

**Sheldon Lobel & Associates****ATTORNEYS AT LAW**

18 East 41st Street, 5th Floor

New York, New York 10017

212-725-2727 FAX 212-725-3910

info@sheldonlobelpc.com

www.sheldonlobelpc.com**RECEIVED****NOV 30 2015****BY COMMUNITY BOARD 8**

November 25, 2015

**VIA CERTIFIED MAIL –
RETURN RECEIPT REQUESTED**

Manhattan Community Board 8
505 Park Avenue, Suite 620
New York, New York 10022

**Re: BSA Calendar No. 515-89-BZ
50 East 78th Street
New York, New York (the "Premises")**



Dear Chairperson and Members of the Board:

Our office represents the applicant in an extension of term application filed at the Board of Standards and Appeals ("BSA") pursuant to Zoning Resolution Section 11-411 to (i) extend the term of the previously granted variance, granted under BSA Cal. No. 515-89-BZ as amended, to permit the operation of a Use Group 6 commercial art gallery within a portion of the basement of the existing building located at the Premises and, (ii) a waiver of the BSA Rules of Practice and Procedure to allow the filing of this application over one year before the expiration of term which is set to expire on October 16, 2017.

As per the BSA's Rules of Practice and Procedure, we hereby provide the Community Board with notification of the filing and the enclosed copy of the special permit application.

We look forward to meeting with Community Board 8 to discuss this application, and trust that you will indicate your support of the requested special permit to the BSA.

Very truly yours,

Hilary Atzrott

SL:cn
Encl.



Sheldon Lobel P.C.
ATTORNEYS AT LAW

cc: Hon. Daniel Garodnick, Councilmember
Hon. Gale Brewer, Manhattan Borough President
Ms. Edith Hsu-Chen, Manhattan DCP
Mr. Christopher Holmes, Department of City Planning
Department of Buildings



**Board of Standards
and Appeals**

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

SPECIAL ORDER CALENDAR (SOC)
Application Form

BSA APPLICATION NO. **515-89-BZ**

Section A

**Applicant/
Owner**

Sheldon Lobel, P.C.

NAME OF APPLICANT

18 East 41st Street, 5th Floor

ADDRESS

New York NY 10017

CITY STATE ZIP

212 725-2727

AREA CODE TELEPHONE

212 725-3910

AREA CODE FAX

slobel@sheldonlobelpc.com

EMAIL

50 East 78, LP

OWNER OF RECORD

580 5th Avenue

ADDRESS

New York NY 10036

CITY STATE ZIP

LESSEE / CONTRACT VENDEE

ADDRESS

CITY STATE ZIP

Section B

Site Data

50 East 78th Street

STREET ADDRESS (INCLUDE ANY A/K/A)

10075

ZIP CODE

East 78th Street between Madison Avenue and Park Avenue

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1392 47 Manhattan 8 N/A
BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT LANDMARK/HISTORIC DISTRICT

Daniel R. Garodnick R8B (LH-1A) 8c
CITY COUNCIL MEMBER ZONING DISTRICT ZONING MAP NUMBER

(include special zoning district if any)

Section C

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

This application seeks an extension of term of the previously granted variance to allow the continued operation of an art gallery in the basement of the existing building located at the Premises.

Section D

Actions

APPLICATION IS HEREBY MADE TO:

1. ☒ Waive of the Rules of Practice and Procedure (Explain in your statement)

2. ☐ Extension of Time to:

☐ Complete construction ☐ Obtain a Certificate of Occupancy Expiration Date: _____

3. ☐ Amendment to Previous Board Approval

4. ☒ Extension of Term of the:

☒ Variance ☐ Special Permit For a term of 10 years Expiration Date: 10/16/17

5. ☐ Other (Explain in your statement)

Authorizing Section(s) of the Zoning Resolution:

☒ § 11-411 ☐ § 11-412 ☐ § 11-413 ☐ §§ 72-01 and 72-22 ☐ § 73-11 ☐ Other _____

Section E**Department
Of
Buildings
Information**

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 1. Have plans been filed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Have plans been approved? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Date Approved | | |
| 3. Has a permit been obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Permit No. Date Issued | | |
| 4. Is work in progress? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Percentage of work completed%) | | |
| 5. Has a temporary or permanent Certificate of Occupancy been obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Expiration Date Attach a copy) | | |

If you have answered "No" to any of these questions, include a paragraph in your statement describing the reason(s) for delay and the projected schedule of completion.

Section F**Board
History**

List all prior Board actions associated with the subject Zoning Lot and attach one copy of each resolution:

On _____, when the Zoning District was _____, an application was granted by the Board under Section _____ to permit:

Please see attached Board History.

Section G**Inspection
and
Compliance**

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1. Have you reviewed the Board's case file? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Have you recently inspected the premises and surrounding area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, date of most recent site inspection 6-12-15 | | |
| 3. Did you find: | | |
| a. Compliance with the terms and conditions of the Board's resolution? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Attach a completed Certificate of Inspection and Compliance | | |
| b. Any significant condition changes (e.g. rezoning, city map amendments, recent developments) within the affected area since the Board's last action on this application? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If the answer is "yes" to any of the questions below, explain further in your statement. | | |
| 4. Is there currently a proposal before the City Planning Commission to change the subject Zoning District, or any other action which includes the premises? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (File / CP No.) | | |
| 5. Are there any outstanding violation(s) on the premises? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, submit a DOB BIS printout) | | |
| 6. Is there any other application before the Board which affects the premises? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Cal No.) | | |
| 7. Is there any other application at any government agency which affects the premises? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Section H**Signature**

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Signature of Applicant, Corporate Officer or Other Authorized Representative

Sheldon Lobel

Attorney

Print Name

Title



HILARY G. ATZROTT
Notary Public, State of New York
No. 02AT6324987
Qualified in New York County
Commission Expires May 18, 2015

NOTARY PUBLIC

11/5/15

**Sheldon Lobel &****ATTORNEYS AT LAW**

18 East 41st Street, 5th Floor

New York, New York 10017

212-725-2727 FAX 212-725-3910

info@sheldonlobelpc.com

www.sheldonlobelpc.com**RECEIVED****NOV 30 2015****BY COMMUNITY BOARD 8**

November 23, 2015

STATEMENT OF FACTS

BSA Cal. No.: 515-89-BZ
Premises: 50 East 78th Street
Manhattan, New York
Block 1392, Lot 47

PRELIMINARY STATEMENT

This application is filed pursuant to Section 11-411 of the Zoning Resolution of the City of New York, as amended (referred to herein as the "Zoning Resolution" or "ZR"), to request (i) to extend the term of the previously granted variance, granted under BSA Cal. No. 515-89-BZ as amended, to permit the operation of a Use Group ("UG") 6 commercial art gallery within a portion of the basement of the existing building located at the Premises and, (ii) a waiver of the Board of Standards and Appeals (referred to herein as the "Board" or "BSA") Rules of Practice and Procedure to allow the filing of this application over one year before the expiration of term. The current term of the variance will expire on October 16, 2017.

SITE INFORMATION

The Premises is known as Block 1392, Lot 47 on the New York City Tax Map, and is located within an R8B (LH1-1A) zoning district within Manhattan Community District 8. The Premises is located approximately 204 ft. from the southeast corner of Madison Avenue and East 78th Street in the Borough of Manhattan. The lot has approximately 54 ft. of frontage on East 78th Street and a total lot area of approximately 5,517 square feet. The subject lot is improved with an 11-story plus basement multiple dwelling. The existing/proposed art gallery is located in a portion of the building's basement. The art gallery use has been operating at the Premises since 1962 when the variance was granted under BSA Calendar Number 1903-61-BZ. The applicant had a long-term lease for the art gallery space which was to run through October 2018. The

tenant vacated the Premises in October 2014, four years before the end of the lease term. Applicant has been actively searching for a new tenant, but has been unable to obtain a lease for the space because of the limited time remaining on the term. Applicant now requests an extension of term in order to enter into a long-term lease at the Premises.

BSA RESOLUTION HISTORY

On July 17, 1962, under BSA Cal. No. 1903-61-BZ, the BSA granted a variance, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the westerly portion of the basement to an art gallery for a term of five years.

On December 2, 1980, under BSA Cal. No. 930-80-BZ, the BSA granted a variance, pursuant to Section 72-21 of the Zoning Resolution, to permit the art gallery use on the basement level for a term of five years.

On October 16, 1990, under BSA Cal. No. 515-89-BZ, the BSA granted an extension of term for two years, pursuant to Section 11-411 of the Zoning Resolution, to permit the continued operation of the art gallery use.

While the 1980 application requested a variance pursuant to Section 72-21 of the Zoning Resolution, the 1990 grant was pursuant to Section 11-411. Prior to 1980, a lapsed use variance could be renewed pursuant to Section 11-411, thus the 1980 grant was pursuant to an erroneous section. All subsequent applications and grants were made pursuant to Section 11-411. A letter of explanation submitted with the 1990 grant is submitted herein.

On April 19, 1994, under BSA Cal. No. 515-89-BZ, an application filed for the Premises was withdrawn.

On May 24, 1994, under BSA Cal. No. 515-89-BZ, the BSA waived the Rules of Practice and Procedure and reopened and amended the resolution, pursuant to Section 11-411 of the Zoning Resolution, to extend the term of the variance for five years.

On November 14, 1995, under BSA Cal. No. 515-89-BZ, the BSA reopened and amended the resolution to allow for an extension of time to obtain a Certificate of Occupancy ("CO").

On May 11, 1999, under BSA Cal. No. 515-89-BZ, the BSA reopened and amended the resolution to allow the continued maintenance of the art gallery use for a period of ten years. The grant expired on October 16, 2007.

On November 18, 2003, under BSA Cal. No. 515-89-BZ, the BSA waived the Rules of Practice and Procedure and reopened and amended the resolution to extend the time to obtain a CO.

On October 16, 2007, under BSA Cal. No. 515-89-BZ, the BSA reopened and amended the resolution to extend the term of the variance for 10 years. The term is set to expire on October 16, 2017.

APPROVED CONDITIONS

The most recent BSA-approved plans were approved along with the 1999 extension of term and amendment application. These plans are referenced in the 2003 extension of time to obtain a CO and 2007 extension of term grants. The previously-approved plans show the basement art gallery with a reception area, gallery space, and three accessory offices. There is one bathroom and one storage area.

EXISTING/PROPOSED CONDITIONS

The existing/proposed plans submitted herewith show the approximately 1,605 square foot portion of the basement which is occupied by the art gallery. The space consists of two offices, gallery space, and reception space. The only change since the Board's prior grant involves the division of one accessory office into two rooms used primarily for offices. This office is located in the portion of the building which parallels Madison Avenue.

CERTIFICATE OF OCCUPANCY

The most recent CO for the Premises, CO Number 104010963F, (copy attached hereto) references the variance. The CO states, in part:

Note: BOARD OF STANDARD AND APPEAL THE RESIDENTIAL LOBBY SHALL NOT BE USED IN CONJUNCTION WITH EXHIBITIONS OR OTHER OPERATIONS OF THE ART GALLERY. NO ADDITIONAL SIGNS SHALL BE INSTALLED ON THE BUILDING AS REQUIRED BY THE ORIGINAL RESOLUTION UNDER CALENDAR NO. 1903-61-BZ. THIS IS A FINAL CERTIFICATE OF OCCUPANCY EXCEPT FOR THE ITEMS COVER UNDER THE BOARD OF STANDARD AND APPEAL CALENDAR NO. 5150-89-BZ WHICH SHALL EXPIRED OCTOBER 7, 2007.

This CO expired on October 7, 2007. A new CO has yet to be obtained. As the 2007 grant did not reference a date by which to obtain a new CO, an extension of time is not required. The applicant will obtain a new CO in accordance with disposition of the instant application.

EXTENSION OF TERM

The subject application is brought for the purpose of obtaining an extension to the term of the variance to permit the operation of an art gallery within a portion of the basement within the existing building located at the Premises. This extension is authorized under ZR Section 11-411. ZR Section 11-411 states:

Where no limitation as to duration of the use was imposed at the time of authorization, such use may be continued. Where such use was authorized subject to a term of years, such use may be continued until the expiration of the term, and thereafter, the agency which originally authorized such use may, in appropriate cases, extend the period of continuance for one or more terms of not more than ten years each. The agency may prescribe appropriate conditions and safeguards to minimize adverse effects of such use on the character of the neighborhood.

The art gallery use was first permitted at the Premises in 1962. The applicant has had numerous gallery tenants during this time. After the prior grant in 2007, the applicant entered into a long-term lease for the art gallery space which was to run through October 2018. The tenant ended the lease and stopped payment of rent in October 2014, four years before the end of the lease term. Applicant has been actively searching for a new tenant, but has been unable to obtain a lease for the space because of the limited time remaining on the term. Applicant now requests an extension of term in order to enter into a long-term lease with a new tenant at the Premises.

The art gallery use continues to be consistent with the character of the neighborhood and the art gallery use is quiet and non-disruptive to the surrounding uses. East 78th Street between Madison

and Park Avenues consists primarily of residential buildings and schools. There is an art gallery located directly across the street from the Premises, at 45 East 78th Street.

WAIVER OF THE RULES

This application seeks a waiver of Section 7-07.3(d)(2) of the Board's Rules of Practice and Procedure. Section 7-07.3(d)(2) states that an application filed more than one (1) year before or more than thirty (30) days after the expiration of term may be filed on the SOC calendar, provided the applicant requests a waiver under this paragraph. The grant will not expire until October 16, 2017, necessitating this waiver.

Substantial prejudice would result without such waiver, pursuant to Section 1-14.2 of the Board's Rules of Practice and Procedure. The variance has been in effect since 1962 and the use has been continuous during such time. The applicant has been unable to secure a new lease agreement because of the limited time remaining on the term of the variance. If such a waiver is not granted, the use of the Premises for an art gallery would be unable to operate until an application for the extension of term may be filed after October 16, 2016.

DOB VIOLATIONS

According to the Department of Buildings' ("DOB") Building Information System ("BIS") website, there are three open violations issued to the Premises related to energy reporting guidelines. The violations are unrelated to the basement space, but are in the process of being cleared by the building owner. A copy of the BIS Property Profile Overview is submitted herewith.

CONDITION COMPLIANCE

On October 16, 2007, under BSA Cal. No. 241-47-BZ, the Board granted an extension of term of the variance to permit the operation of a UG6 commercial art gallery in a portion of the basement of the existing building located at the Premises. The conditions of the grant were as follows:

THAT this grant shall expire on October 16, 2017;

THAT the above condition shall appear on the Certificate of Occupancy;

THAT all conditions from prior resolutions not specifically waived by the Board remain in effect;

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only; and

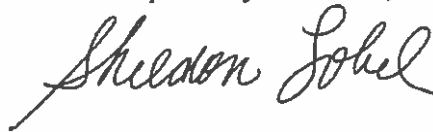
THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code, and any other relevant laws under its jurisdiction irrespective of plan(s) and/or configuration(s) not related to the relief granted. (DOB Application No. 104798710)

The above conditions have been substantially complied with.

CONCLUSION

The UG 6 art gallery use at the Premises operated within the parameters imposed by the BSA in an orderly and respectable manner. The applicant would like to enter into a lease in order to continue such operation with a new tenant. Based on the foregoing, it is respectfully requested that the Board grant (i) an extension of term of the previously granted variance, to permit the operation of a UG 6 commercial art gallery within a portion of the basement of the existing building located at the Premises, and (ii) a waiver of the Board's Rules of Practice and Procedure to allow the filing of this application for an extension of term before the permitted filing period.

Respectfully submitted,

A handwritten signature in black ink, reading "Sheldon Lobel". The signature is written in a cursive, flowing style with a large initial 'S'.

Sheldon Lobel

SL/ha



250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Shawn McPartland, being duly sworn, deposes and says that (s)he resides at 580 5th Ave., in the City of New York, in the County of New York, in the State of New York; that 50 EAST 78, LP is the owner in fee of all that certain lot, piece or parcel of land located in the Borough of Manhattan, in the City of New York and known and designated as Block 1392, Lot(s) 47, Street and House Number 50 East 78 Street; and that the statement of facts in the annexed application are true.

Check one of the following conditions:



Sole property owner of zoning lot



Cooperative Building



Condominium Building



Zoning lot contains more than one tax lot and property owner

Owner's Authorization

The owner identified above hereby authorizes Sheldon Lobel, P.C.

to make the annexed application in her/his behalf.

Signature of Owner

Shawn McPartland

Print Name

Shawn McPartland

Print Title

Managing Agent

Sworn to before me this 9th day

of July 2 DLS

[Signature]

Notary Public, State of New York
No. 01CO6249070
Qualified in Queens County
Commission Expires Oct. 03, 2015

BSA Resolution History

BSA Cal. Nos.: 515-89-BZ
Premises: 50 East 78th Street
New York, New York
Block 1392, Lot 47 (the "Premises")

On July 17, 1962, under BSA Cal. No. 1903-61-BZ, the BSA granted a variance, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in use of the westerly portion of the basement to an art gallery for a term of five years.

On December 2, 1980, under BSA Cal. No. 930-80-BZ, the BSA granted a variance, pursuant to Section 72-21 of the Zoning Resolution, to permit the art gallery use on the basement level for a term of five years.

On October 16, 1990, under BSA Cal. No. 515-89-BZ, the BSA granted an extension of term for two years, pursuant to Section 11-411 of the Zoning Resolution, to permit the continued operation of the art gallery use.

While the 1980 application requested a variance pursuant to Section 72-21 of the Zoning Resolution, the 1990 grant was pursuant to Section 11-411. Prior to 1980, a lapsed use variance could be renewed pursuant to Section 11-411, thus the 1980 grant was pursuant to an erroneous section. All subsequent applications and grants were made pursuant to Section 11-411. A letter of explanation submitted with the 1990 grant is submitted herein.

On April 19, 1994, under BSA Cal. No. 515-89-BZ, an application filed for the Premises was withdrawn.

On May 24, 1994, under BSA Cal. No. 515-89-BZ, the BSA waived the Rules of Practice and Procedure and reopened and amended the resolution, pursuant to Section 11-411 of the Zoning Resolution, to extend the term of the variance for five years.

On November 14, 1995, under BSA Cal. No. 515-89-BZ, the BSA reopened and amended the resolution to allow for an extension of time to obtain a Certificate of Occupancy ("CO").

On May 11, 1999, under BSA Cal. No. 515-89-BZ, the BSA reopened and amended the resolution to allow the continued maintenance of the art gallery use for a period of ten years. The grant expired on October 16, 2007.

On November 18, 2003, under BSA Cal. No. 515-89-BZ, the BSA waived the Rules of Practice and Procedure and reopened and amended the resolution to extend the time to obtain a CO.

On October 16, 2007, under BSA Cal. No. 515-89-BZ, the BSA reopened and amended the resolution to extend the term of the variance for 10 years. The term is set to expire on October 16, 2017.



Certificate of Occupancy

CO Number: 104010963F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 01392	Certificate Type: Final
	Address: 46 EAST 78 STREET	Lot Number(s): 47	Effective Date: 03/14/2006
	Building Identification Number (BIN): 1041833		Expiration Date: 10/07/2007
	Building Type: Altered		
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification:	OLD CODE: 1	
	Building Occupancy Group classification:	RES	
	Multiple Dwelling Law Classification:	None	
	No. of stories: 11	Height in feet: 117	No. of dwelling units: 41
C.	Fire Protection Equipment:		
	None associated with this filing.		
D.	Type and number of open spaces:		
	None associated with this filing.		
E.	This Certificate is issued with the following legal limitations:		
	None		
Borough Comments: None			

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

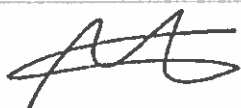
CO Number:

104010963F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	B-2			BOILER ROOM, STORAGE, BOYS LOCKER ROOM, TENANTS LAUNDRY
BAS	21	75	COM		6	ART GALLERY
BAS		40	COM		4	ONE (1) DENTIST OFFICE
BAS		40	RES	1		ONE (1) APARTMENT
001		40	RES		4	ONE (1) DOCTOR'S OFFICE
001		40	RES	3		THREE (3) CLASS 'A' APARTMENTS
002 003		40	RES	4		FOUR (4) CLASS 'A' APARTMENTS PER FLOOR
004 009		40	RES	4		FOUR (4) CLASS 'A' APARTMENTS
010 011		40	RES	2		TWO (2) CLASS 'A' APARTMENTS PER FLOOR
PEN		40	RES	1		ONE (1) CLASS 'A' APARTMENT



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 104010963F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
						<p>NOTE: BOARD OF STANDARD AND APPEAL THE RESIDENTIAL LOBBY SHALL NOT BE USED IN CONJUNCTION WITH EXHIBITIONS OR OTHER OPERATIONS OF THE ART GALLERY. NO ADDITIONAL SIGNS SHALL BE INSTALLED ON THE BUILDING AS REQUIRED BY THE ORIGINAL RESOLUTION UNDER CALENDAR NO. 1903-61-BZ.</p> <p>THIS IS A FINAL CERTIFICATE OF OCCUPANCY EXECPT FOR THE ITEMS COVER UNDER THE BOARD OF STANDARD AND APPEAL CALENDAR NO 5150-89-BZ WHICH SHALL EXPIRED OCTOBER 7,2007</p>
<p>I hereby state that I have exercised a professional standard of care in certifying that the filed application is complete and in accordance with applicable laws, including the rules of the Department of Buildings, as of this date. I am aware the Commissioner will rely upon the truth and accuracy of this statement. I have notified the owner that this application has been professionally certified. If an audit or other exam discloses non-compliance, I agree to notify the owner of the remedial measures that must be taken to meet legal requirements. I further realize that any misrepresentation or falsification of facts made knowingly or negligently by me, my agents or employees, or by others with my knowledge, will render me liable for legal and disciplinary action by the Department of Buildings and other appropriate authorities, including termination of participation in the professional certification procedures at the Department of Buildings. FILING HERewith P.A.A TO SHOW BSA CALENDAR NUMBER515-89-BZ ON SCHEDULE A</p>						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

104010963/000 2/6/2015 10:20:41 AM



Buildings

[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings Property Profile Overview

46 EAST 78 STREET	46 - 50	MANHATTAN 10075	BIN# 1041833
EAST 78 STREET		Health Area : 3600	Tax Block : 1392
		Census Tract : 142	Tax Lot : 47
		Community Board : 108	Condo : NO
		Buildings on Lot : 1	Vacant : NO

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s):	MADISON AVENUE, PARK AVENUE
DOB Special Place Name:	
DOB Building Remarks:	
Landmark Status:	L - LANDMARK
Local Law:	YES
SRO Restricted:	NO
UB Restricted:	NO
Environmental Restrictions:	N/A
Legal Adult Use:	NO
Additional BINs for Building:	NONE
	Grandfathered Sign: NO
	City Owned: NO

Special District: LH-1A - LIMITED HEIGHT

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification:

D6-ELEVATOR APT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

Complaints	Total	Open	Elevator Records
	32	0	Electrical Applications

Violations-DOB	46	3	Permits In-Process / Issued
Violations-ECB (DOB)	21	0	Illuminated Signs Annual Permits
Jobs/Filings	24		Plumbing Inspections
ARA / LAA Jobs	5		Open Plumbing Jobs / Work Types
Total Jobs	29		Facades
Actions	65		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



Buildings

[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

DOB Violation Display for 090414E9027/521486

Premises: 46 EAST 78 STREET MANHATTAN

BIN: 1041833 Block: 1392 Lot: 47

Issue Date: 09/04/2014

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9027/521486

Device No.: 01P19986

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

**Buildings**[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

DOB Violation Display for 123113FISPNRF00264**Premises: 46 EAST 78 STREET MANHATTAN****BIN: 1041833 Block: 1392 Lot: 47****Issue Date:** 12/31/2013**Violation Category:** V - DOB VIOLATION - ACTIVE**Violation Type:** FISPNRF - NO REPORT AND / OR LATE FILING (FACADE)**Violation Number:** 00264**Device No.:** 7C704987**ECB No.:****Infraction Codes:****Description:** FAILED TO FILE FISP CYCLE 7C TECHNICAL REPORT BY 02/21/2013**Disposition:****Code:****Date:****Inspector:****Comments:**

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

**Buildings**[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

DOB Violation Display for 050312BENCH00741

Premises: 46 EAST 78 STREET MANHATTAN

BIN: [1041833](#) Block: 1392 Lot: 47

Issue Date: 05/03/2012

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: BENCH - FAILURE TO BENCHMARK

Violation Number: 00741

Device No.:

ECB No.:

Infraction Codes:

Description: FAILURE TO FILE BENCHMARKING REPORT OF ENERGY USE AS PER AD. CODE SEC. 28-309.4

Disposition:

Code:

Date:

Inspector:

Comments:

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

BSA Cal. No.:		515-89 BZ	
Street Address:		46-50 East 78th Street, NY	
Block:	1392	Lot(s):	047
Borough :		Manhattan	

CERTIFICATION OF INSPECTION & COMPLIANCE

ERT DESIGN GROUP

hereby states that I personally inspected the

(Applicant, Agent, Registered Architect or Registered Engineer)

premises and surrounding area on 06/12/15. In addition, I have
(Date of most recent inspection)
researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions.
Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in
detail below. The specific date or time frame on which compliance will be restored, where possible to
ascertain, is listed.

[Note: A request to eliminate any prior condition must be part of the relief sought in the application; such request should not be made on this form]

☒ I confirm that the premises is developed and operates in accordance with the currently effective BSA-approved plans and resolution, submitted with this application.

☐ The following deviation(s) from the currently effective BSA-approved plans and/or resolution exist on the site:

Area(s) of non-compliance

Date(s) to achieve compliance.



Applicant/Agent Signature

(Registered Architect/Engineer Seal as Appropriate)



NYC Digital Tax Map

Effective Date 12-05-2008 11:37:53

End Date Current

Manhattan Block 1392



Legend

- Streets
- Intersecting Trust
- Powerplant Property
- Public Property
- Lot From Predecessor Property
- Regular
- Underway
- Tax Lot Polygon
- Canal Number
- Tax Block Polygon



PREMISES

BSA CALENDAR NO.

515-89-BZ

BLOCK 1392

LOT 047

SUBJECT SITE ADDRESS

46-50 East 78th Street, NY

APPLICANT

SHELDON LOBEL

ZONING DISTRICT LH-I-A (R8B)

PRIOR BSA #

SPECIAL/HISTORIC DISTRICT

COMMUNITY BOARD 108

COMPLIANT: "Y"

IF NOT: "N" and

INDICATE AMT

OVER/UNDER

LOT AREA

LOT WIDTH

USE GROUP (S)

FA RESIDENTIAL

FA COMMUNITY FACILITY

FA COMMERCIAL/INDUST.

FLOOR AREA TOTAL

FAR RESIDENTIAL

FAR COMMUNITY FACILITY

FAR COMMERCIAL/INDUST.

FAR TOTAL

OPEN SPACE

OPEN SPACE RATIO

LOT COVERAGE (%)

NO. DWELLING UNITS

WALL HEIGHT

TOTAL HEIGHT

NUMBER OF STORIES

FRONT YARD

SIDE YARD

SIDE YARD

REAR YARD

SETBACK (S)

SKY EXP. PLANE (SLOPE)

NO. PARKING SPACES

LOADING BERTH (S)

OTHER:

* APPLICABLE	MAXIMUM	MINIMUM	LEGAL PER	EXISTING	PROPOSED	
ZR SECTION	PERMITTED	REQUIRED	C of O or BSA			
23-32		1700	----	5,517	5,517	Y
23-32		18	----	54'	54'	Y
22-10	----		6 & 4	6 & 4	6 & 4	Y
23-142	----		----	50,656	50,656	Y
23-142	----		----	----	----	Y
23-142	----		----	1700	1700	Y
23-142	52,356		----	52,356	52,356	Y
23-142	9.49		----	9.49	9.49	Y
23-142	4.0		----	4.0	4.0	Y
23-142	4.0		----	4.0	4.0	Y
23-142	9.49		----	9.49	9.49	Y
----		----	----	----	----	----
----		----	----	----	----	----
23-30	80%		----	80%	80%	Y
23-22	77		41	41	41	Y
23-632	85'		117	117	117	Y
23-632			117	117	117	Y
			11	11	11	Y
23-632		15'	----	----	----	----
23-462		NONE	----	----	----	----
23-426		NONE	----	----	----	----
23-47		30'	----	----	----	----
23-632		NONE	----	----	----	----
23-632	2.7 TO 1		----	----	----	----
----	----	----	----	----	----	----
----	----	----	----	----	----	----
----	----	----	----	----	----	----

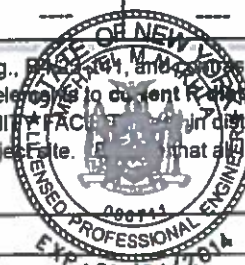
* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R2C, R4, and C, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to current R district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITIES in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. That all items noted in the DOB Denial/Objection are included.

NOTES: M. Nakhla/E. Torres, ERT Design Group

68 S. Service Road, suite 100

Melville, New York 11747

Ph. 646.599.4107



UTES

on June 26, 1962, after due notice by publication in the Bulletin; laid over to July 10, 1962 for inspection and decision; hearing closed; then to July 17, 1962; and

WHEREAS, the decision of the Borough Superintendent, dated December 5, 1961, acting on Alt. Applic. 672-61, reads:

"1. Propose use of cabaret in a restricted retail area is not permitted under Sec. 4-B(b) of the Zoning Resolution."

and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, for a term of ten years, to permit in a restricted retail use district, in an existing five story building occupied as a private club, the extension of the use to include a cabaret, on condition that the work shall conform to drawings filed with this application dated December 8, 1961, 7 sheets; that the cabaret use shall be limited to the second and third floors only; that the use shall be limited to members and their guests; that the first and second floor kitchens shall have sprinkler heads supplied from the domestic water supply; that the sprinklers in the stair hall shall be maintained; that dumbwaiter doors shall be made self-closing; that all laws, rules and regulations applicable shall be complied with; and that permit shall be obtained, work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

1903-61-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Borchard Affiliations, Incorporated, owner.

SUBJECT—Application December 13, 1961—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing 11 story and basement multiple dwelling, the change in the use of the westerly portion of the basement to an art gallery, for a term of five (5) years.

PREMISES AFFECTED—50 East 78th Street, south side, 100 feet east of Madison Avenue, Block 1392, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Meltzer and S. Sidney Smith.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, Commissioner Becker and Commissioner Klein 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 3, 1962, after due notice by publication in the Bulletin; laid over to July 17, 1962 for inspection and decision; applicant to revise drawing; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1961, acting on Alt. Applic. 1845-61, reads:

"A1—Contrary to Zoning Resolution Art. II Subdivision 3, it is unlawful in a Residence Use district to operate an art gallery as a business."

and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, to permit

MINU

in a residence use district, in an existing 11 story and basement multiple dwelling, the change in use of the westerly portion of the basement to an art gallery for a term of five years, on condition that the work shall be conform to drawings filed with this application dated December 13, 1961, 19 sheets and July 16, 1962, 1 sheet revised; that there shall be no additional signs on the building; that all laws, rules and regulations applicable shall be complied with; and that permit shall be obtained, work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

Adjourned, 2:45 P.M.

James P. Mulroy, Secretary.

REGULAR MEETING

TUESDAY AFTERNOON, JULY 17, 1962, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, Commissioner Becker and Commissioner Klein.

569-40-SM

APPLICANT—American-Saint Gobain Corporation, owner.

APPEARANCES—

For Applicant: Theodore P. Kruper.

ACTION OF BOARD—Application reopened and resolution amended, in accordance with the report and recommendation of the Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, Commissioner Becker and Commissioner Klein 5

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

569-40-SM—Amendment to resolution so as to show change of corporate name of owner-manufacturer.

American-Saint Gobain Corporation, Kingsport, Tennessee, request that the resolution adopted September 22, 1942, under Calendar Number 569-40-SM be reopened and amended so as to show a change in corporate name of owner-manufacturer.

USE: Wire glass.

RECOMMENDATION: The Committee on Test recommends that, as the American-Saint Gobain Corp., has filed an affidavit showing that the Blue Ridge Glass Corp., Kingsport, Tennessee, have been merged into the American-Saint Gobain Corp., and that the corporate name of the surviving corporation is known as American-Saint Gobain Corp., the resolution adopted September 22, 1942, under Calendar Number 569-40-SM be reopened and amended so as to show the name of the owner manufacturer to be American-Saint Gobain Corp., on condition that the requirements of the resolution adopted September 22, 1942, under Calendar Number 569-40-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

851-40-SM—Vols. I & II

APPLICANT—Simplex Ceiling Corporation, owner.

APPEARANCES—

For Applicant: Martin Nassof.

ACTION OF BOARD—Application reopened and resolution amended, in accordance with the report and recommendation of the Committee on Test.

MINUTES

"November 18, 1980", 12 sheets; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 4:15 P.M.

ALAN D. GERSHUNY, Executive Director

930-80-BZ

APPLICANT—Sheldon Lobel for Borchard Affiliates, Incorporated, owner.

SUBJECT—Application August 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, in an existing eleven story and penthouse building, the maintenance of an art gallery on the basement level previously before the Board.

PREMISES AFFECTED—50 East 78th Street, south side, 100 feet east of Madison Avenue, Block 1392, Lot 47, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Vincent L. Petraro.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 25, 1980, after due notice by publication in the Bulletin; laid over to December 2, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 5, 1980, acting on Alt. Applic. #265/1980, reads:

"1. The maintenance of the basement as gallery use beyond July 17, 1967 is contrary to the approval granted by the Board of Standards and Appeals under Cal. No. 1903-61-BZ."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #8, Manhattan, has recommended approval of the application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in an R8 district, in an existing 11-story and penthouse building, the maintenance of an art gallery on the basement level, previously before the Board, on condition that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 28, 1980", 7 sheets; and on further condition that this variance shall be limited to a term of 5 years; that the existing illegal art gallery in the northeast corner of the basement be removed prior to the issuance of a Certificate of Occupancy; that no additional signs be installed on the building as required by the original resolution under Calendar Number 1903-61-BZ; and that all laws, rules and regulations applicable be complied

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 2, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

828-71-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: Frank A. Vaccaro.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 24, 1979, on N.B. Applic. #1649/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property.

Therefore at least 50% of storm water falls on the subject property must be conveyed for disposal off-site per Reference Standards RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A. which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 24, 1979, acting on N.B. Applic. #1649/78, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area; same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and on further condition that the building shall substantially conform to drawings, marked received "October 21, 1980", 2 sheets; that all precautions shall be taken as required by the

THAT the exhaust from any mechanical equipment on the roof be installed be directed away from adjacent residences; and

THAT this condition appear on the certificate of occupancy;

THAT the Department of Buildings issue no permits for the premises for a period of thirty-one (31) days from the date of this resolution;

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and

THAT substantial construction be completed in accordance with Z.R. §73-70.

Adopted by the Board of Standards and Appeals, October 16, 1990.

515-89-BZ

APPLICANT— Brown and Wood, Esquires, for 50 East 78 Corporation, owner.

SUBJECT— Application June 15, 1989—under Z.R. §11-411, to permit within an R8B (LH-1A) district on a site previously before the Board, the reinstatement of a variance for a commercial art gallery (Use Group 6) in the basement of a twelve (12) story mixed use building which requires a special permit.

PREMISES AFFECTED— 46-50 East 78 Street, south side, 100' east of Madison Avenue, Block 1392, Lot 47, Borough of Manhattan.

COMMUNITY BOARD #8M.

APPEARANCES—

For Administration: John Scrofani, Fire Department.

RECOMMENDATION OF THE COMMUNITY BOARD— Favorable to the Application.

ACTION OF BOARD— Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Bennett, Commissioner Tamm, Commissioner Lawrie and Acting Commissioner Jachniewicz.....

Negative:.....

Absent: Commissioner O'Keefe.....

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 24, 1990, after due notice by publication in the *Bulletin* laid over to June 19, 1990, August 14, 1990, September 2, 1990 then to October 16, 1990 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated June 2, 1989, acting on Alt. Applic. #265/30, reads:

1. The maintenance of the basement as gallery use beyond Dec. 2, 1985 is contrary to approval granted by the BSA under Cal. No. 930-80-BZ.

and

WHEREAS, the premises and surrounding area has had numerous site and neighborhood examinations by a committee of Board consisting of Chairman Roger H. Bennett, P.E., Commissioner Arno Tamm, R.A. and Commissioner Suzanne O'Keefe, R.A.; and

WHEREAS, Community Board No. 8, Manhattan, has recommended approval of this application; and

WHEREAS, the Board has adopted a Negative Declaration sued pursuant to 6 NYCRR Part 617; and

WHEREAS, the site is developed with a twelve (12) story residential building located in an R8B (LH-1A) district which the subject of two (2) prior Board grants; and

WHEREAS, in 1962, the Board, under calendar number 15 61-BZ granted a use district exception to permit in a residential use district the change of use of the westerly portion of the basement to an art gallery (Use Group 6) for a term of five (5) years; and

WHEREAS, in 1980, the Board, under calendar number 80-BZ, permitted the art gallery that was the subject of the 1 grant to be maintained for a new term of five (5) years; and

WHEREAS, the instant application seeks a reinstatement of a variance pursuant to Z.R. §11-411 to obtain a new term of years of the original district use exception; and

WHEREAS, eligibility for relief under Z.R. §11-411 is established by evidence that the art gallery use that was permitted by the original grant has been continuous; and

WHEREAS, the evidence in the record demonstrates that the applicant has cured all areas of non-conformance and is in compliance with the conditions set forth in the 1980 grant; and

WHEREAS, the Board has determined that the evidence in the record supports the findings to be made under Z.R. §11-411, and the applicant is therefore entitled to a special permit;

Resolved, that the Board of Standards and Appeals does hereby make the required findings and grants a special permit under Z.R. §11-411 to permit, in an R8B (LH-1A) district on a site previously before the Board the reinstatement of a variance for a commercial art gallery (Use Group 6) in the basement of a twelve (12) story residential building on condition that all work shall substantially conform to drawings as they apply to the objection above noted, filed with this application marked "Received June 15, 1989" one (1) sheet, "November 6, 1989" seven (7) sheets; "September 21, 1990" one (1) sheet and "October 2, 1990" one (1) sheet; and on further condition;

THAT this special permit be limited to a term of 2 years from the date of this resolution; and

THAT the door from the art gallery into the lobby north of the elevator shaft be sealed in accordance with the applicable Building and Fire Codes; and

THAT the residential lobby shall not be used in connection with exhibitions or other operations of the art gallery; and

THAT no additional signs be installed on the building as required by the original resolution under calendar number 1903-61-BZ; and

THAT these conditions appear on the certificate of occupancy;

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and

THAT substantial construction be completed in accordance with Z.R. §72-70.

Adopted by the Board of Standards and Appeals, October 16, 1990.

572-88-BZ

APPLICANT— Rothkrug and Rothkrug, Esquires, for H and L Realty Company, owner; Dr. Brian M. Berliner, lessee.

SUBJECT— Application August 25, 1988—under Z.R. §72-21, to permit within an R4 district the legalization of a one (1) story community facility building (Use Group 4), which does not provide the minimum required side yards.

PREMISES AFFECTED— 2572 East 15th Street, west side, 100' north of Avenue Z, Block 7435, Lot 35, Borough of Brooklyn.

COMMUNITY BOARD #15B.

APPEARANCES—

For Administration: John Scrofani, Fire Department.

RECOMMENDATION OF THE COMMUNITY BOARD— Favorable to the Application.

ACTION OF BOARD— Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Bennett, Commissioner Tamm, Commissioner Lawrie and Acting Commissioner Jachniewicz.....

Negative:.....

Absent: Commissioner O'Keefe.....

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 13, 1990, after due notice by publication in the *Bulletin*,

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1988, acting on Alt. Applic. #499/88, reads:

MINUTES

PREMISES AFFECTED—201 Winant Avenue, east side, 156.13' south of Lucille Avenue, Block 7040, Lot 269, (formerly Block 7044, Lots 222 and 228), Borough of Staten Island.

COMMUNITY BOARD #3 S.I.

APPEARANCES—

For Applicant: Hiram A. Rothkrug.

ACTION OF BOARD—Application reopened and term of the special permit extended.

THE VOTE TO GRANT—

Affirmative: Chairman Silva, Vice-Chair Schlissel, Commissioner Chen, Commissioner Palladino and Commissioner Joseph5

Negative:0

THE RESOLUTION— WHEREAS, the applicant requested an extension of the term of the special permit; and

WHEREAS, Community Board #3, SI, recommended conditional approval which was received on February 1, 1993; and

WHEREAS, a public hearing was held on this application on June 15, 1993 after due notice by publication in the *Bulletin*, laid over to July 27, 1993; September 21, 1993; October 19, 1993; December 7, 1993 and then to January 25, 1994 for decision. On January 24, 1994 the decision was deferred to February 23, 1994. On February 23, 1994 the decision was deferred to April 12, 1994. On April 12, 1994 the hearing was reopened and then laid over to April 19, 1994 for decision.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution pursuant to Z.R. §73-03 (f), said resolution having been adopted on November 20, 1992 only as to the term of the special permit, so that as amended this portion of the resolution shall read:

"granted for a term of five (5) years from November 20, 1992 on condition that the sidewalk and curb shall be installed and adequately maintained; that the premises shall be maintained in substantial compliance with the existing and proposed drawings submitted with the application marked "Received February 22, 1994"—two (2) sheets; and that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one (1) year from the date of this amended resolution."

(N.B. 44211975)

Adopted by the Board of Standards and Appeals, April 19, 1994.

4-89-BZ

APPLICANT—John Navi, president, for Majajo Realty Corporation, owner.

SUBJECT—Application November 16, 1993—reopening for an extension of time to complete which expired October 17, 1993—application previously granted on condition under Z.R. 572-21, permitting in an R3-2 district, the construction of a two (2) story, two (2) family dwelling which encroaches into the front and rear yards.

PREMISES AFFECTED—143-53 232nd Street, east side, 168' south of 143rd Road, Block 13538, Lot 140, Borough of Queens.

ACTION OF BOARD—Application reopened and time extended to complete substantial construction.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Silva, Vice-Chair Schlissel, Commissioner Chen, Commissioner Palladino and Commissioner Joseph5

Negative:0

THE RESOLUTION—

WHEREAS, the applicant requested an extension of time to complete substantial construction; and

WHEREAS, a public hearing was held on this application on April 5, 1994 after due notice by publication in the *Bulletin* and then laid over to April 19, 1994 for decision.

Resolved, that the Board of Standards and Appeals does here *reopen and amend* the resolution adopted on October 17, 1989 only as to the time to complete substantial construction, so that as amended this portion of the resolution shall read: that substantial construction shall be completed within nineteen (19) months from October 17, 1993."

Alt. 535/1988)

515-89-BZ

APPLICANT—Rosenman & Colin for 50 East 78 L.P., owner.
SUBJECT—Application December 22, 1993—reopening to waive the Rules of Procedure and to extend the term of the variance which expired October 16, 1993 pursuant to Z.R. §11-411, to permit within an R8B (LH1-A) district, on a site previously before the Board, the reinstatement of a variance for a commercial art gallery (Use Group 6) in the basement of a 12-story residential building.

PREMISES AFFECTED—46-50 East 78th Street, south side, 100' east of Madison Avenue, Block 1392, Lot 47, Borough of Manhattan.

COMMUNITY BOARD #8M.

APPEARANCES—

For Applicant: Francis R. Angenino and Harlan Berger.

ACTION OF BOARD—Application to rescind the resolution is withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Silva, Vice-Chair Schlissel, Commissioner Chen and Commissioner Palladino4

Negative:0

Absent: Commissioner Joseph1

Adopted by the Board of Standards and Appeals, April 19, 1994

37-91-BZ

APPLICANT—The City of New York Board of Standards and Appeals.

OWNER OF PREMISES: Anthony Guarino.

SUBJECT—Application—to dismiss the application for lack of prosecution by the applicant.

PREMISES AFFECTED—1414 Sheepshead Bay Road, south side, 102' east of East 14th Street, Block 7459, Lot 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peter Hirshman

For Opposition: John Yacovone, Fire Department.

ACTION OF BOARD—Application to dismiss the application for lack of prosecution by the applicant is withdrawn and the application is referred back to the zoning staff.

Appeals.

OWNER OF PREMISES: 50 East 78th Corporation.

SUBJECT—Application to restore to the calendar by the Board for reopening and for possible rescindment of its resolution dated October 16, 1990—application previously granted on condition under Z.R. §11-411, permitting within an R8B (LH1-A) district on a site previously before the Board, the reinstatement of a variance for a commercial art gallery (Use Group 6) in the basement of a twelve (12) story mixed building which requires a special permit.

PREMISES AFFECTED—46-50 East 78th Street, south side, 100' east of Madison Avenue, Block 1392, Lot 47, Borough of Manhattan.

COMMUNITY BOARD #8M.

APPEARANCES—

For Applicant: Francis R. Angelino and Harlan Berger.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of the special permit extended.

THE VOTE TO GRANT—

Affirmative: Chairman Silva, Vice-Chair Schlissel, Commissioner Chen, Commissioner Palladino and Commissioner Joseph5

Negative:0

THE RESOLUTION—

WHEREAS, the applicant requested a waiver of the Rules of Procedure; an extension of the term of the special permit; and

WHEREAS, Community Board #8M recommended approval which was received on February 22, 1994; and

WHEREAS, a public hearing was held on this application on April 19, 1994 after due notice by publication in the *Bulletin*, and then laid over to May 24, 1994 for decision.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and reopens and amends the resolution pursuant to Z.R. §11-411, said resolution having been adopted on October 16, 1990 expiring October 16, 1992 only as to the term of the special permit, so that as amended this portion of the resolution shall read:

"granted for a term of five (5) years from October 16, 1992 on condition that apartment 1B shall be rented to a conforming tenant; that apartments 2B and 2C shall be rented to residential tenants; and that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one (1) year from the date of this amended resolution."

(Alt. 265/1980)

Adopted by the Board of Standards and Appeals, May 24, 1994.

A true copy of resolution adopted by the Board of Standards and Appeals, May 24, 1994, Printed in Bulletin No. 19-22, Vol. LXXIX.

Copies Sent
To Applicant
Fire Com't.
Borough Supt.

Francis R. Angelino
Chairman.

MINUTES

cate of occupancy shall be obtained within one year from the date of this amended resolution."

(Alt. 871/80)

Adopted by the Board of Standards and Appeals, November 14, 1995.

515-89-BZ

APPLICANT: Rosenmam & Colin, Attn: Francis R. Angelino, Esquire, for 50 East 78 L.P. owner.

SUBJECT: Application June 16, 1995--reopening for an extension of time to complete construction, which expired on May 24, 1995.

PREMISES AFFECTED: 16-50 East 78th Street, south side 100' east of Madison Avenue, Block 1392, Lot 47, Borough of Manhattan.

APPEARANCES--

For Applicant: Francis R. Angelino.

ACTION OF THE BOARD: Application reopened and time extended to obtain a certificate of occupancy.

THE VOTE TO GRANT--

Affirmative: Vice-Chair Flahive, Commissioner Palladino, Commissioner Chin and Commissioner Joseph... 4

Negative: 0

Absent: Chairman Silva. 1

THE RESOLUTION--

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy; and

WHEREAS, a public hearing was held on this application on September 12, 1995 after due notice by publication in the City Record, laid over to October 11, 1995, October 24, 1995 and then to November 14, 1995 for decision;

Resolved, that the Board of Standards and Appeals hereby reopens and amends the resolution adopted on October 16, 1990 as amended through May 24, 1994 only as to the time to obtain a certificate of occupancy, so that as amended this portion of the resolution shall read:

"that a new certificate of occupancy shall be obtained within eighteen months from May 24, 1995".

(Bldg. Dept. 265/1980)

Adopted by the Board of Standards and Appeals, November 14, 1995.

96-90-BZ

APPLICANT: Demetrios Moragianis, Pres., for Proto Realty Management, owner.

SUBJECT: Application August 21, 1995--request to waive the rules of procedure, reopening an extension of time to complete construction which expired October 8, 1993.

PREMISES AFFECTED: 548 East 183rd Street, south side, west of Third Avenue, Block 3051, Lot 31, Borough of The Bronx.

COMMUNITY BOARD #6 BX

APPEARANCES-- None.

ACTION OF THE BOARD: Rules of Procedure waived, application reopened and time extended to complete substantial construction.

THE VOTE TO GRANT--

Affirmative: Vice-Chair Flahive, Commissioner Palladino, Commissioner Chin and Commissioner Joseph... 4

Negative: 0

Absent: Chairman Silva. 1

THE RESOLUTION--

WHEREAS, the applicant requested a waiver of the Rules of Procedure and an extension of time to complete substantial construction; and

WHEREAS, a public hearing was held on this application on October 24, 1995 after due notice by publication in the City Record, laid over to November 14, 1995 for decision;

Resolved, that the Board of Standards and Appeals hereby waives the Rules of Procedure and reopens and amends the resolution adopted on October 8, 1991 only as to the time to complete substantial construction, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within fifty months from October 8, 1993".

(Alt. 373/89)

Adopted by the Board of Standards and Appeals, November 14, 1995.

217-90-BZ

APPLICANT: Jeffrey A. Chester, Esquire, for 4 D Burgers, Ltd., Burger King Corporation, owner.

SUBJECT: Application March 2, 1995--reopening for an amendment to permit an alteration to the previously approved drive-thru area--application previously granted.

PREMISES AFFECTED: 4275 White Plains Road, west side, 15' south of East 236th Street, Block 4996, Lot 1, Borough of The Bronx.

COMMUNITY BOARD #12 BX

APPEARANCES--

For Administration: John Scrofani, Fire Department.

ACTION OF THE BOARD: Application reopened and resolution amended.

THE VOTE TO GRANT--

Affirmative: Vice-Chair Flahive, Commissioner Palladino and Commissioner Joseph... 3

Negative: 0

Absent: Chairman Silva. 1

Not Voting: Commissioner Chin. 1

THE RESOLUTION--

WHEREAS, the applicant requested an amendment to the resolution; and

WHEREAS, Community Board # 12, The Bronx has no objection to the application; and

WHEREAS, a public hearing was held on this application on June 30, 1995 after due notice by publication in the City Record, laid over to August 1, 1995, September 12, 1995,

MEETING OF: May 11, 1999
CAL. NO.: 515-89-BZ
PREMISES: 50 East 78th Street, Manhattan
Block 1392 Lot 47
ACTION OF BOARD - Application re-opened, Rules of Practice and Procedure
waived, and term of the special permit extended.

THE VOTE TO GRANT -

Affirmative: Chairman Chin, Vice-Chair Bonfilio Commissioner Korbey and
Commissioner Caliendo.....4
Negative:0

THE RESOLUTION -

WHEREAS, the applicant has requested a re-opening, a waiver of the Rules of
Practice and Procedure and an extension of the term of the special permit; and

WHEREAS, the applicant is requesting that the Board extend the term of the
special permit and a waiver of the Board's Rules of Practice and Procedure permitting the
continuation of a commercial art gallery; and

WHEREAS, the Board, under calendar number 1903-61-BZ, has permitted the art
gallery use since 1962.

Resolved, that the Board of Standards and Appeals hereby waives the Rules of
Practice and Procedure and *reopens and amends* the resolution pursuant to Z.R. §11-411,
only as to the term of the special permit, said resolution having been adopted on October
16, 1990 as amended through May 24, 1994, so that as amended this portion of the
resolution shall read:

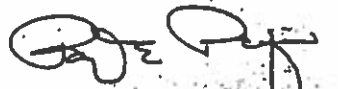
"to permit an amendment to the resolution allowing the continuation of the
commercial art gallery, on condition that the term of the special permit be
limited to ten years from October 16, 1997, expiring on October 16, 2007,
that lighting be positioned down and away from the adjoining uses; that the
premises shall be maintained in substantial compliance with the proposed
drawings submitted with the application marked 'Received April 27, 1999'
(1) sheet; and that other than as herein amended the resolution above cited
shall be complied with in all respects, and a new certificate of occupancy
shall be obtained within one year of this amended resolution.

(Alt.265/1980)

Adopted by the Board of Standards and Appeals, May 11, 1999.

CERTIFICATION

*This copy of the Resolution
dated May 11, 1999
is hereby filed by
the Board of Standards and Appeals
dated May 12, 1999*


Executive Director

515-89-BZ

APPLICANT - Sheldon Lobel, P.C., for 50 East 78th Street, L.P., owner.

SUBJECT - Application August 23, 2003 - request for a waiver of the Rules of Practice and Procedure and reopening for an extension of time which expired October 16, 1998.

PREMISES AFFECTED - 50 East 78th Street, 78th Street between Madison and Park Avenues, Block 1392, Lot 47, Borough of Manhattan.

COMMUNITY BOARD #8M

APPEARANCES -

For Applicant: Jordan Most.

ACTION OF THE BOARD - Rules of Practice and Procedure waived, application reopened and time to obtain a Certificate of Occupancy extended.

THE VOTE TO GRANT -

Affirmative: Chairman Chin, Vice-Chair Babbar and

Commissioner Caliendo.....3

Negative:0

Absent: Commissioner Miele.....1

THE RESOLUTION -

WHEREAS, the applicant requests a waiver of the rules of practice and procedure and a re-opening to amend the resolution allowing for an extension of time to obtain a new certificate of occupancy which expired on May 11, 2000; and

WHEREAS, a public hearing was held on this application on October 28, 2003, after due notice by publication in The City Record, and laid over to November 18, 2003 for decision; and

WHEREAS, on May 11, 1999, the Board granted the extension of term of a special permit, until October 7, 2007, for a commercial art gallery, on condition that a Certificate of Occupancy be obtained by May 11, 2000.

Resolved, that the Board of Standards and Appeals, waives the rules of practice and procedures reopens and amends the resolution to extend the time to obtain a Certificate of Occupancy which expired on May 11, 2000, said resolution having been adopted on October 16, 1990 amended through May 11, 1999, so that as amended this portion of the resolution shall read:

"to extend the time to obtain a new Certificate of Occupancy so that a new Certificate of Occupancy shall be obtained within sixty (60) months from May 11, 2000", on condition;

THAT the premises shall be maintained free of debris and graffiti;

THAT any graffiti located on the premises shall be removed within 48 hours;

THAT the above conditions and all conditions from prior resolutions shall appear on the certificate of occupancy;

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only;

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s) and/or configuration(s) not related to the relief granted."

(DOB Alt #265/30)

Adopted by the Board of Standards and Appeals, November 18, 2003.

A true copy of resolution adopted by the Board of Standards and Appeals, November 18, 2003.

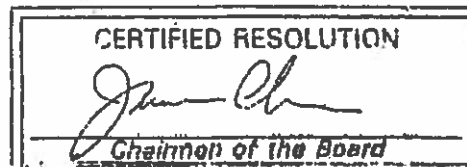
Printed in Bulletin No. 47, Vol. 88.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.



515-89-BZ, Vol. III

APPLICANT – Sheldon Lobel, P.C., for 50 East 78th Street, L.P., owner.

SUBJECT – Application July 20, 2007 – Extension of Term of a Special Permit for a (UG6) commercial art gallery in the basement portion of a residential building which expires on October 16, 2007 in an R8B (LH-1A) zoning district.

PREMISES AFFECTED – 50 East 78th Street, East 78th Street, between Madison Avenue and Park Avenue, Block 1392, Lot 47, Borough of Manhattan.

COMMUNITY BOARD #8M

APPEARANCES –

For Applicant: Ron Mandel.

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Chair Srinivasan, Vice Chair Collins, Commissioner Ottley-Brown and Commissioner Hinkson.....4

Negative:.....0

THE RESOLUTION:

WHEREAS, this is an application for a reopening and an extension of the term for a previously granted variance for an art gallery, which expired today, October 16, 2007; and

WHEREAS, a public hearing was held on this application on September 18, 2007 after due notice by publication in *The City Record*, and then to decision on October 16, 2007; and

WHEREAS, Community Board 8, Manhattan, recommends approval of this application; and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by Commissioner Hinkson; and

WHEREAS, the subject premises is located on the south side of East 78th Street, between Madison Avenue and Park Avenue; and

WHEREAS, the site is located within an R8B zoning district, within the Limited Height 1a district, and is occupied by an 11-story residential building; and

WHEREAS, on July 17, 1962, under the subject calendar number, the Board granted a variance to permit a change in use of a portion of the basement to an art gallery for a term of five years; and

WHEREAS, the grant was subsequently amended and extended at various times; and

WHEREAS, most recently, on May 11, 1999, the grant was extended for a period of ten years, to expire on October 16, 2007; and

WHEREAS, the instant application seeks to extend the term of the variance; and

WHEREAS, the applicant does not propose any other changes; and

WHEREAS, based upon its review of the record, the Board finds that a ten-year extension of term is appropriate with certain conditions as set forth below.

Therefore it is Resolved that the Board of Standards and Appeals *reopens* and *amends* the resolution, dated July 17, 1962, so that as amended this portion of the resolution shall read: “to grant an extension of the special permit for a term of ten years from the expiration of the last grant to expire on October 16, 2017; *on condition* that any and all work shall substantially conform to drawings as they apply to the objections above noted; and *on further condition*:

THAT this grant shall expire on October 16, 2017; THAT the above condition shall appear on the Certificate of Occupancy;

THAT all conditions from prior resolutions not specifically waived by the Board remain in effect;

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only; and

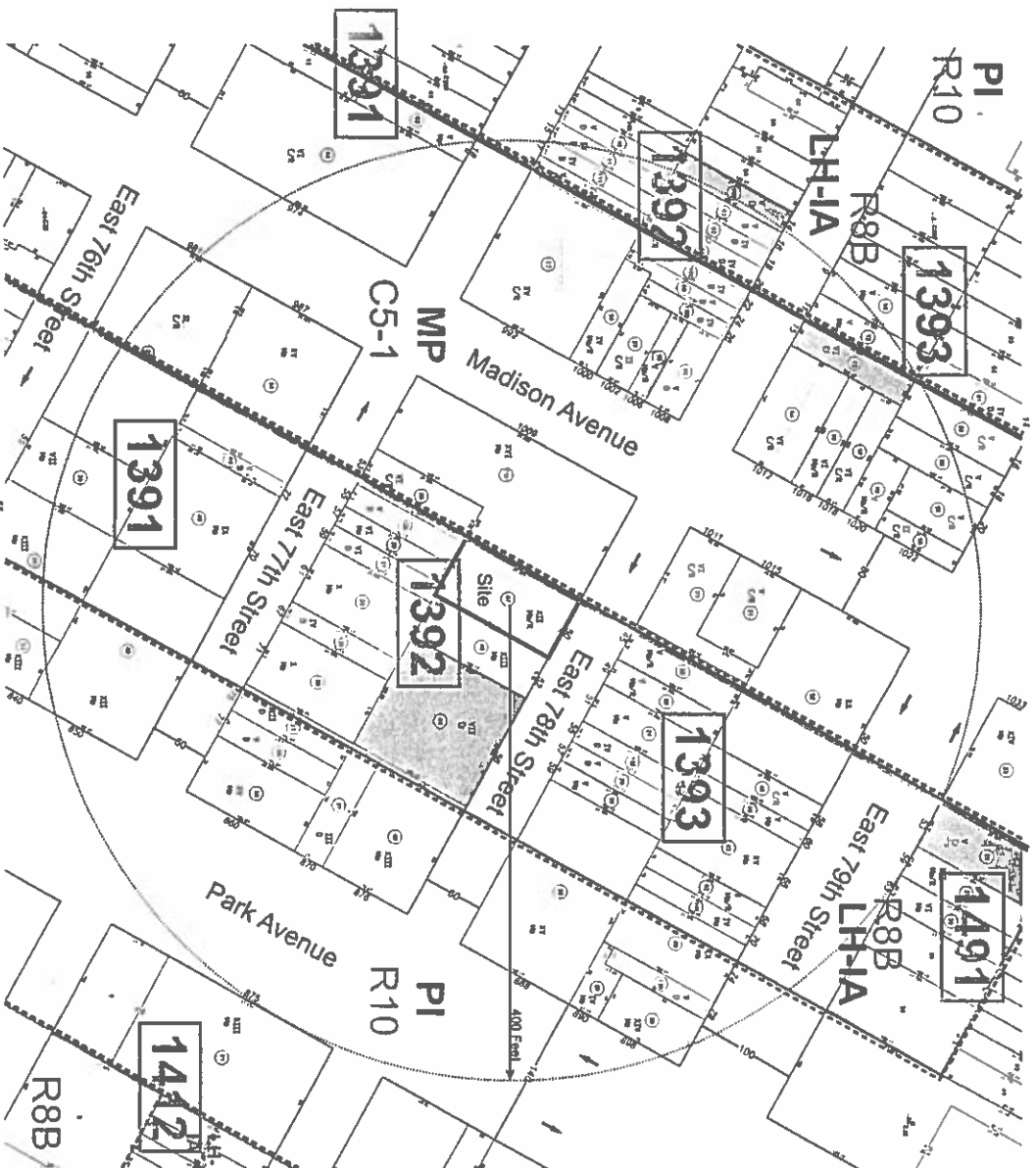
THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code, and any other relevant laws under its jurisdiction irrespective of plan(s) and/or configuration(s) not related to the relief granted.

(DOB Application No. 104798710)

Adopted by the Board of Standards and Appeals, October 16, 2007.

50 East 78th Street, Manhattan

Block 1392 Lot 47
Zoning Map: 8C
Site - R8B



Land Uses

- One and Two-Family Homes
- Multiple Dwelling
- Commercial
- Mixed Use (Residential-Commercial)
- Manufacturing
- Open Space / Park Land
- Institutional / Community Facility
- Parking / Automotive

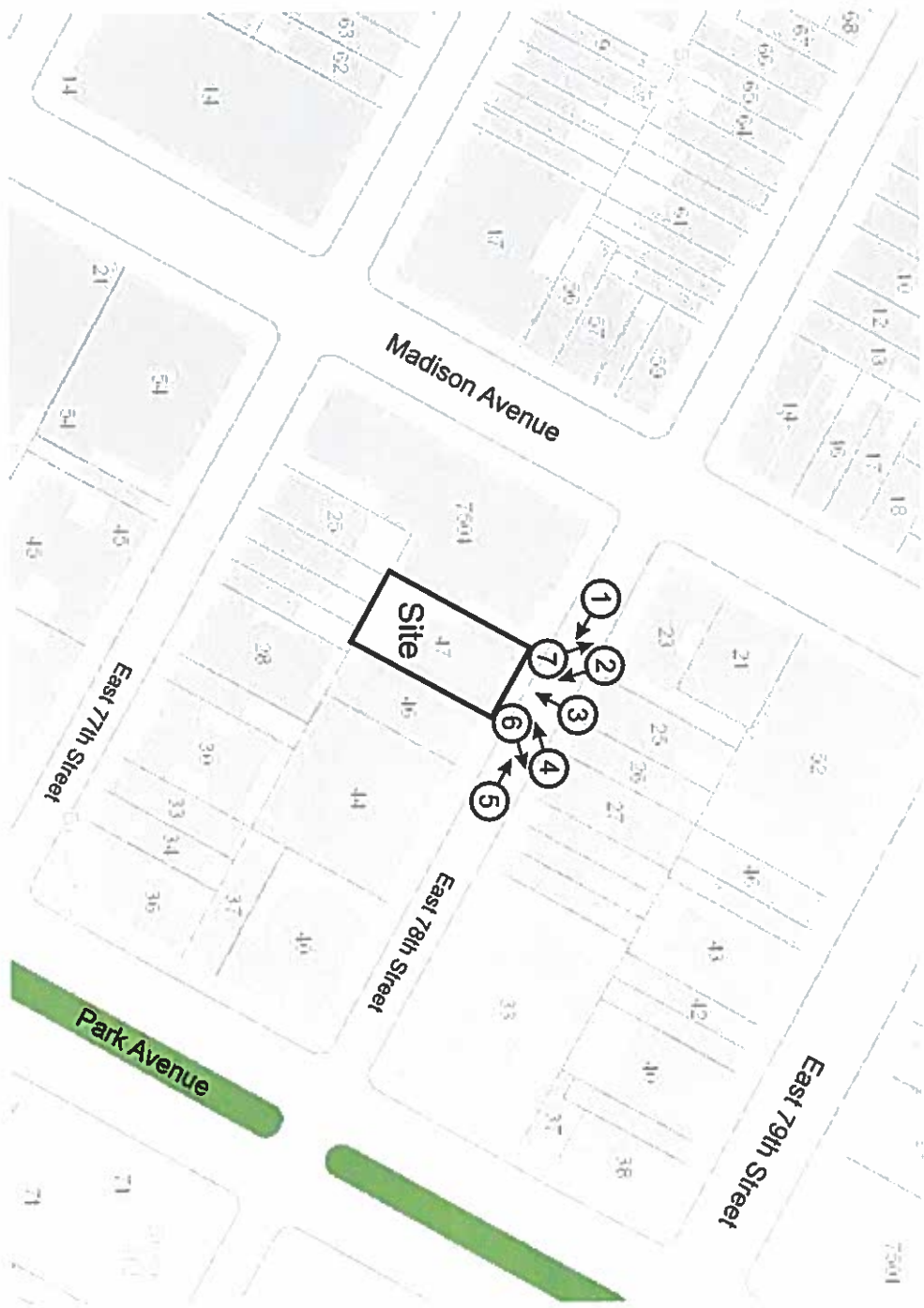
Legend

- P - Lot Numbers (within radius)
- ### - Block Numbers
- L.H. - Story Height
- MD - Multiple Dwelling
- D - Dwelling
- R - Retail
- G - Garage
- C - Commercial
- I - Industrial
- M - Manufacturing
- W - Warehouse
- V - Vacant
- C - Community Facility

North

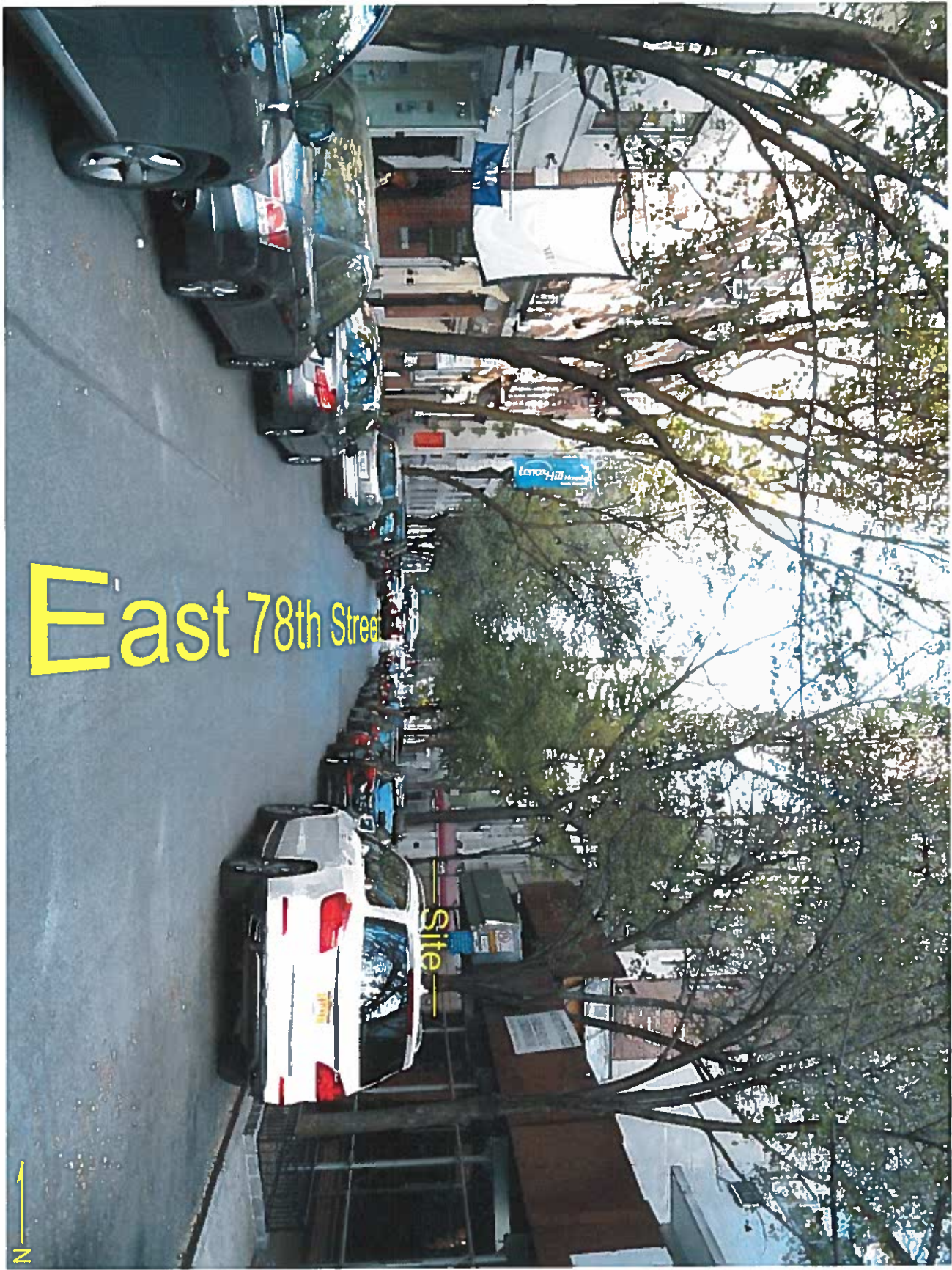
Scale: 1" = 100'

0 20 50 100



50 East 78th Street, Manhattan
Block 1392, Lot 47

Photo #1



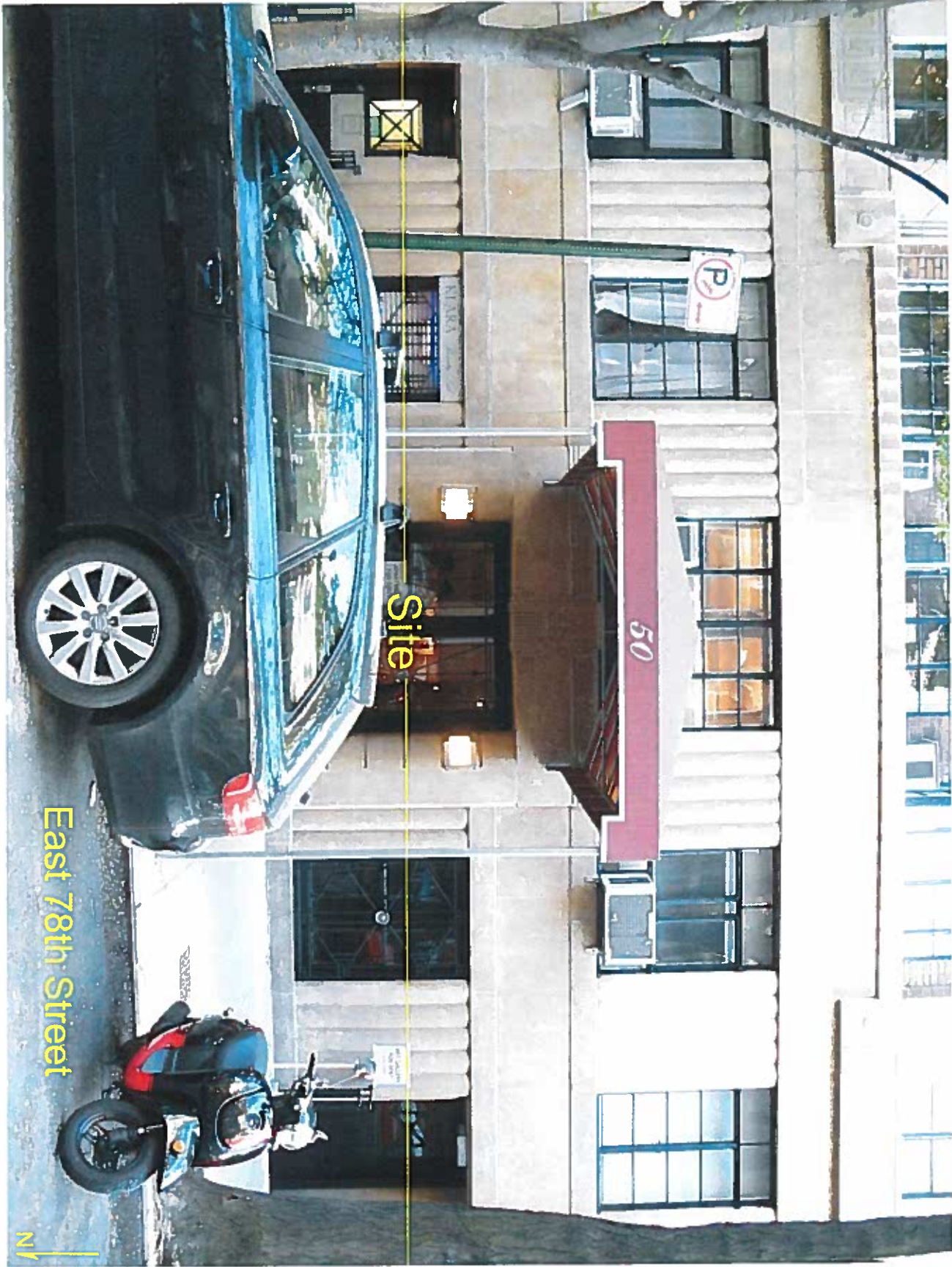
50 East 78th Street, Manhattan
Block 1392, Lot 47

Photo #2



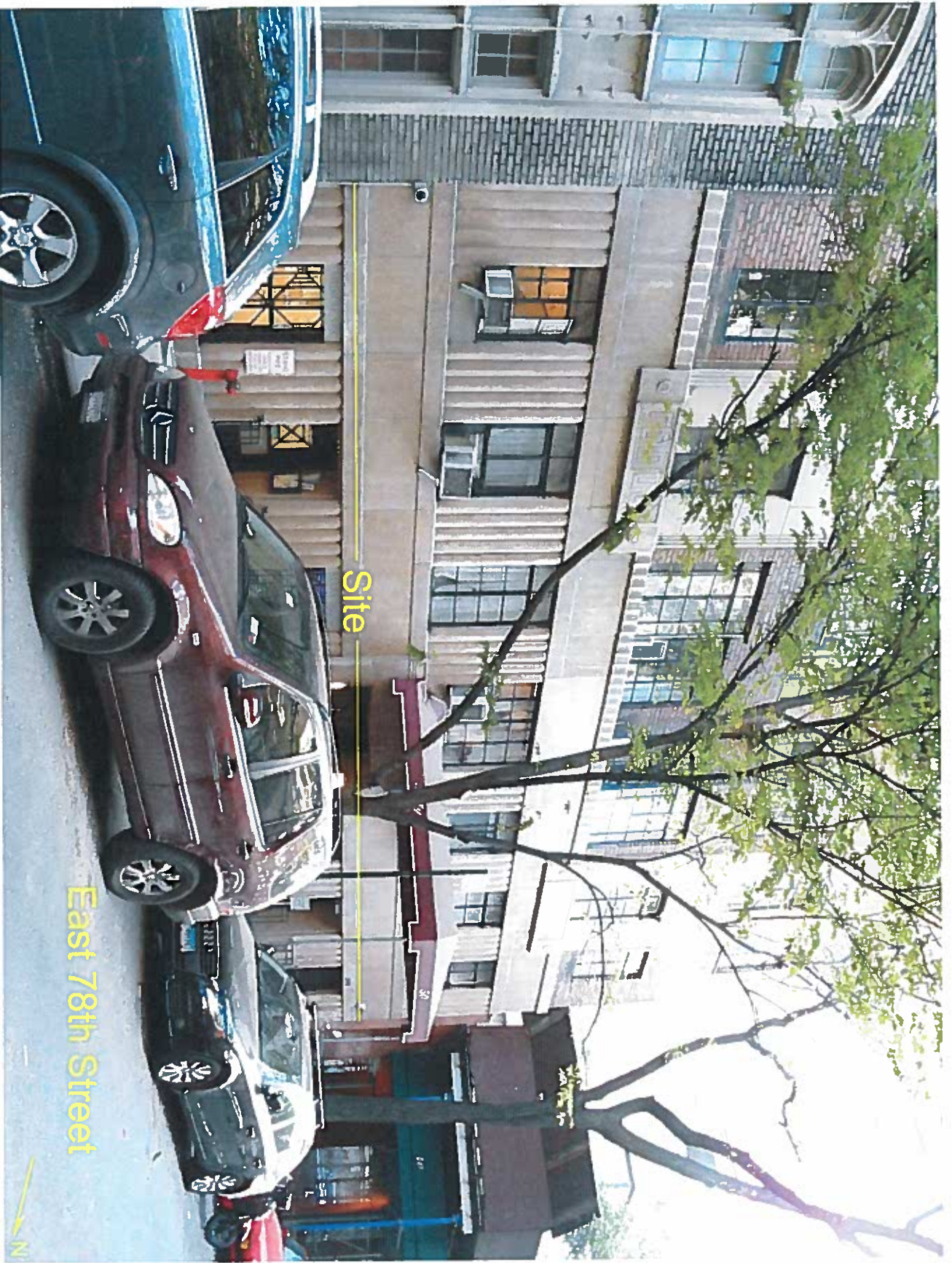
50 East 78th Street, Manhattan
Block 1392, Lot 47

Photo #3



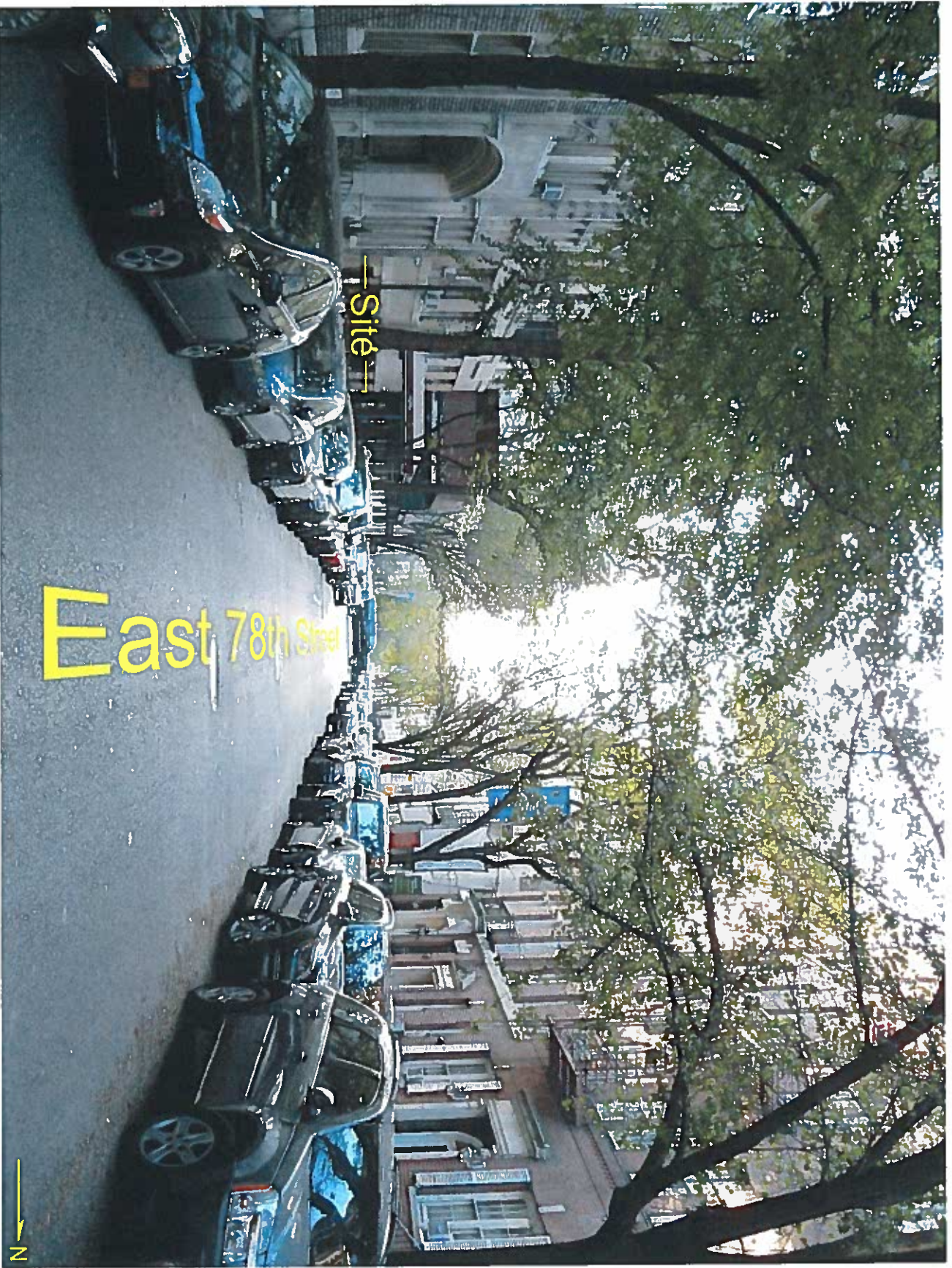
50 East 78th Street, Manhattan
Block 1392, Lot 47

Photo #4



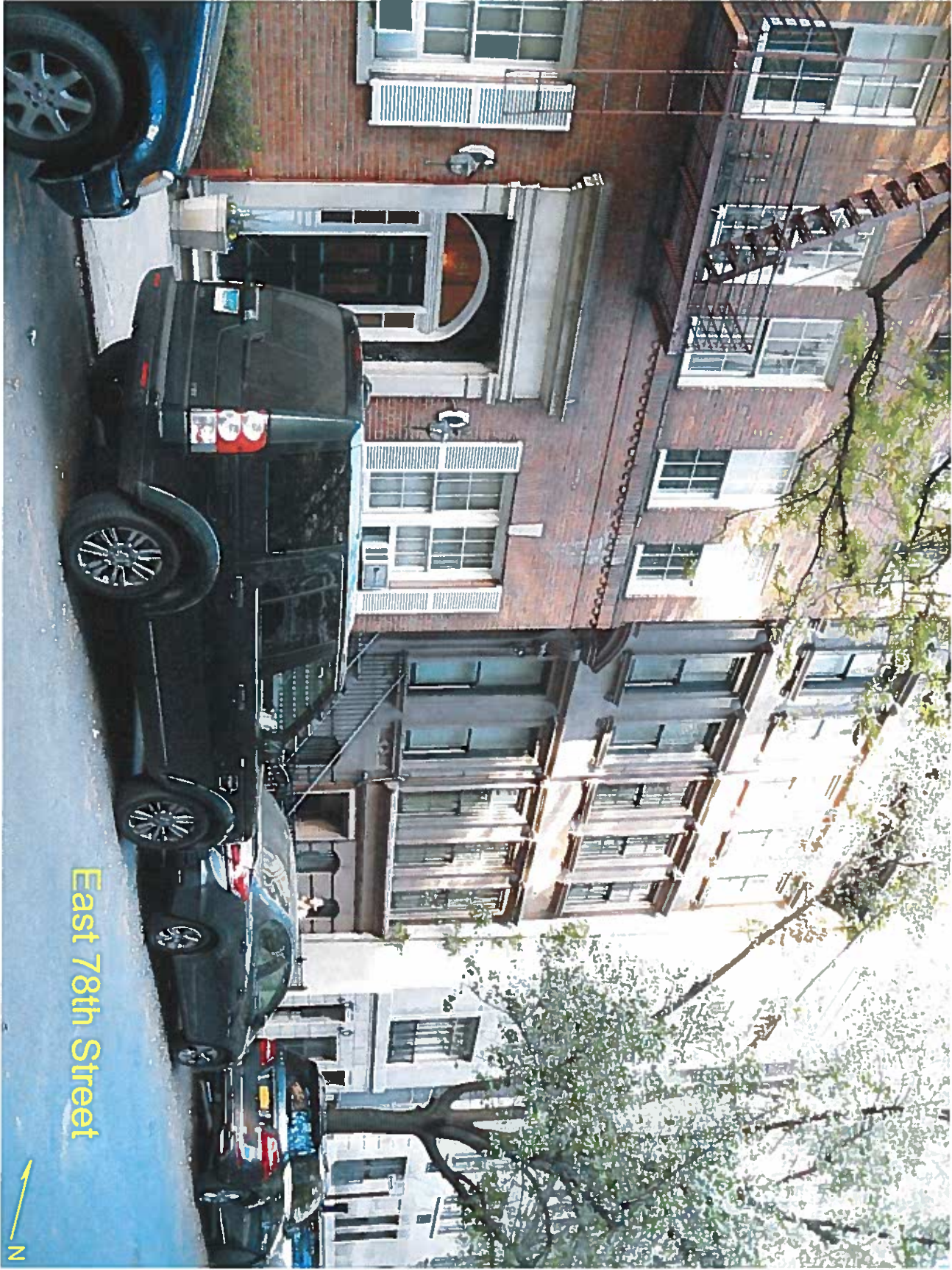
50 East 78th Street, Manhattan
Block 1392, Lot 47

Photo #5



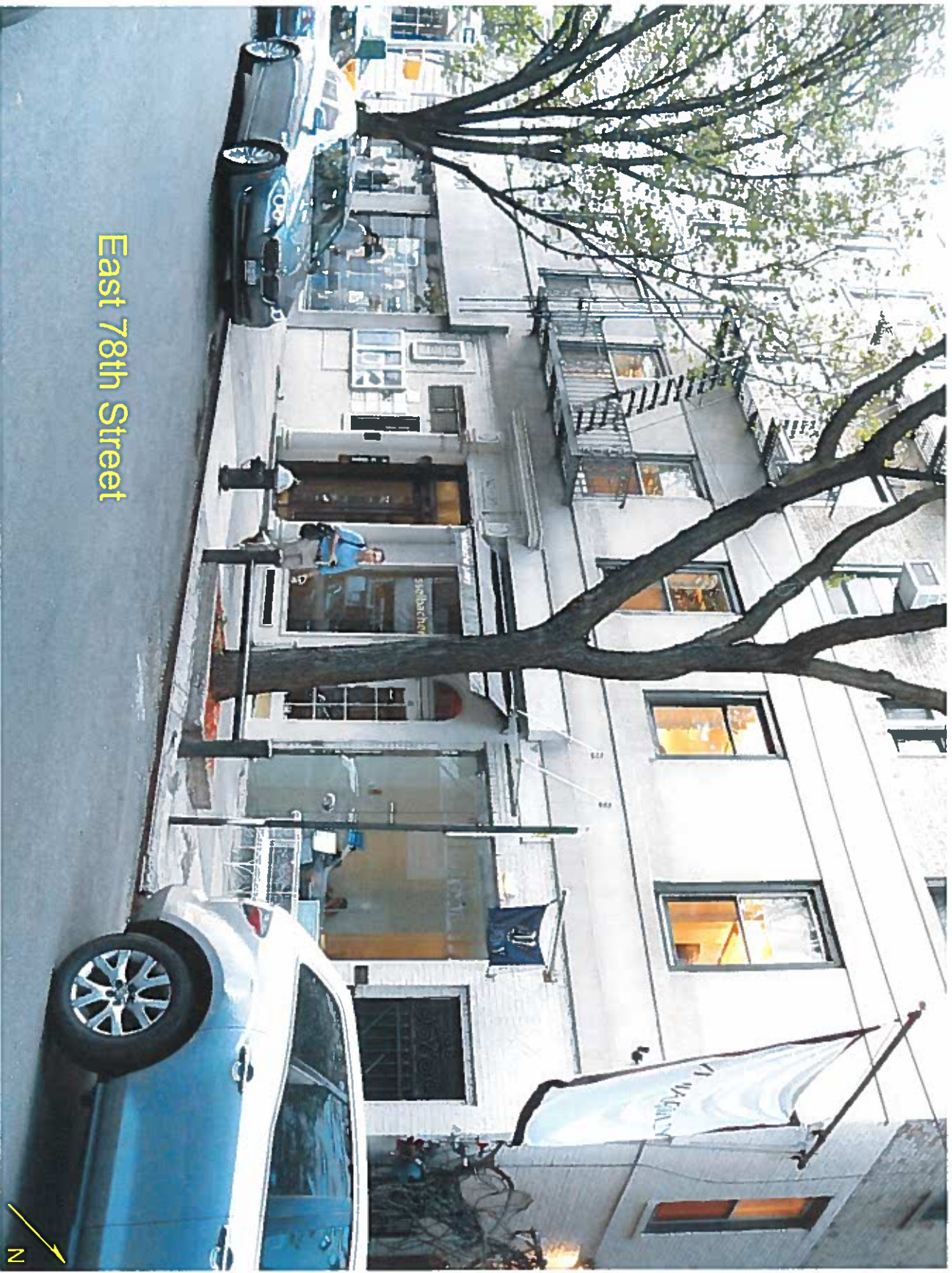
50 East 78th Street, Manhattan
Block 1392, Lot 47

Photo #6



50 East 78th Street, Manhattan
Block 1392, Lot 47

Photo #7



East 78th Street

ZONING DATA:

ADDRESS: 46-50 EAST 78TH ST, NEW YORK, NY 10075
MIXED RESIDENTIAL & COMMERCIAL

OWNER:

BLOCK: 1392 LOT: 047

PROPERTY CHARACTERISTICS:

LOI AREA: 5,517 SQ-FT (54' X 102.17')

OF BUILDINGS: 1 YEAR BUILT: 1936

OF FLOORS: 11 BUILDING AREA: 32,330 SQ FT 1

PRIMARY ZONING: 40 RESIDENTIAL SINGLE-FAMILY

ZONING MAP#: 8C

ZONING

	EXISTING/PROPOSED USE GROUPS	ZONING FLOOR AREA
FLOOR		
BASEMENT	6	1605 SQ. FT.
	TOTAL	1605 SQ. FT.



EXISTING/PROPOSED PLOT PLAN

Scale: NTS

**SIBA
MANAGEMENT**



EXPANSION IN RESEARCH & ANALYSIS
 80 S. STATE STREET
 SUITE 700 • MILWAUKEE, WI 53202
 TEL: 414/444-4122 info@edwards.com
 www.edwards.com

in construction or economic distress; the latter group is in economic recovery. The latter group is in economic recovery. The latter group is in economic recovery.

A-0

PLDT PLAN

STIRRA MANAGEMENT

DATE: 04/23/2014

BSA CAL NO 515-09 B

1

100

2

87

9432

1

1

ALL CHASE DISCOUNT INTEREST-RATE AND FEE SCHEDULES ARE SUBJECT TO CHANGE WITHOUT NOTICE. WE RESERVE THE RIGHT TO CHANGE OUR RATES AND FEES AT ANY TIME. PLEASE CHECK OUR WEBSITE FOR THE LATEST RATES AND FEES. www.chase.com

[illegible]

Height in A-2	ELEVATION
------------------	-----------

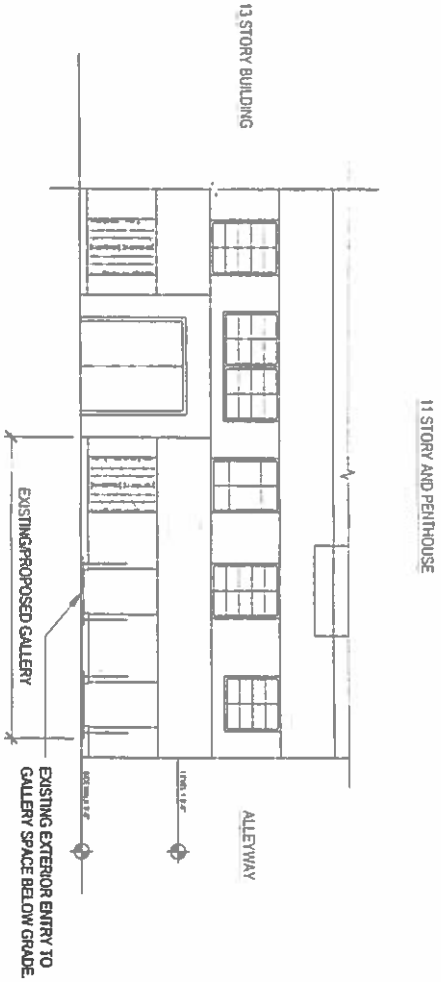
PROJECT
SIBA MANAGEMENT
20 EAST 39TH ST
NEW YORK, NY 10018
PROJECT NO. 94-010

BSA CAL 110 515-89 BZ



•

EXISTING/PROPOSED 78TH ST PARTIAL ELEVATION



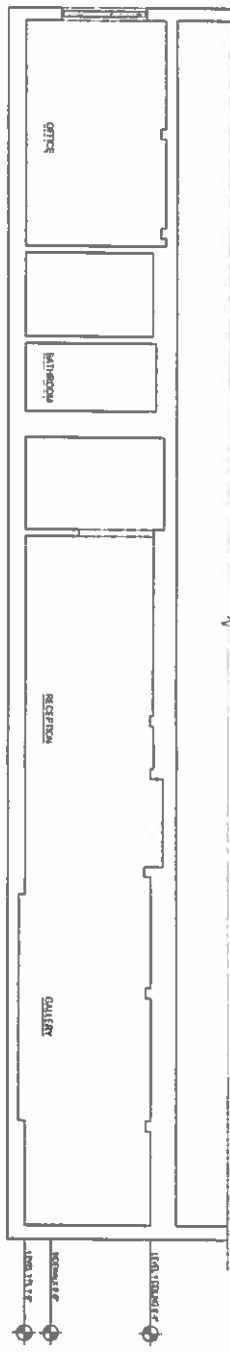
SIBA MANAGEMENT

THIS PLAN IS A PART OF THE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR THE SIBA MANAGEMENT BUILDING, 1000 11th Avenue, New York, New York. It is to be used in connection with the contract documents for the construction of the building.

NO.	REVISION	DATE	BY
1			

ARCHITECTURE & INTERIOR DESIGN
 1000 11th Avenue
 New York, New York 10011
 TEL: 212-692-1234
 FAX: 212-692-1235
 E-MAIL: info@siba.com

SECTION
 SIBA MANAGEMENT
 1000 11th Avenue
 New York, New York 10011
 BSA CAL NO 115-99 BZ



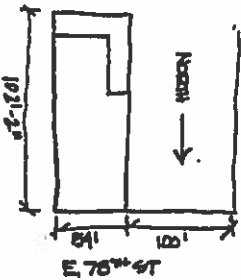
EXISTING/PROPOSED SCHEMATIC CROSS SECTION 1

Scale: 1/8" = 1'-0"

BOARD OF STANDARD AND APPEALS

4 NOTE: CITIZENS AFTER RECEIVING US TO KNOW

RECEIVED
POST OFFICE
STANDARD
APR 27 3 05 PM '33



<p>Physical Plant Department Planning, Design Unit 14</p>	<p>Stephen J. Barry Registered Architect 422 Henry Street SE Brooklyn, NE 68601 781-425-1466</p>
--	--

CAROLE S. SLATER
COUNSEL

4/24/90

515-69-BZ

CH
June 19

Brown & Wood:

9-11-90

11-411 apply only seeking
to legalize ^{or reconstitute} gallery
subj of prior grant.

Not requesting BZ for
other space on ground floor.
~~CH~~

Plans inconsistent
exist + proposed condition

proposed smaller gallery in nw cor. of basement

approved plan from 1980

showed art gallery expanded to
rear yard.

Nov 1989

This contradicts current
apply which says gallery on
basement floor ~~is~~ complete w/
1980 grant.