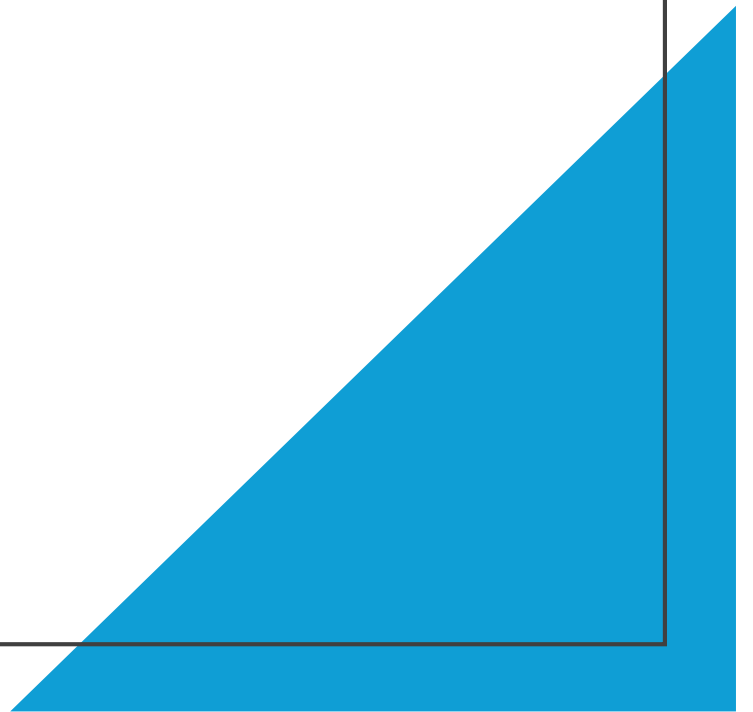


583 East 23rd Street: BSA Variance & Special Permit

Brooklyn Community Board 14

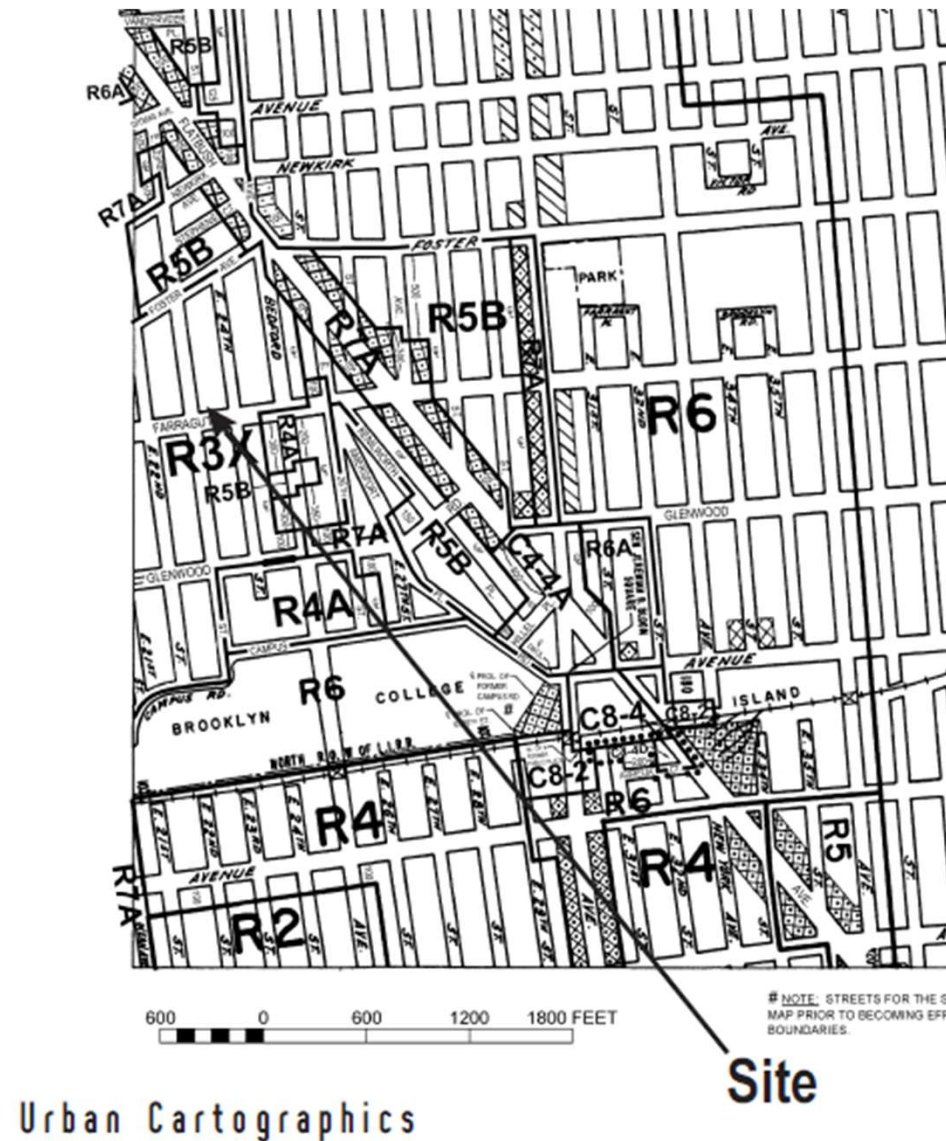
Applicant Representative: Sheldon Lobel, P.C.



Proposed Actions Would Convert an Existing House of Worship to Medical Offices



Zoning Map: Site is located in R3X District



Tax Map: Block 5223, Lot 2



Land Use Map

583 East 23rd Street, Brooklyn

Radius Diagram / Land Use Map

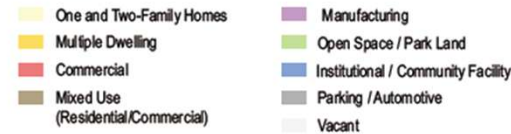
Block: 5223, Lot 2 Zoning District R3X

Zoning Map: 23a Special District: n/a

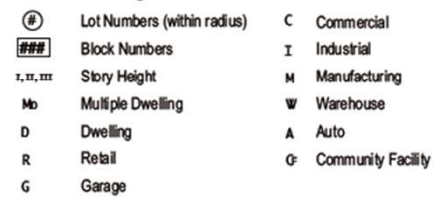
Zoning Districts and Commercial Overlays



Land Uses



Lot and Building Information



Data Sources

Land Use and Building Information: MapPLUTO 2024v3.1 from NYC DCP

Zoning Districts: NYC DCP, file dated 9/1/2024

Digital Tax Map: NYC DOF, file dated 4/11/2024

Building Footprints: NYC DoITT, file dated 11/2/2024



Existing Building: a former House of Worship

- Constructed pursuant to BSA variance in 2009
- Front Yards and Height were waived
- Largest room of assembly accommodates **90 persons** (Worship Hall on 2nd Floor)
- No changes proposed to exterior of the building

Proposed Conversion to Medical Office

- Hematology and Oncology Specialists. Services include chemotherapy, immunotherapy, clinical trials, as well as consultations.
- No changes to exterior of the building.
- The proposed facility hours of operation would be Monday through Friday 9 AM – 5 PM.
- A maximum of 24 patients per day would visit the facility (an average of 3 patients per hour)

Waivers Needed to Convert to Medical Offices

- Special Permit (ZR 73-134) to allow medical office use greater than 1,500 sf (5,000 sf proposed)
- Front Yards and Height (same as existing variance)
- Parking (2 proposed, 12 required). Majority of projected trips will be drop-offs and access-a-rides. Drop-offs and Pick-ups would occur on Farragut Road

Special Permit Pursuant to ZR 73-134

73-134 - Ambulatory diagnostic or treatment health care facilities

LAST AMENDED

6/6/2024

In R3-1, R3A, R3X, R4-1, R4A or R4B Districts, the Board of Standards and Appeals may permit ambulatory diagnostic or treatment health care facilities listed under Use Group III(B), limited in each case to a maximum of 10,000 square feet of #floor area#, provided that the Board finds that:

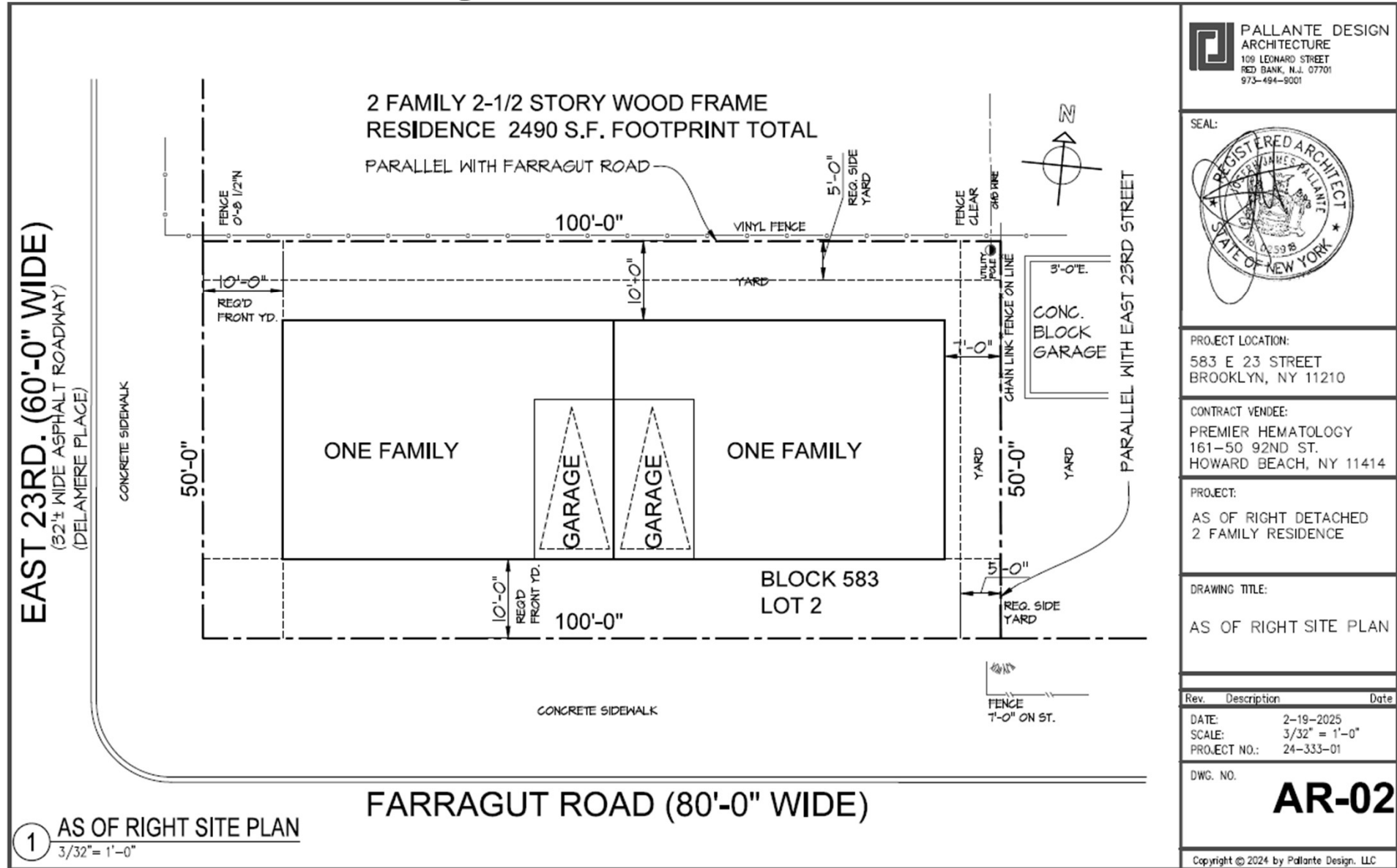
- (a) outside of #lower density growth management areas#, the amount of open area and its distribution on the #zoning lot# conform to standards appropriate to the character of the neighborhood; or
- (b) in #lower density growth management areas#, such facilities are located on #zoning lots# that comply with the minimum #lot area# and #lot width# regulations of paragraph (b)(1) of Section [24-05](#) (Buildings containing certain community facility uses).

The Board may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

Variances Pursuant to ZR 72-21

- (a) that there are unique physical conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to and inherent in the particular #zoning lot#; and that, as a result of such unique physical conditions, practical difficulties or unnecessary hardship arise in complying strictly with the #use# or #bulk# provisions of the Resolution; and that the alleged practical difficulties or unnecessary hardship are not due to circumstances created generally by the strict application of such provisions in the neighborhood or district in which the #zoning lot# is located;
- (b) that because of such physical conditions there is no reasonable possibility that a #development#, #enlargement#, extension, alteration or change of #use# on the #zoning lot# in strict conformity with the provisions of this Resolution will bring a reasonable return, and that the grant of a variance is therefore necessary to enable the owner to realize a reasonable return from such #zoning lot#; this finding shall not be required for the granting of a variance to a non-profit organization;
- (c) that the variance, if granted, will not alter the essential character of the neighborhood or district in which the #zoning lot# is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare;
- (d) that the practical difficulties or unnecessary hardship claimed as a ground for a variance have not been created by the owner or by a predecessor in title; however, where all other required findings are made, the purchase of a #zoning lot# subject to the restrictions sought to be varied shall not itself constitute a self-created hardship; and
- (e) that within the intent and purposes of this Resolution, the variance, if granted, is the minimum variance necessary to afford relief; and to this end, the Board may permit a lesser variance than that applied for.

As-of-Right: 2 Family Home



1 PROPOSED SITE PLAN
3/32" = 1'-0"



SEAL:



PROJECT LOCATION:

583 E 23 STREET
BROOKLYN, NY 11210

CONTRACT VENDEE:

PREMIER HEMATOLOGY
161-50 92ND ST.
HOWARD BEACH, NY 11414

PROJECT:

PROPOSED CONVERSION OF
EXISTING HOUSE OF
WORSHIP TO AMBULATORY
DIAGNOSTIC USE.

DRAWING TITLE:

PROPOSED SITE PLAN

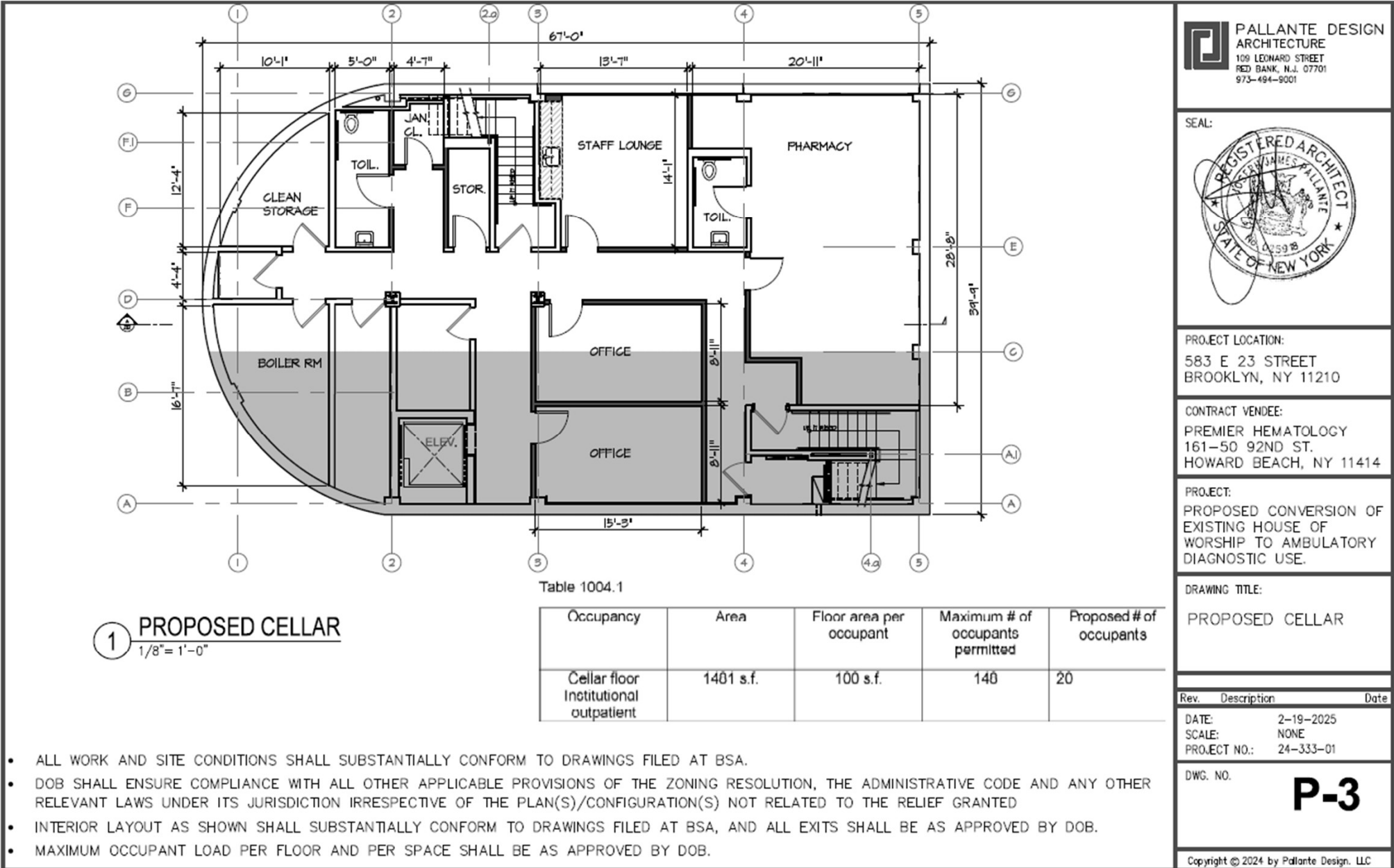
Rev.	Description	Date
DATE:	2-19-2025	
SCALE:	3/32" = 1'-0"	
PROJECT NO.:	24-333-01	

DWG. NO.

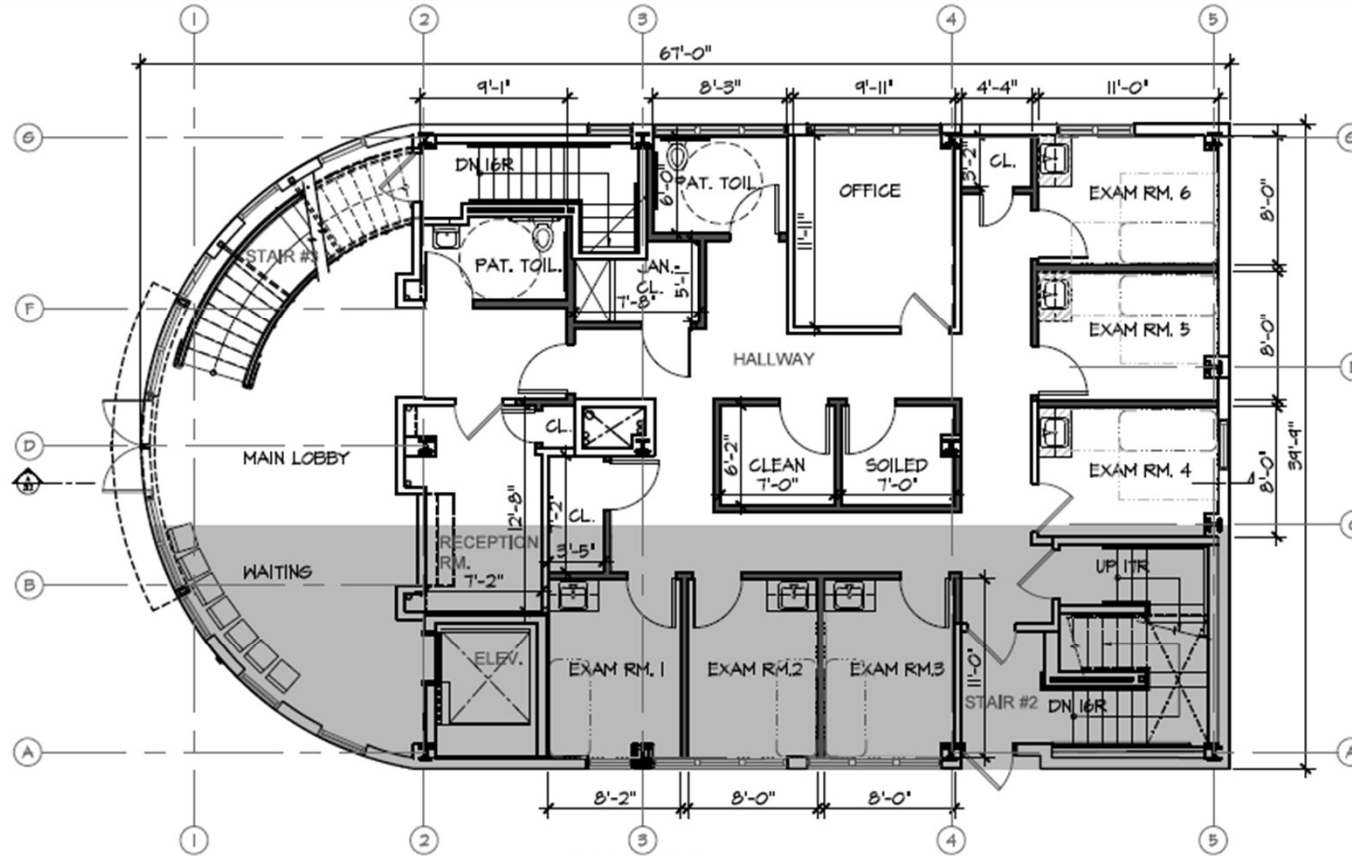
P-2

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Proposed Cellar



Proposed First Floor



1 PROPOSED FIRST FLOOR
1/8" = 1'-0"

Table 1004.1

Occupancy	Area	Floor area per occupant	Maximum # of occupants permitted	Proposed # of occupants
First floor Institutional-outpatient	1970 s.f.	100 s.f.	197	25

- ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA.
- DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF THE PLAN(S)/CONFIGURATION(S) NOT RELATED TO THE RELIEF GRANTED
- INTERIOR LAYOUT AS SHOWN SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
- MAXIMUM OCCUPANT LOAD PER FLOOR AND PER SPACE SHALL BE AS APPROVED BY DOB.

PALLANTE DESIGN
ARCHITECTURE
109 LEONARD STREET
RED BANK, N.J. 07701
973-494-9001

SEAL:



PROJECT LOCATION:

583 E 23 STREET
BROOKLYN, NY 11210

CONTRACT VENUEE:

PREMIER HEMATOLOGY
161-50 92ND ST.
HOWARD BEACH, NY 11414

PROJECT:

PROPOSED CONVERSION OF
EXISTING HOUSE OF
WORSHIP TO AMBULATORY
DIAGNOSTIC USE.

DRAWING TITLE:

PROPOSED FIRST FLOOR

Rev.	Description	Date
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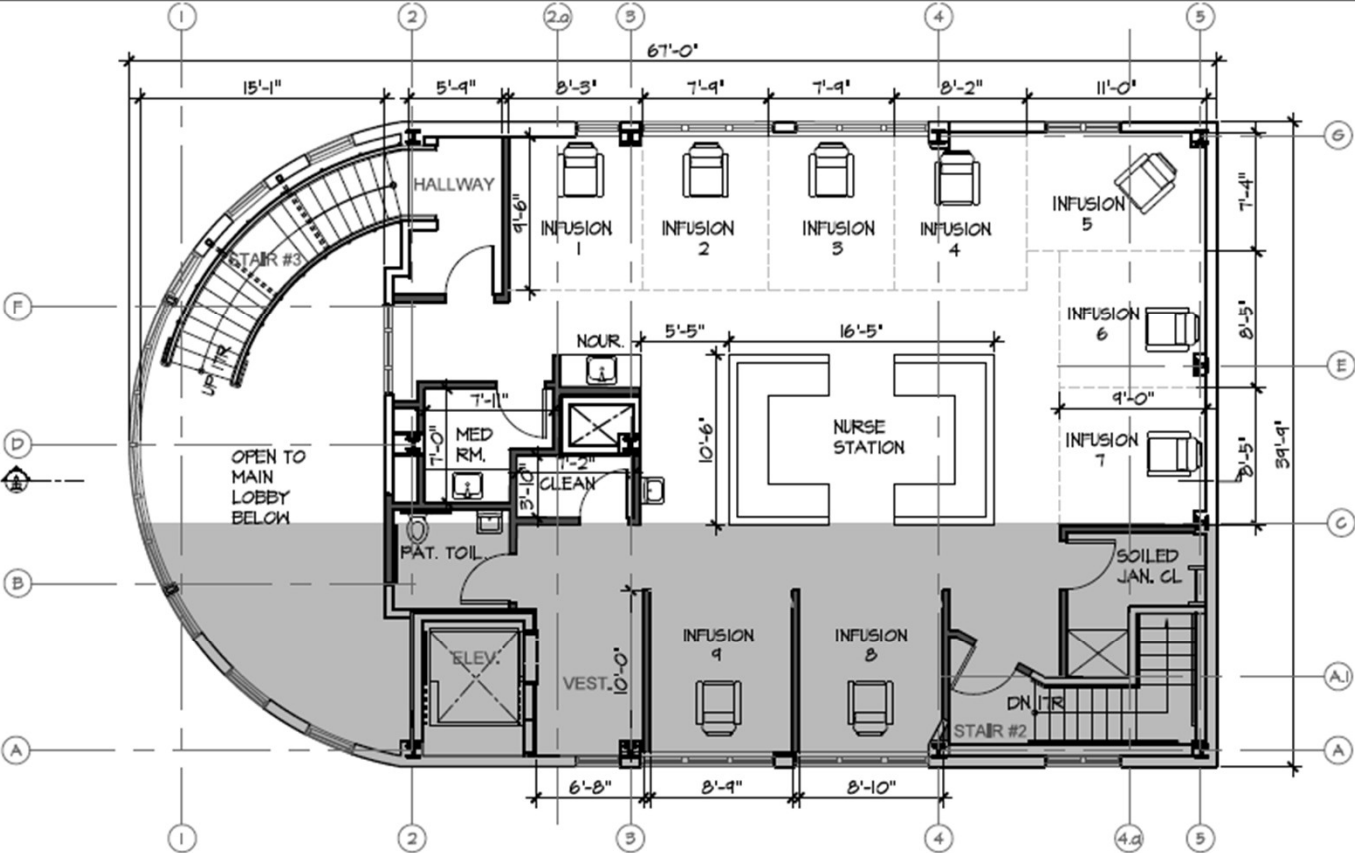
DATE:	2-19-2025
SCALE:	NONE
PROJECT NO.:	24-333-01

DWG. NO.

P-4

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Proposed Second Floor



1 PROPOSED SECOND FLOOR

1/8" = 1'-0"

Table 1004.1

Occupancy	Area	Floor area per occupant	Maximum # of occupants permitted	Proposed # of occupants
Second floor Institutional-outpatient	2094 s.f.	100 s.f.	209	15

- ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA.
- DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF THE PLAN(S)/CONFIGURATION(S) NOT RELATED TO THE RELIEF GRANTED
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ARCHITECTURE
109 LEONARD STREET
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973-494-9001

SEAL:



PROJECT LOCATION:

583 E 23 STREET
BROOKLYN, NY 11210

CONTRACT VENUEE:

PREMIER HEMATOLOGY
161-50 92ND ST.
HOWARD BEACH, NY 11414

PROJECT:

PROPOSED CONVERSION OF
EXISTING HOUSE OF
WORSHIP TO AMBULATORY
DIAGNOSTIC USE.

DRAWING TITLE:

PROPOSED SECOND
FLOOR

Rev. Description Date

DATE: 2-19-2025
SCALE: NONE
PROJECT NO.: 24-333-01

DWG. NO.

P-5

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