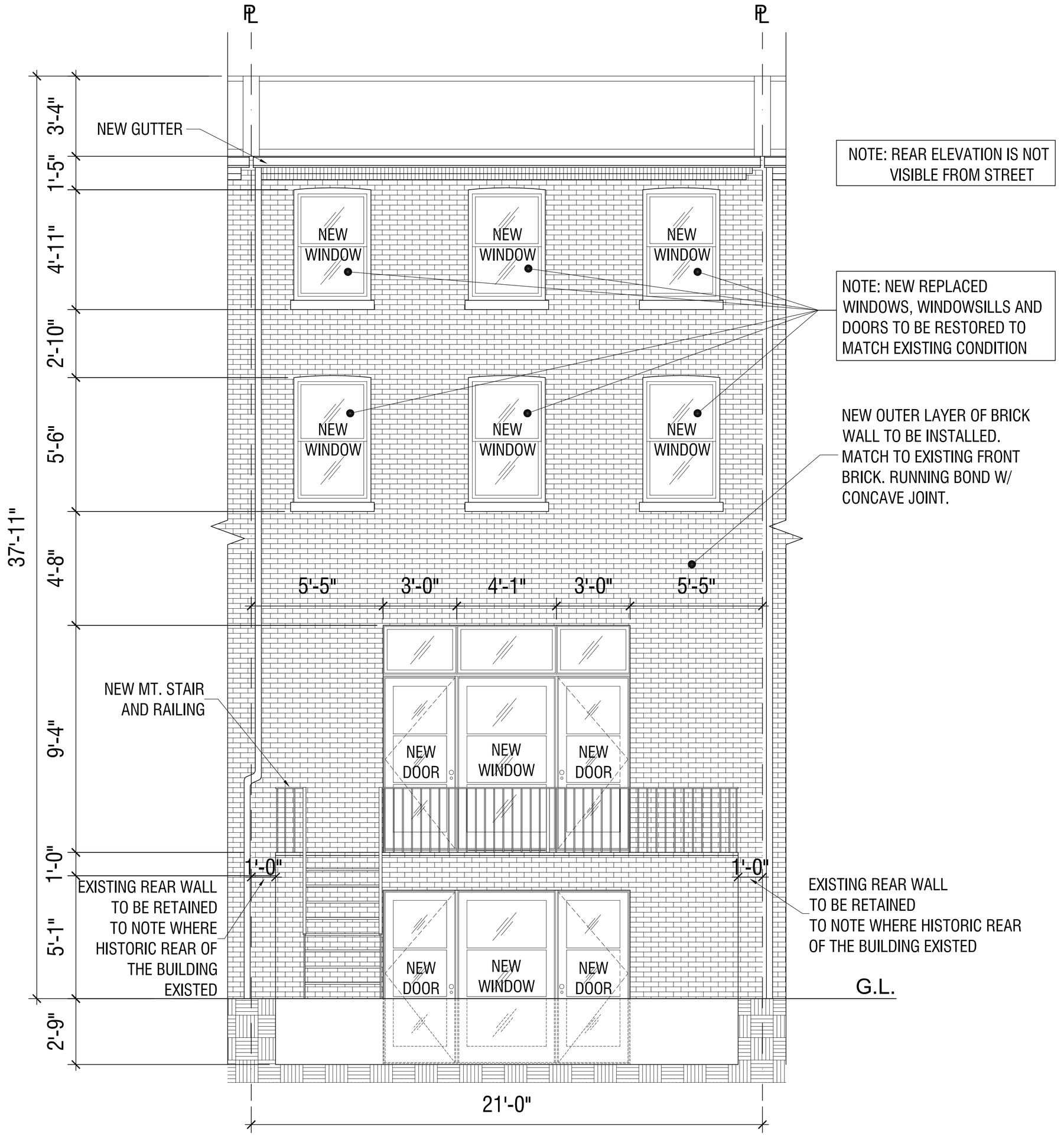
FULL BLOCK PLAN, PHOTO OF REAR YARD ENTIRE BLOCK



EXISTING REAR ELEVATION | SCALE: 3/8"=1'-0"



PROPOSED REAR ELEVATION | SCALE: 3/8"=1'-0"

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REAR YARD ADDITION

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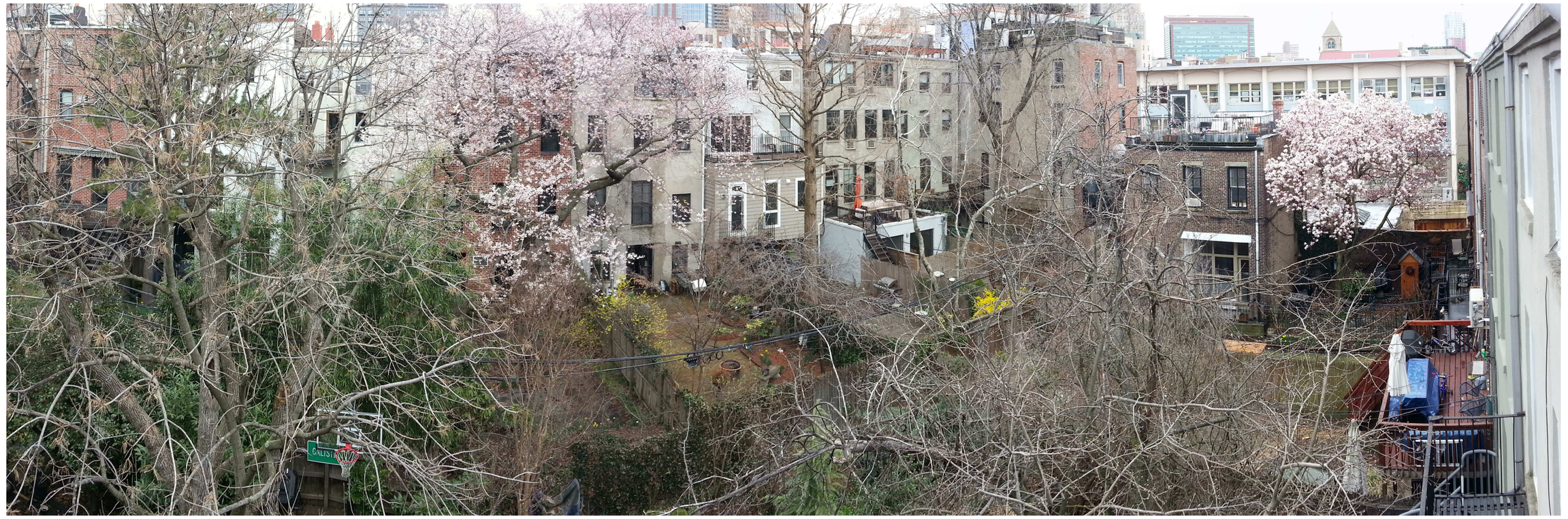
EXISTING & PROPOSED REAR ELEVATION

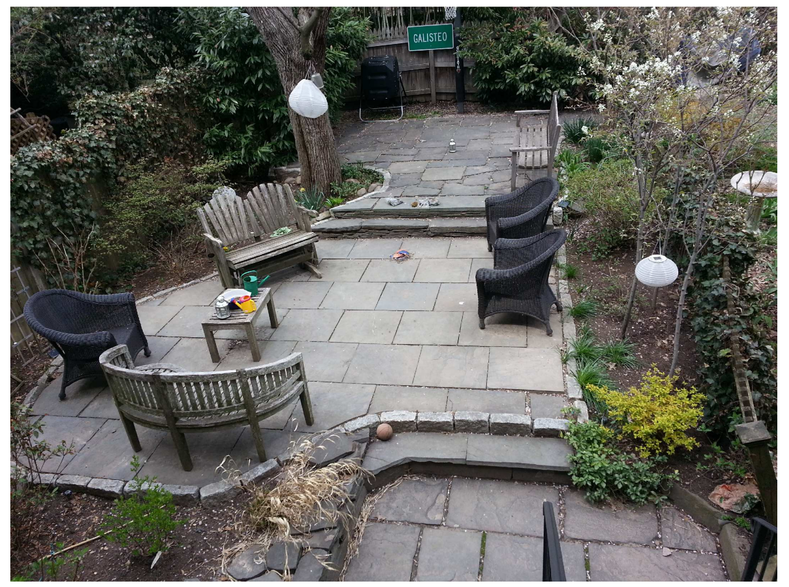
REAR YARD ENTIRE BLOCK | VIEW 1



REAR YARD ENTIRE BLOCK | VIEW 2

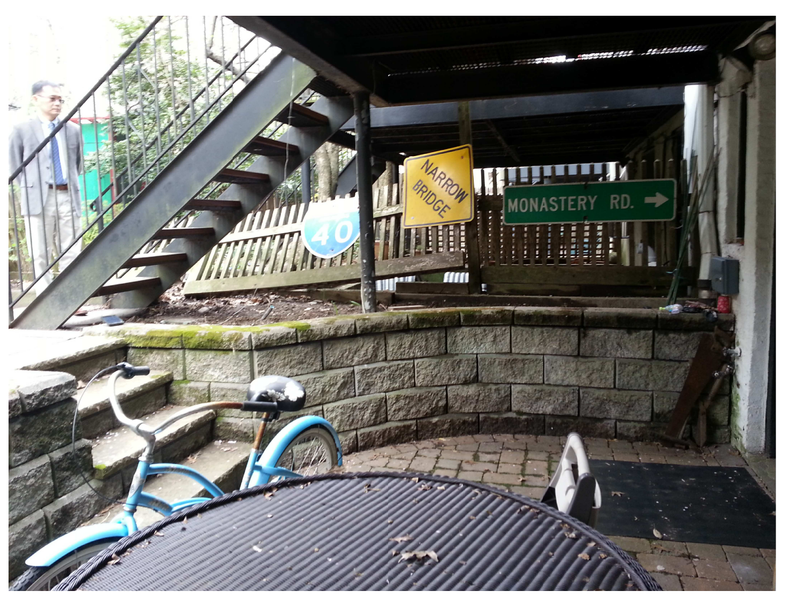
VIEW 3

VIEW 4



VIEW 5

VIEW 6



VIEW 7

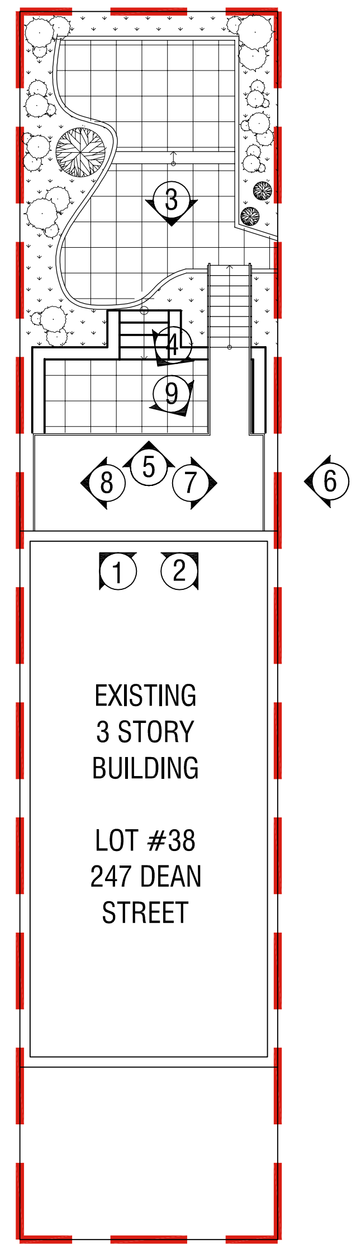
VIEW 8

VIEW 9

VIEW 10

REAR YARD ELEVATION

PROPOSED BASEMENT
ENLARGEMENT



LOCATION
OF PHOTO

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REAR YARD ADDITION

247 DEAN STREET, BROOKLYN, NY 11217

REAR YARD PHOTOS

249 DEAN STREET
BLOCK: 190
LOT: 37

247 DEAN STREET
BLOCK: 190
LOT: 38

245 DEAN STREET
BLOCK: 190
LOT: 39

EXISTING | PROPOSED | EXISTING

EXISTING ADJACENT BUILDING REAR ELEVATION | SCALE: 3/8"=1'-0"

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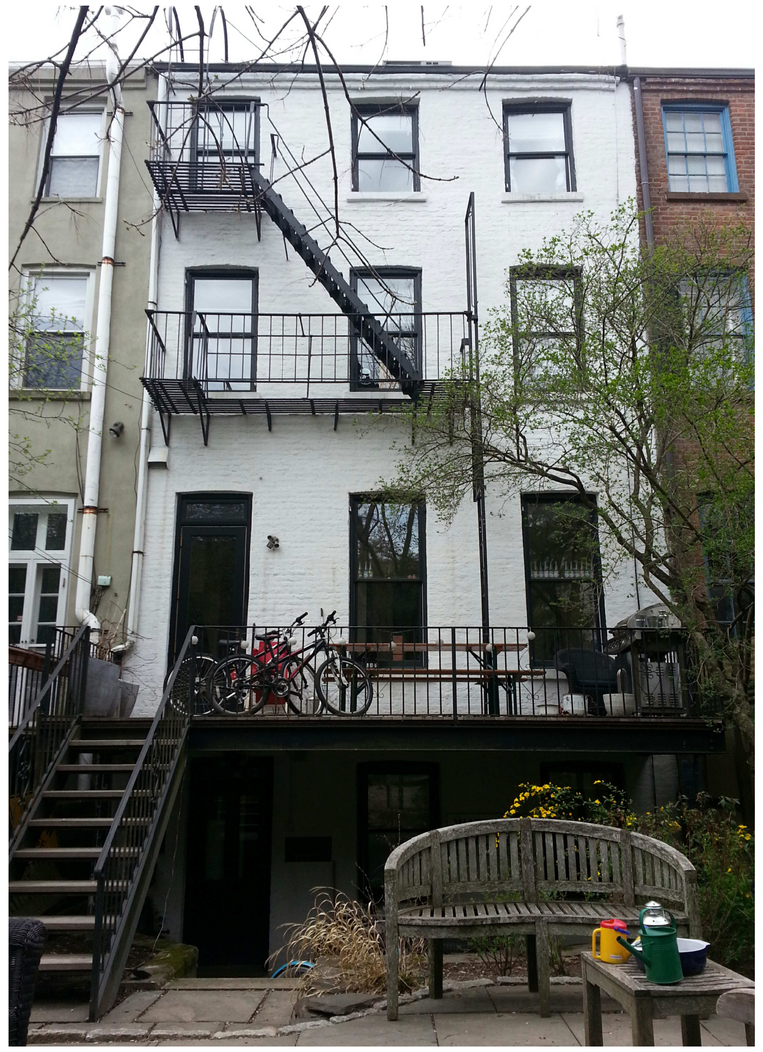
REAR YARD ADDITION

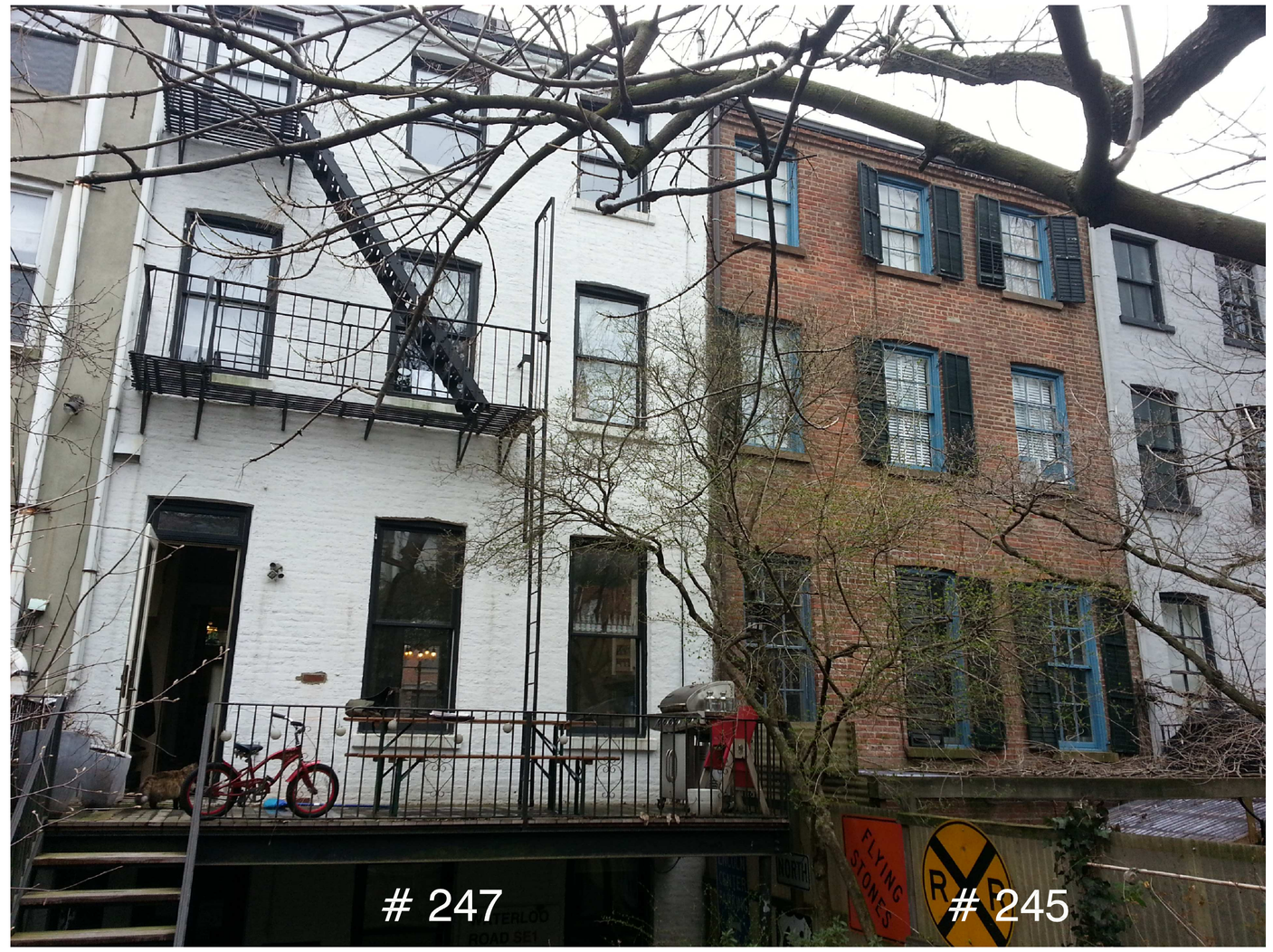
247 DEAN STREET, BROOKLYN, NY 11217

EXISTING ADJACENT BUILDING REAR ELEVATION



EXISTING REAR ELEVATION

EXISTING ADJACENT BUILDING - REAR ELEVATION



EXISTING ADJACENT BUILDING - REAR ELEVATION

EXISTING FRONT ELEVATION

EXISTING ADJACENT BUILDING - FRONT ELEVATION

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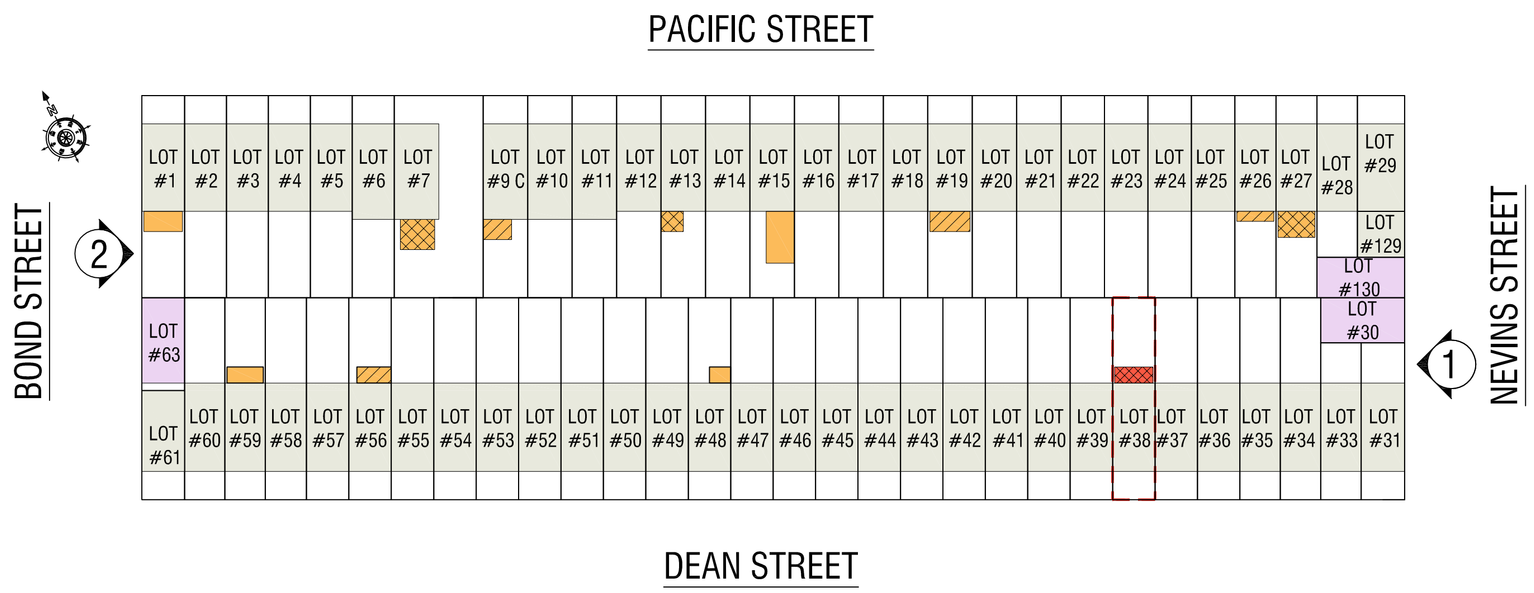
REAR YARD ADDITION

247 DEAN STREET, BROOKLYN, NY 11217

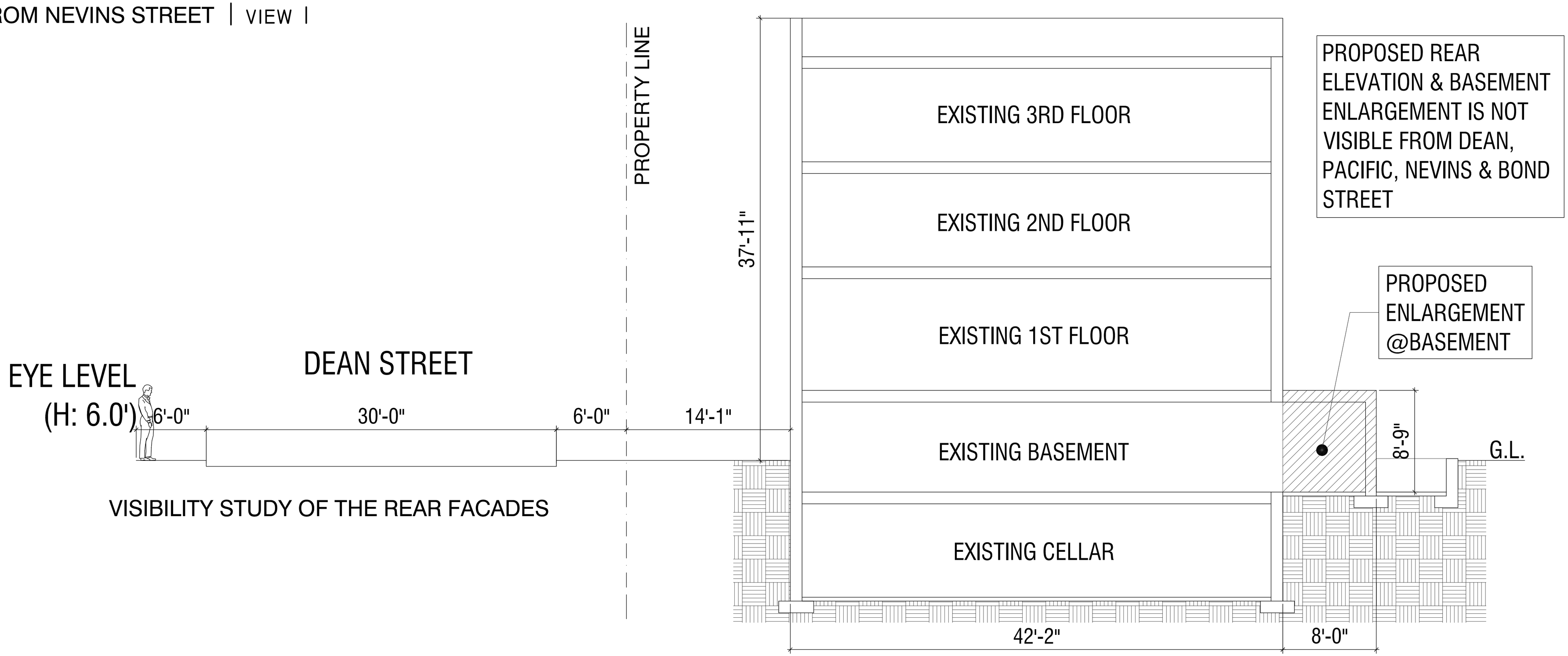
EXISTING ADJACENT BUILDING - FRONT & REAR ELEVATION

FROM NEVINS STREET | VIEW 1

FROM BOND STREET | VIEW 2



LOCATION OF PHOTO



VISIBILITY STUDY OF THE REAR FACADES

PROPOSED REAR ELEVATION & BASEMENT ENLARGEMENT IS NOT VISIBLE FROM DEAN, PACIFIC, NEVINS & BOND STREET

PROPOSED SECTION | SCALE: N.T.S.

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REAR YARD ADDITION

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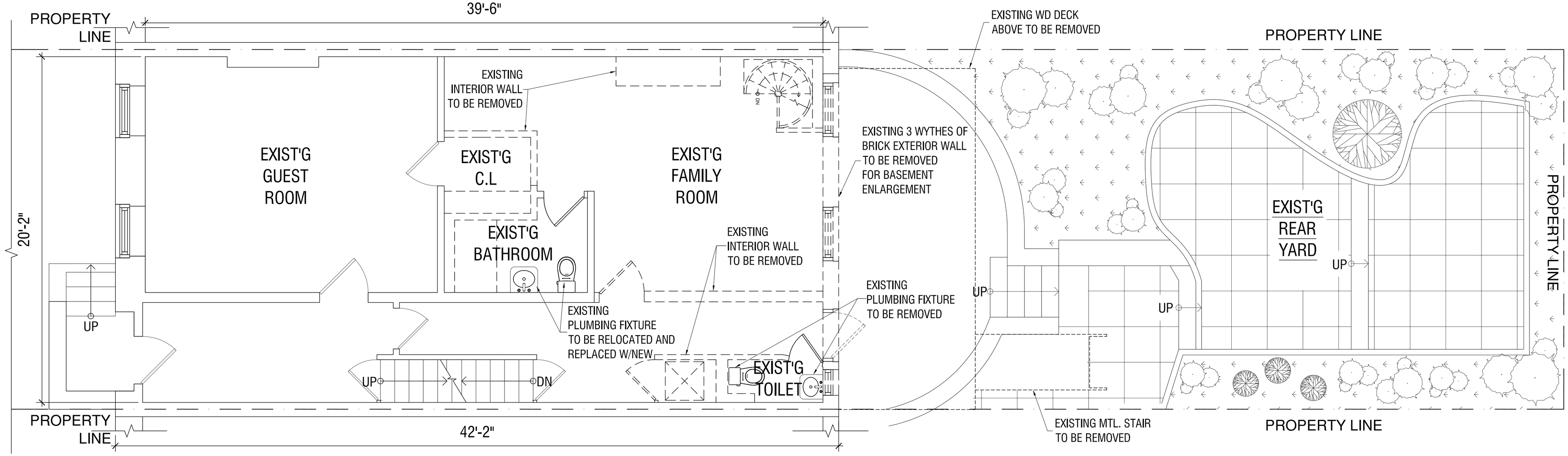
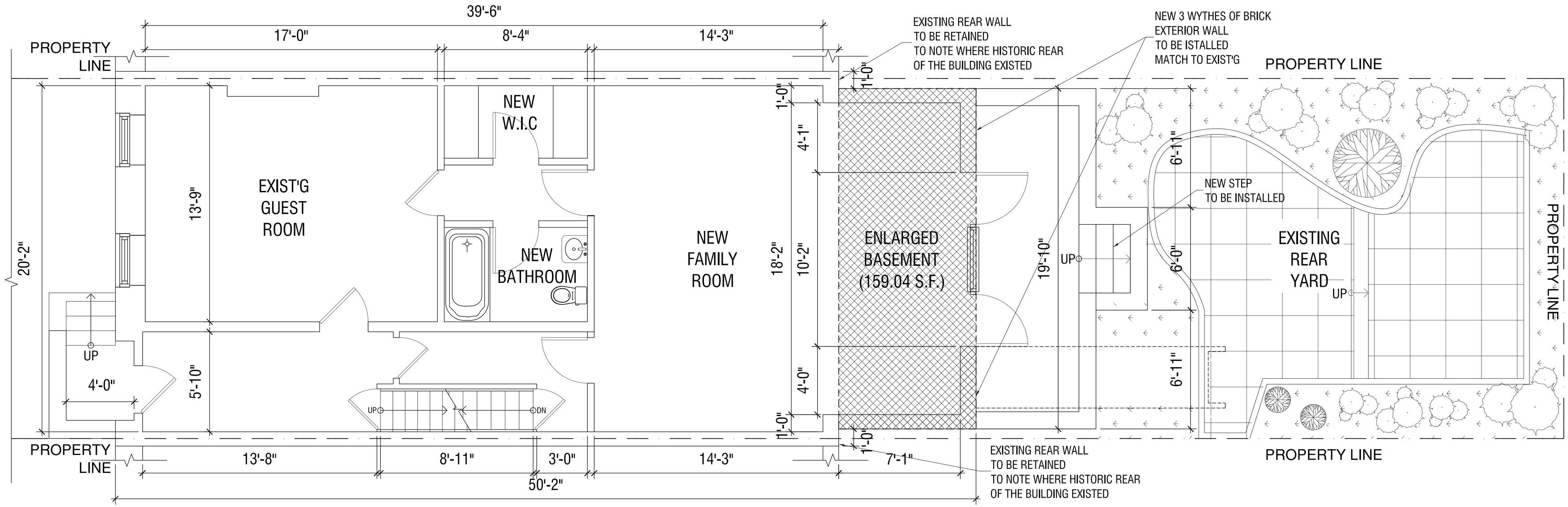
VISIBILITY STUDY OF THE REAR FACADES, AND PROPOSED SECTION



EXISTING BASEMENT DEMO PLAN | SCALE: N.T.S.



PROPOSED BASEMENT PLAN | SCALE: N.T.S.

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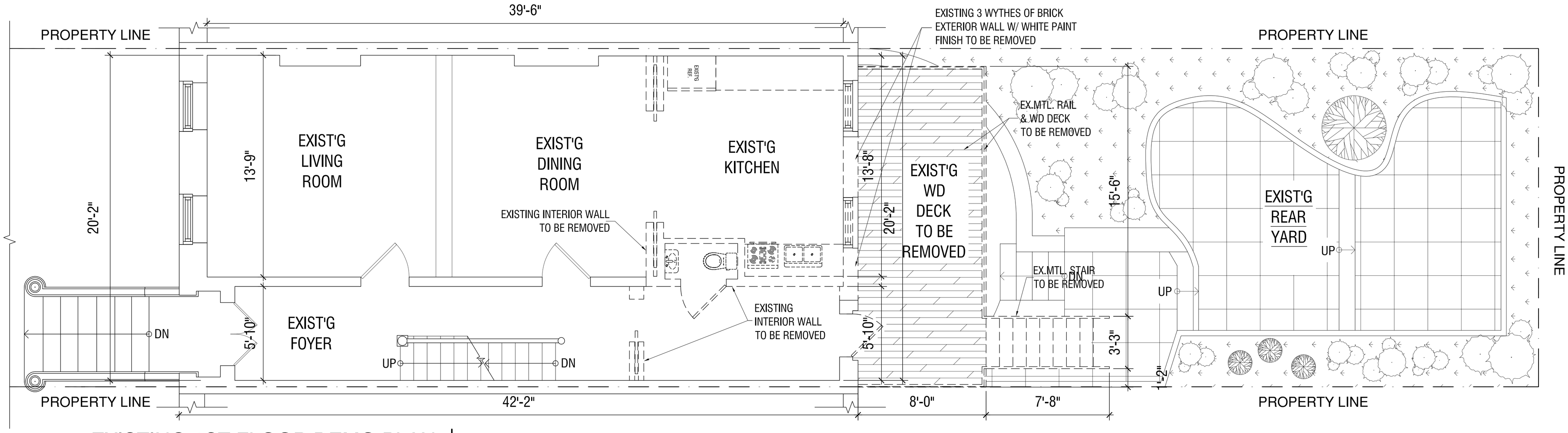
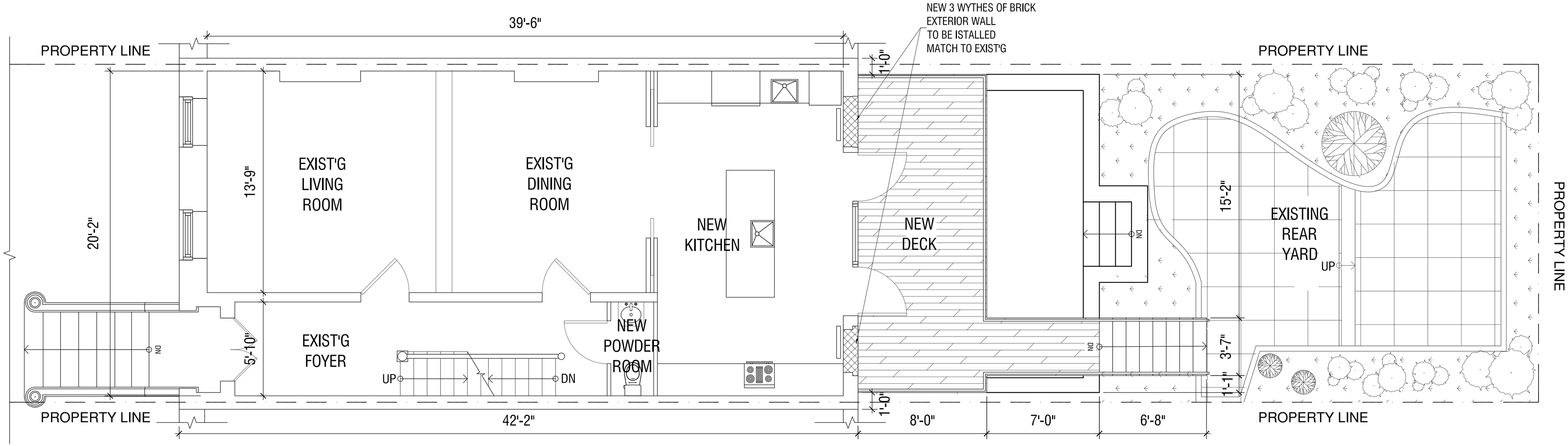
EXISTING BASEMENT DEMO PLAN, AND PROPOSED BASEMENT PLAN



EXISTING 1ST FLOOR DEMO PLAN | SCALE: N.T.S.



PROPOSED 1ST FLOOR PLAN | SCALE: N.T.S.

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EXISTING 1ST FLOOR DEMO PLAN, AND PROPOSED 1ST FLOOR PLAN