

ERIC PALATNIK, P.C.

ATTORNEY AT LAW
32 BROADWAY, SUITE 114
NEW YORK, NEW YORK 10004

(212) 425-4343
FAX (212) 968-7129
E-MAIL ERIC@ERICPALATNIKPC.COM

December 24, 2013

Via Certified Mail

Community Board #8
505 Park Ave.,
Suite 620,
New York, NY, 10022
Ms. Jackie Ludorf, Chair
Ms. Latha Thompson, District Manager

**Re: BSA Calendar No.: 323-13-BZ
 127 East 71 Street
 New York, New York (the "Premises")**

Dear Chairperson and Members of the Board:

We represent the owner of the above Premises in a Special Permit application before the Board of Standards and Appeals ("BSA"). The owner wishes to permit the proposed alteration, which will enlarge the footprint and include a vertical enlargement at the rear portion of the existing four story, plus cellar and basement building. The application was filed on December 20, 2013 and as per the Rules of Procedure of the BSA, we hereby provide your Board with notification of the filing.

For your information, we enclose a copy of our application form, Department of Buildings objection sheet, Statement of Facts, plans, photographs, relevant zoning map, affidavit of ownership, and BSA zoning analysis for the application.

We look forward to meeting with your board to discuss this matter, and trust that you will indicate your support of this application to the BSA.

Very truly yours,

Eric Palatnik

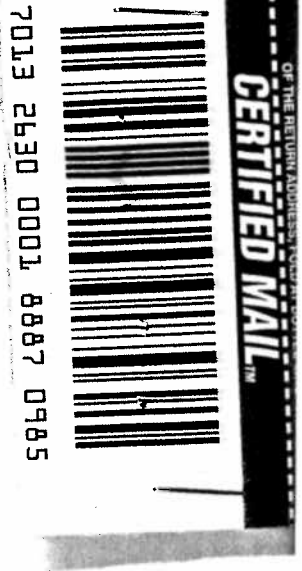
Encl.

cc: Board of Standards and Appeals

Hon. Daniel R. Garodnick, Councilmember **(By Certified Mail)**

Hon. Scott Stringer, Manhattan Borough President **(By Certified Mail)**

Ms. Edith Hsu Chen, Department of City Planning **(By Certified Mail)**



RECEIVED
DEC 27 2013
BY COMMUNITY BOARD 8



**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

ZONING (BZ) CALENDAR
Application Form

BSA APPLICATION NO. _____
CEQR NO. _____

Section A

**Applicant/
Owner**

Eric Palatnik, P.C.

NAME OF APPLICANT

32 Broadway, Suite 114

ADDRESS

New York NY 10004

CITY STATE ZIP

212 425 4343

AREA CODE TELEPHONE

212 968 7129

AREA CODE FAX

eric@ericpalatnikpc.com

EMAIL

Galt Group Holdings

OWNER OF RECORD

127 East 71st Street

ADDRESS

New York NY 10021

CITY STATE ZIP

n/a

LESSEE / CONTRACT VENDEE

ADDRESS

CITY STATE ZIP

Section B

**Site
Data**

127 East 71st Street

STREET ADDRESS (INCLUDE ANY A/K/A)

10021

ZIP CODE

East 71st Street between Park and Lexington Avenues

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1406

12

Manhattan

8

Upper East Side Historic District

BLOCK

LOT(S)

BOROUGH

COMMUNITY DISTRICT

LANDMARK/HISTORIC DISTRICT

Hon. Daniel Garodnick

R8b, LH-1A

8c

CITY COUNCIL MEMBER

ZONING DISTRICT

ZONING MAP NUMBER

(include special district, if any)

Section C

**Dept of Building
Decision**

BSA AUTHORIZING SECTION(S) 73-621

for

☐ VARIANCE

☒ SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 23-145 (lot coverage)

DOB Decision (Objection/ Denial) date: 11-21-13 Acting on Application No: 121810139

Section D

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

Application to request a special permit pursuant to ZR Section 73-621 to vary ZR Section 23-145 (lot coverage) to permit the proposed alteration, which will enlarge the footprint and include a vertical enlargement at the rear portion of the existing four story, plus cellar and basement building

Section E

**BSA History
and
Related Actions**

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

YES NO

1. Has the premises been the subject of any previous BSA application(s)? ☐ ☒

PRIOR BSA APPLICATION NO(S):

2. Are there any applications concerning the premises pending before any other government agency?.... ☐ ☒

3. Is the property the subject of any court action?..... ☐ ☒

Section F

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

Eric Palatnik, Esq.

Print Name

Authorized Representative

Title

NOTARY PUBLIC

CONRALEZ BORN
NOTARY PUBLIC, STATE OF NEW YORK
NO 01GO6097493
SWORN TO ME THIS 15th DAY OF Dec 2013
COMMISSION EXPIRES 08/18/17

ERIC PALATNIK, P.C.

ATTORNEY AT LAW
32 BROADWAY, SUITE 114
NEW YORK, NEW YORK 10004

(212) 425-4343
FAX (212) 968-7129
E-MAIL ERIC@ERICPALATNIKPC.COM

December 12, 2013

Statement of Facts and Findings

Premises: 127 East 71st Street
New York, New York
Block 1406, Lot 12

Jurisdiction, Identification of Premises and Objection

This application is filed pursuant to Section 73-621 of the Zoning Resolution of the City of New York, as amended (*hereinafter the "Zoning Resolution"*). It requests a special permit pursuant to ZR Section 73-621 to vary ZR Section 23-145 (*lot coverage*) to permit the proposed alteration, which will enlarge the footprint and include a vertical enlargement at the rear portion of the existing four story, plus cellar and basement building containing a medical office and a residential use. The existing building is now vacant and work has commenced on as of right portions of the alteration. It is proposed to convert the entire structure to a single family dwelling. The Premises is located within an R8b zoning district, LH-1A Limited Heights district and the Upper East Side Historic district.

The application seeks to permit an increase of 10% (143 square feet) beyond the allowable lot coverage. The allowable lot coverage is 70% (1430.33 square feet). The proposed lot coverage is 77% or 1573.33 square feet. This is 10% more than the allowable lot coverage.

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All remaining bulk attributes, including floor area, height and yards, would be compliant with the underlying district regulations.

SITE DESCRIPTION

The Premises fronts East 71st Street, identified on the New York City Tax Maps as block 1406, lot 12. The lot size is 20'-0" x 102'-2" and has 2,043.33 total square feet of lot area. As stated above, it is located within an R8b zoning district, the Upper East Side Historic District, and a LH-1A Limited Heights district. It is further situated on the north side of the East 71st Street, between Lexington and Park Avenues. The land is occupied by an existing cellar, basement and four story building. The Premises is located in a residential area which is composed mostly of 4-5 story mixed use and residential buildings.

EXISTING/PROPOSED DEVELOPMENT

The requested special permit would allow for the elimination of a portion of the rear of the existing structure and an extension to the other side of the rear of the existing structure and a vertical enlargement to both sides. Most of the resulting rear portion of the residence will be four stories plus cellar and basement, with a portion on the western side standing at 2 stories plus basement.

As shown in the enclosed plans, the existing main structure is 20'-0" wide. It is 54'-4" in length on the eastern side and 94'-4" on its western side which includes an "existing rear extension". The "existing rear extension" is composed of 2 stories and a basement level. The remainder of the existing space at the rear of the lot is open yard space which wraps around the "existing rear extension" in an "L" shape.

The proposed enlargement is composed of a 2 story enlargement to be built upon the western portion of the existing 2 story "existing rear extension". It would be achieved by the partial demolition of the rear 3'-2" x 11'-2" portion of the western side of the existing building at the first floor and a one story straight line extension of the second floor above it. When completed the rear yard at this portion of the western side of the Premises will measure 15'-6".

This would be followed by the simultaneous 11'-2" x 15'-4" extension of the eastern side of the rear of the Premises at the basement, first floor and second floor, leaving a 32'-2" rear yard at these floors.

Floors 3 and 4 will also be enlarged by 15', so that each floor is proposed to extend 70' from the front property line. They currently extend 55' from the front property line. They will extend the full width of the Premises, leaving a 32'-2" rear yard (*equivalent to the rear yard at the lower floors on the eastern side of the Premises*).

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As referenced above, it would maintain compliance with all other bulk requirements of the Zoning Resolution, including floor area (8173 sf permitted, 6479 sf existing, 7516 sf proposed). It would also maintain the existing height of the of 55', where 60' is allowed in the underlying zoning district.

DOB OBJECTION

Accordingly, plans were filed with the Department of Buildings ("DOB") in order to permit the enlargements. The enclosed objection was issued.

Authority of Section 73-621

Pursuant to Zoning Resolution §73-621, the Board of Standards and Appeals ("BSA") may permit the proposed enlargement. It reads, in part:

In the districts and for the #buildings# to which a maximum #lot coverage# applies, the maximum #lot coverage# permitted under this Section shall not exceed 110 percent of the maximum #lot coverage# permitted under the applicable #bulk# regulations set forth in Article II or III of this Resolution. In all districts, the #floor area ratio# permitted under this Section shall not exceed the #floor area ratio# permitted under such regulations by more than 10 percent.

We submit that those conditions have been met and that the findings should be made with respect to this application.

The proposed rear extension does not exceed 110 percent of the maximum lot coverage permitted. As stated above, the maximum lot coverage permitted is 70%. 110% of 70% is 77%. Therefore, the proposed lot coverage of 77% is permitted pursuant to ZR Section 73-621.

Furthermore, the enlargement will not be visible from the street. The proposed enlarged area of the building will not block any adjoining windows, nor will it impede any adjacent properties light and air.

Additional evidence to document that the proposed enlargement will fit within the character of the community is presented in the enclosed report prepared by Urban Cartographics. This report documents conditions at the rear of the Premises, including adjoining properties and demonstrates that the proposed action will not detrimentally impact any of these surrounding properties. Therefore, we respectfully submit, it will not negatively impact the character of the surrounding community.

Conclusion

The enlargement is located within a designated area and meets the requirements of Zoning Resolution §73-621. It conforms to the character of the neighborhood and will not impair the use or development of the area.

We are confident that the conditions and findings of Zoning Resolution § 73-621 are satisfied in the instant matter and, therefore, respectfully submit that the granting of the Special Permit in this matter is both appropriate and supported by the facts.

Respectfully Submitted,

Eric Palatnik, P.C.



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

GEORGE VOTIS, being duly sworn, deposes and says that (s)he resides at 127 E 71ST ST, in the City of NEW YORK, in the County of NEW YORK, in the State of NEW YORK; that GALT GROUP HOLDINGS LLC 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 1406, Lot(s) 12, Street and House Number 127 East 71st St.; 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 Eric Palatnik, P.C.
to make the annexed application in her/his behalf.

Signature of Owner

Print Name

Print Title

Sworn to before me this 3RD day

of DECEMBER 2 013

Jill A. Gelbach

Revised March 8, 2012

JILL S. GELBACH
Notary Public, State of New York
No. 01GE4950478
Qualified in New York County 15
Commission Expires May 1, 2015

SEUNG,



Department of Buildings
280 Broadway
New York, New York 10007
(212) 566-5000 | TTY (212) 566-4769
nyc.gov/buildings

MANHATTAN (1)
280 BROADWAY 3RD FLOOR
New York, NY 10007

BRONX (2)
1932 ARTHUR AVENUE
BRONX, NY 10457

BROOKLYN (3)
210 JORALEMON STREET
BROOKLYN, NY 11201

QUEENS (4)
120-55 QUEENS BLVD.
QUEENS, NY 11424

STATEN ISLAND (5)
BORO HALL- ST. GEORGE
STATEN ISLAND, NY 10301

Notice of Objections

Applicant 127 EAST 71 STREET 236 5TH AVENUE 4TH FLOOR NEW YORK NY 10001	Date 11/13/2013
	Job Application #: 121810139
	Application type: ALT-1 mixed use bldn to single horz. enlg
	Premises Address: 127 EAST 71 STREET
	Zoning District: R8B, LH-iA
	Block: 1406 Lot: 12 Doc(s):

NYC Department of Buildings Examiner:

Examiner's Signature : Simon Awofesobi

To discuss and resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this objection sheet. To make the best possible use of the Plan Examiner's and your time, please make sure you are prepared to discuss and resolve these objections before arriving for your scheduled plan examination appointment.

Obj. #	Doc #	Section of Code	Objections	Date Resolved	Comments
1.			Scope of Work CONVERSION OF EXISTING MIXED USE BUILDING TO SINGLE FAMILY DWELLING. NEW PARTITIONS. ALL HVAC AND PLUMBING WORK TO BE FILED SEPARATELY. Include horizontal enlargement.		
2.		ZR 54-31	Proposed enlargement increases degree of existing non-compliance with lot coverage provisions of ZR-145 contrary to ZR 54-31		
3.		23-145 73-621 23-633	Non-complying lot coverage buildings cannot be enlarged as per ZR Proposed increase of 10% over the existing 70% allowable totaling 77% of lot is Non-compliant and needs special permit from BSA under ZR 73-621		

DENIED

FOR APPEAL TO BOARD OF STANDARDS AND APPEALS

DATE NOV 21 2013

PER Joseph Bruno
Borough Commissioner

JOSEPH BRUNO
MANHATTAN CHIEF
PLAN EXAMINER



**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

CITY ENVIRONMENTAL QUALITY REVIEW
VARIANCE AND SPECIAL PERMIT APPLICATIONS

BSA Cal. No. _____

CEQR No. _____

Place an X in the box to the right of the category that applies to your application. If your project is a Type II, an environmental review is not required. If your project is a Type I, an Environmental Assessment Statement (EAS) is required. If you cannot find an appropriate item on the list, your project is most likely "unlisted" and requires the submission of an EAS.

If your application is unlisted or Type I, submit one (1) original and two (2) copies of the completed EAS and one (1) copy in PDF format on a CD. If your application is Type II, submit three (3) copies of the checklist.

If you require assistance in completing this form, please call the Board's CEQR Examiner at (212) 788-8749.

PREMISES AFFECTED BY YOUR APPLICATION

Street Address 127 East 71st Street Borough Manhattan

Tax Block 1406 Tax Lot 12

Zoning District R8b, LH-1A

PROJECT DESCRIPTION: Identify the action (variance or special permit), ZR section the application is filed under, ZR sections to be waived, if applicable, and a description of the proposal, including use, new construction or rehabilitation, square footage of development, and number of stories of proposed building.

Application to request a special permit pursuant to ZR Section 73-621 to vary ZR Section 23-145 (lot coverage) to permit the proposed alteration, which will enlarge the footprint and include a vertical enlargement at the rear portion of the existing four story, plus cellar and basement building

GENERAL

1.	Any project or action which exceeds 25 percent of any threshold described in items 6-11 and 16 occurring wholly or partially within or substantially contiguous to any publicly-owned or operated parkland, recreation area or designated open space.	<input type="checkbox"/> Type I: EAS required
2.	Any unlisted action (unless the action is designed for the preservation of the facility or site) occurring wholly or partially within or substantially contiguous to any historic building, structure, facility, site or district or prehistoric site or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places (The National Register of Historic Places is established by 36 Code of Federal Regulation (CFR) Parts 60 and 63, 1994 (see section 617.17 of this Part).	<input type="checkbox"/> Type I: EAS required
3.	Any Unlisted action that exceeds a Type I threshold established by an involved agency pursuant to section 617.14 of this Part.	<input type="checkbox"/> Type I: EAS required
4.	Any structure exceeding 100 feet above original ground level in a locality without any zoning regulation pertaining to height.	<input type="checkbox"/> Type I : EAS required
5.	Maintenance or repair involving no substantial changes in an existing structure or facility.	<input type="checkbox"/> Type II: No EAS required
6.	Interpretations of an existing code, rule or regulation.	<input type="checkbox"/> Type II: No EAS required
7.	Minor temporary uses of land having negligible or no permanent effect on the environment.	<input type="checkbox"/> Type II: No EAS required
8.	Mapping of existing roads, streets, highways, natural resources, land uses and ownership patterns.	<input type="checkbox"/> Type II: No EAS required

NEW CONSTRUCTION

9.	Any new office structure which has a minimum of 200,000 square feet of floor area and exceeds permitted floor area under existing zoning by more than 20 percent.	<input type="checkbox"/> Type I: EAS required
10.	Activities, other than residential construction, which meet or exceed any of the following thresholds:	
	(a) Parking for 1,000 or more vehicles.	<input type="checkbox"/> Type I: EAS required
	(b) A facility with more than 240,000 square feet of gross floor area.	<input type="checkbox"/> Type I: EAS required
11.	Any new community or public facility containing at least 100,000 square feet of floor area, or the expansion of an existing facility by more than 50 percent of floor area where the total size of the expanded facility exceeds 100,000 square feet of floor area.	<input type="checkbox"/> Type I: EAS required
12.	Granting of individual setback and lot line variances.	<input type="checkbox"/> Type II: No EAS required
13.	Granting of an area variance(s) for a single-family, two-family or a three-family residence.	<input checked="" type="checkbox"/> Type II: No EAS required
14.	Construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (11) and the installation, maintenance and/or upgrade of a drinking water well and a septic system.	<input type="checkbox"/> Type II: No EAS required

15.	Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.	<input type="checkbox"/> Type II: No EAS required
16.	Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.	<input type="checkbox"/> Type II: No EAS required

EXPANSION, MAINTENANCE, ACCESSORY STRUCTURES

17.	Expansion of an existing office facility by more than 50 percent of its floor area, where the total size of the expanded facility exceeds 240,000 square feet of floor area.	<input type="checkbox"/> Type I: EAS required
18.	Expansion of an existing non-residential facility which exceeds the following thresholds:	
(a)	Parking for 500 or more vehicles.	<input type="checkbox"/> Type I: EAS required
(b)	A facility with more than 120,000 square feet of gross floor area.	<input type="checkbox"/> Type I: EAS required
19.	Replacement, rehabilitation or construction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building and fire codes unless such a facility meets or exceeds any of the thresholds in section 617.4 of this Part.	<input type="checkbox"/> Type II: No EAS required
20.	Maintenance of existing landscaping or natural growth.	<input type="checkbox"/> Type II: No EAS required
21.	License, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities.	<input type="checkbox"/> Type II: No EAS required
22.	Routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings.	<input type="checkbox"/> Type II: No EAS required

AFFIRMATION: I state that I am duly authorized by the fee owner/conditional owner of the said subject premises to make this application to the Board of Standards and Appeals. I have read this application thoroughly. I understand its contents and affirm to the best of my knowledge that the representations made above are true.

SIGNATURE

Affix seal, if Registered Architect or Professional Engineer.

NOTE: This CEQR checklist is not exclusive and lists the Type II actions typically filed at the Board of Standards and Appeals. For further reference, see New York State's Environmental Quality Review Act (SEQRA), Article 8 of the New York State Environmental Conservation Law, New York State Department of Environmental Conservation's SEQRA Regulations at 6 N.Y.C.R.R. '617, including 6 N.Y.C.R.R. '617.5 (Type II actions); 6 N.Y.C.R.R. '617.4 (Type I actions); Official Compilation of the Rules of the City of New York, Title 62, Chapter 5, Appendix A, '6.04 (exempt actions) and '6-15(a)(1), (2) (additional New York City Type I thresholds from Executive Order No. 91 of 1977 as amended); Rules of Procedure for City Environmental Quality Review (CEQR), DCP #91-15, September 1991.

July 21, 2010

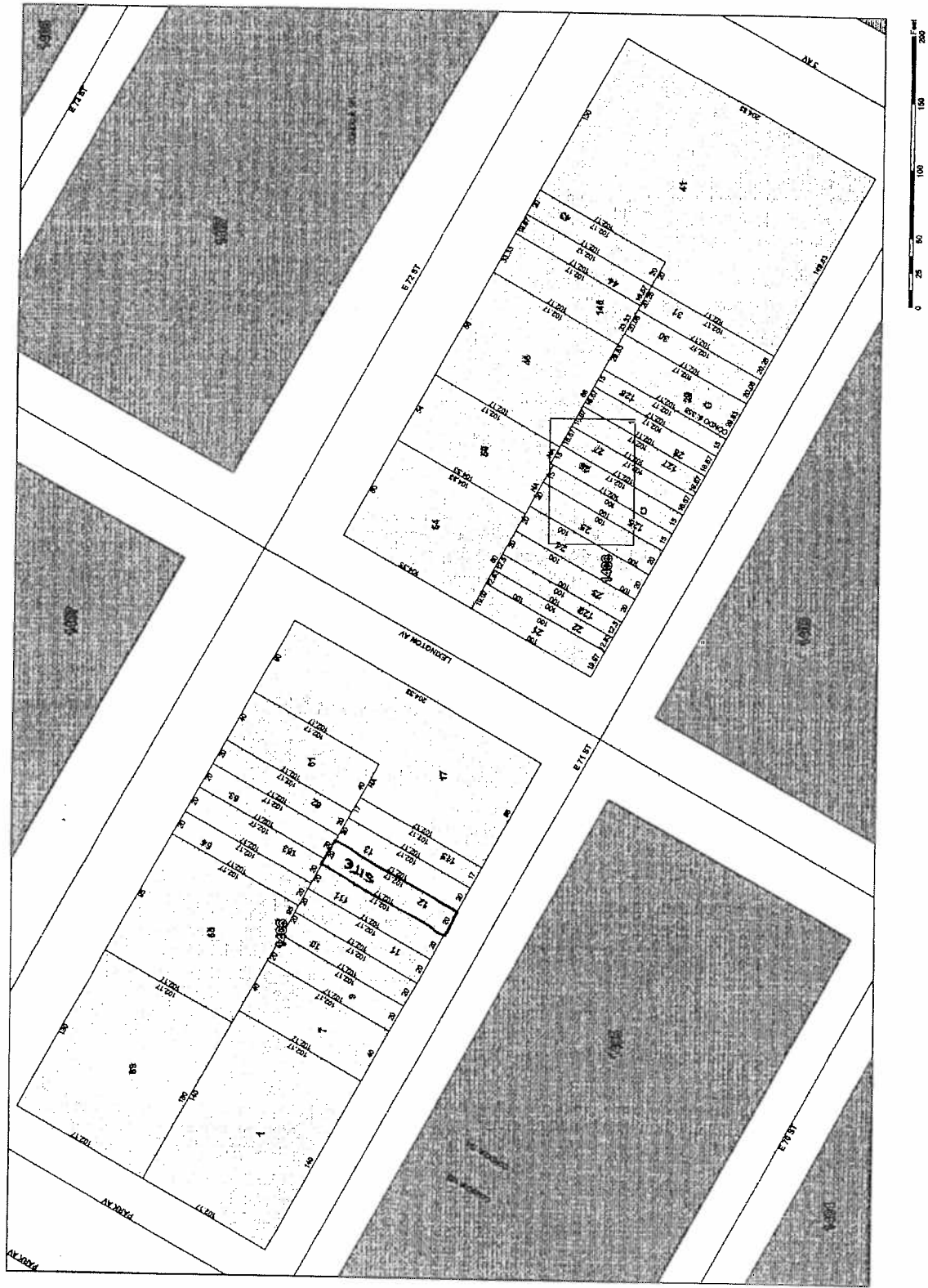


FINANCE
NEW YORK
COMMISSIONER

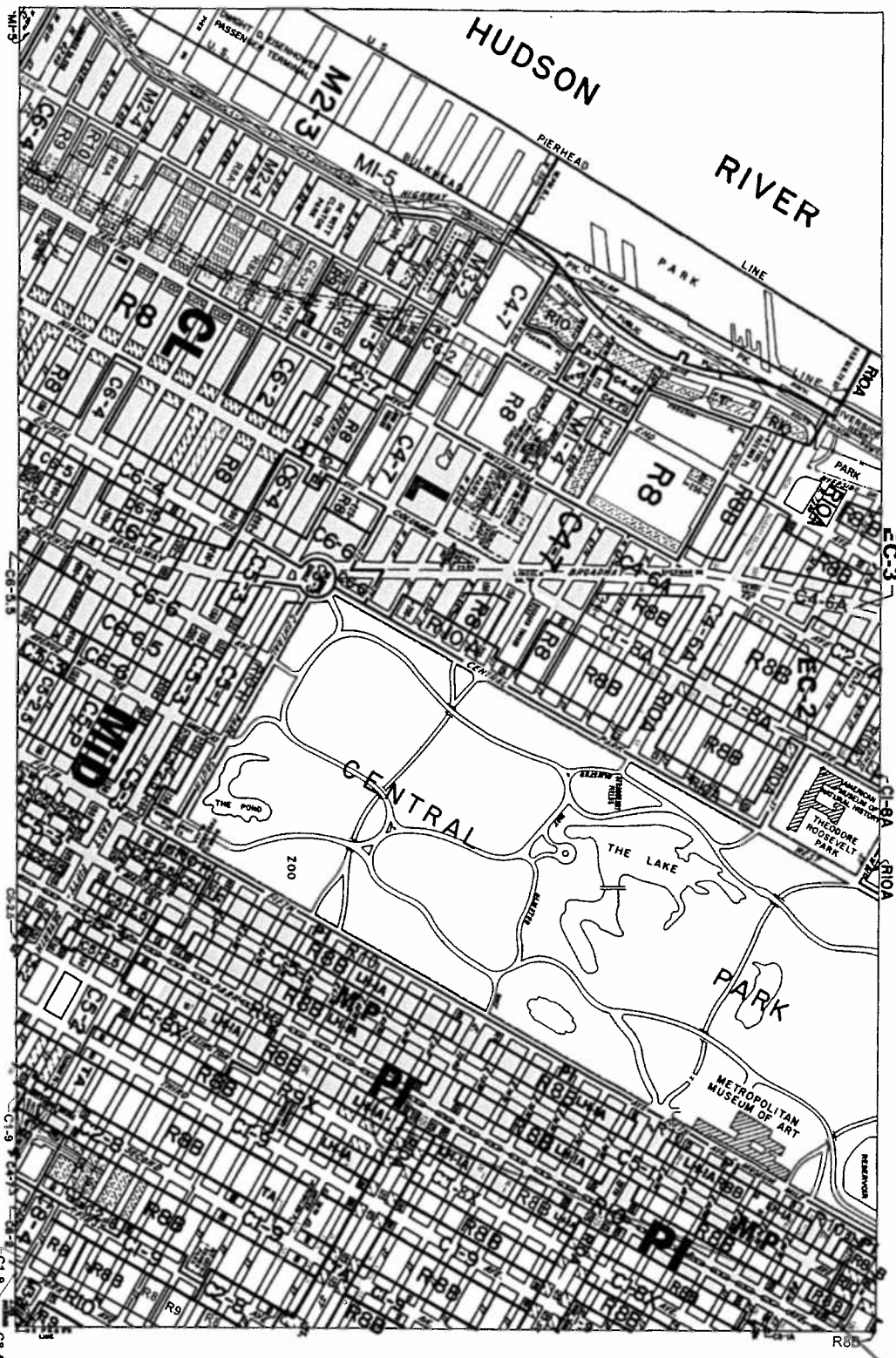
NYC Digital Tax Map

Effective Date : 12-30-2008 11:43:08
End Date : Current
Manhattan Block: 1406

- Legend
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Current Address
 - Old Address
 - Old Block Polygon



Click blue box on map to view sketch map of proposed map change



SITE

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
One or more than the standard district as described in the text of the Zoning Resolution

AREA(S) REZONED

Effective Date(s) of Rezoning:
02-06-2013 C 120396 ZMW

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

5d	6b
8a	8c
8b	8d
8c	8d
8d	9b

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for the map, please visit the City of New York's website at www.nyc.gov/zoning or contact the Zoning Information Data at (212) 720-5231.

8c

ZONING MAP

BSA CALENDAR NO.

BLOCK 12

SUBJECT SITE ADDRESS

127 E. 71ST ST. NY, NY

APPLICANT

GLT GROUP HOLDINGS

ZONING DISTRICT

PRIOR BSA #

SPECIAL/HISTORIC DISTRICT

COMMUNITY BOARD



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)

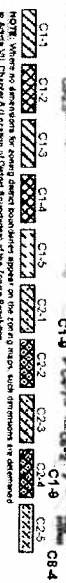
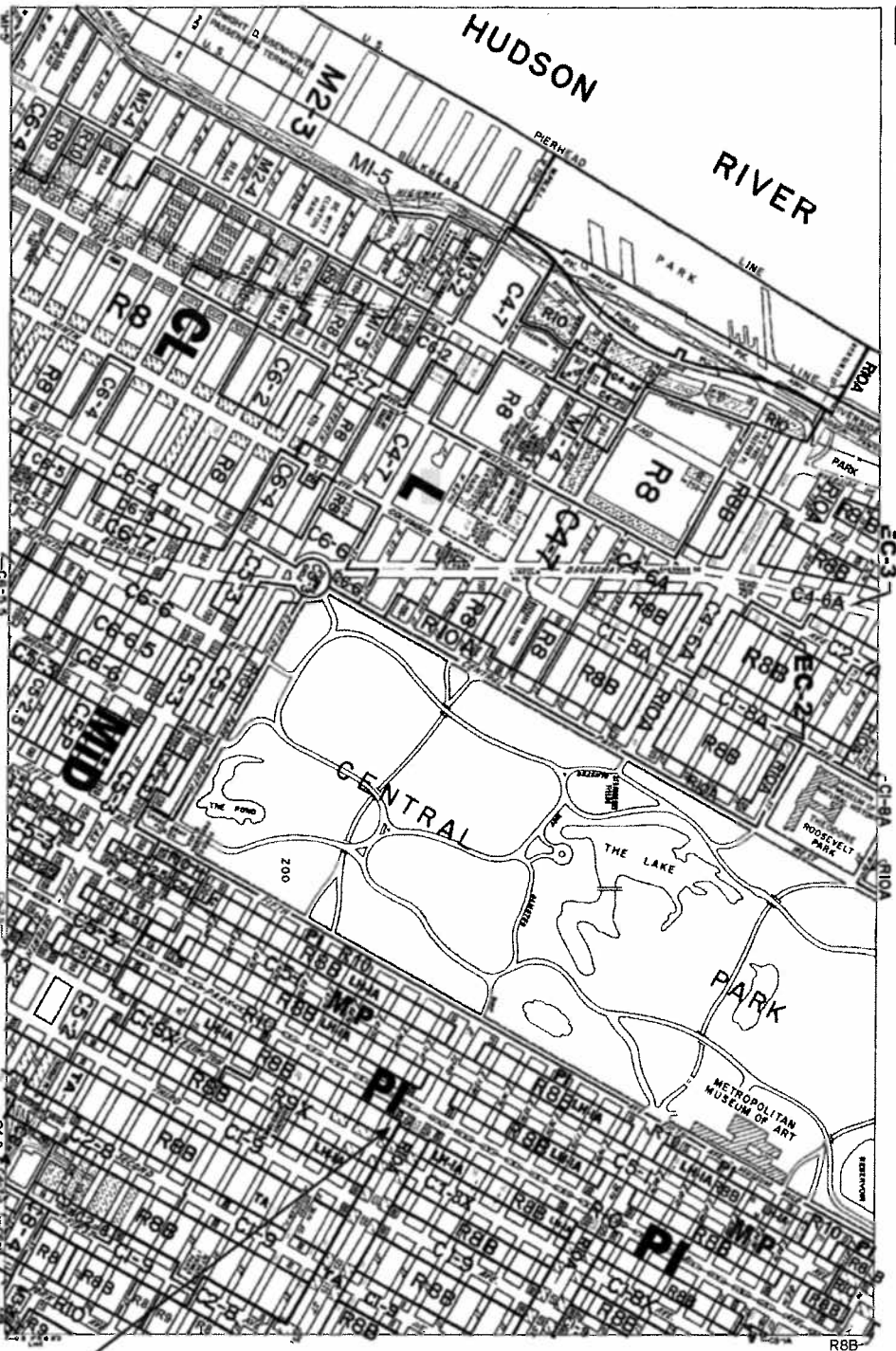
NO. PARKING SPACES

LOADING BERTH (S)

OTHER:

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, 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 FACILITY uses in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES:

☐ Click blue box on map to view sketch map of proposed map change



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

Special Requirements:

For a list of sites subject to special requirements, see the Special Requirements section of the Zoning Map.

Effective Date(s) of Rezoning:

01-01-2012 01-01-2013 01-01-2014 01-01-2015 01-01-2016 01-01-2017 01-01-2018 01-01-2019 01-01-2020 01-01-2021 01-01-2022 01-01-2023 01-01-2024 01-01-2025 01-01-2026 01-01-2027 01-01-2028 01-01-2029 01-01-2030 01-01-2031 01-01-2032 01-01-2033 01-01-2034 01-01-2035 01-01-2036 01-01-2037 01-01-2038 01-01-2039 01-01-2040 01-01-2041 01-01-2042 01-01-2043 01-01-2044 01-01-2045 01-01-2046 01-01-2047 01-01-2048 01-01-2049 01-01-2050 01-01-2051 01-01-2052 01-01-2053 01-01-2054 01-01-2055 01-01-2056 01-01-2057 01-01-2058 01-01-2059 01-01-2060 01-01-2061 01-01-2062 01-01-2063 01-01-2064 01-01-2065 01-01-2066 01-01-2067 01-01-2068 01-01-2069 01-01-2070 01-01-2071 01-01-2072 01-01-2073 01-01-2074 01-01-2075 01-01-2076 01-01-2077 01-01-2078 01-01-2079 01-01-2080 01-01-2081 01-01-2082 01-01-2083 01-01-2084 01-01-2085 01-01-2086 01-01-2087 01-01-2088 01-01-2089 01-01-2090 01-01-2091 01-01-2092 01-01-2093 01-01-2094 01-01-2095 01-01-2096 01-01-2097 01-01-2098 01-01-2099 01-01-2100

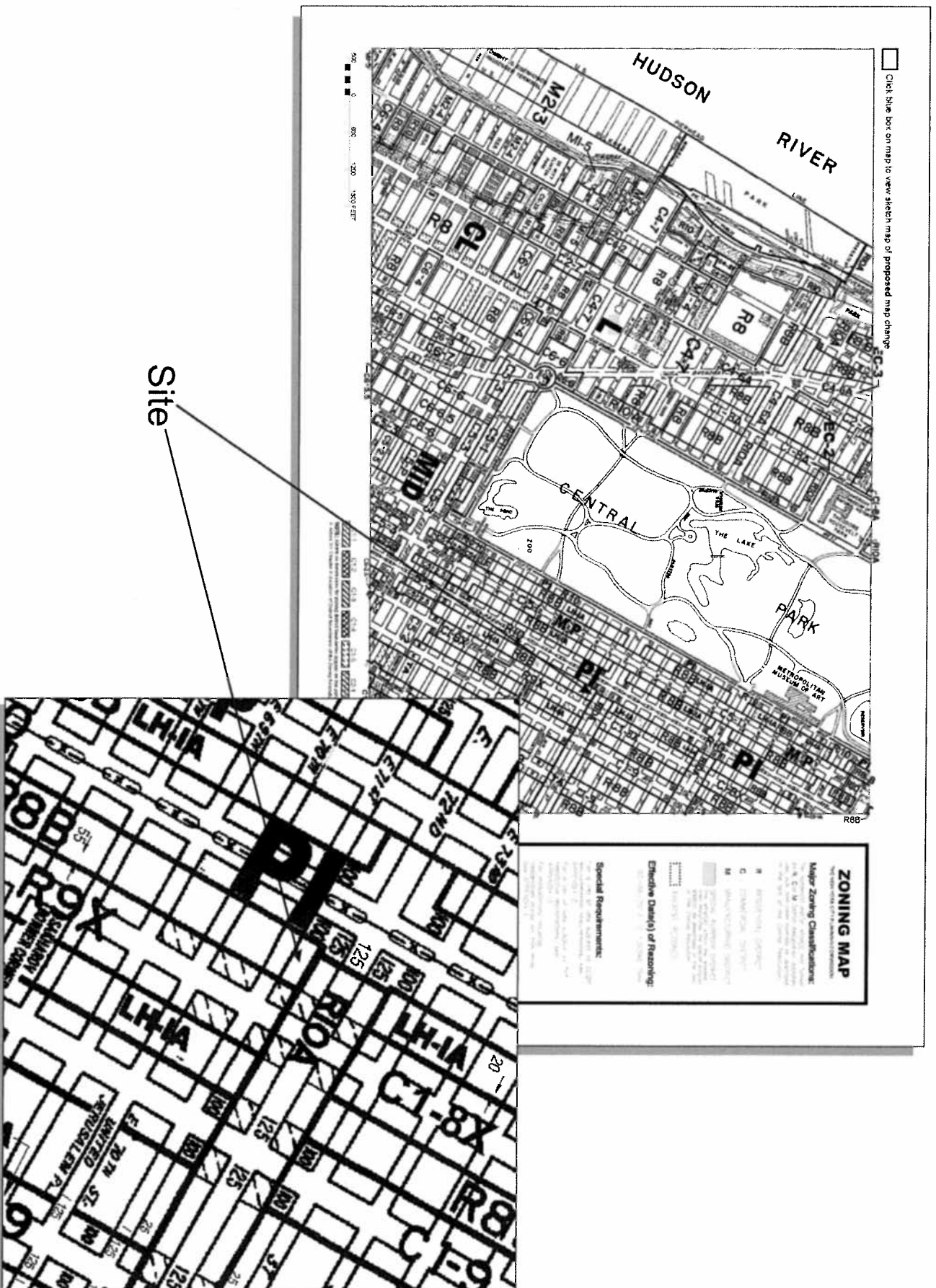
MAP KEY

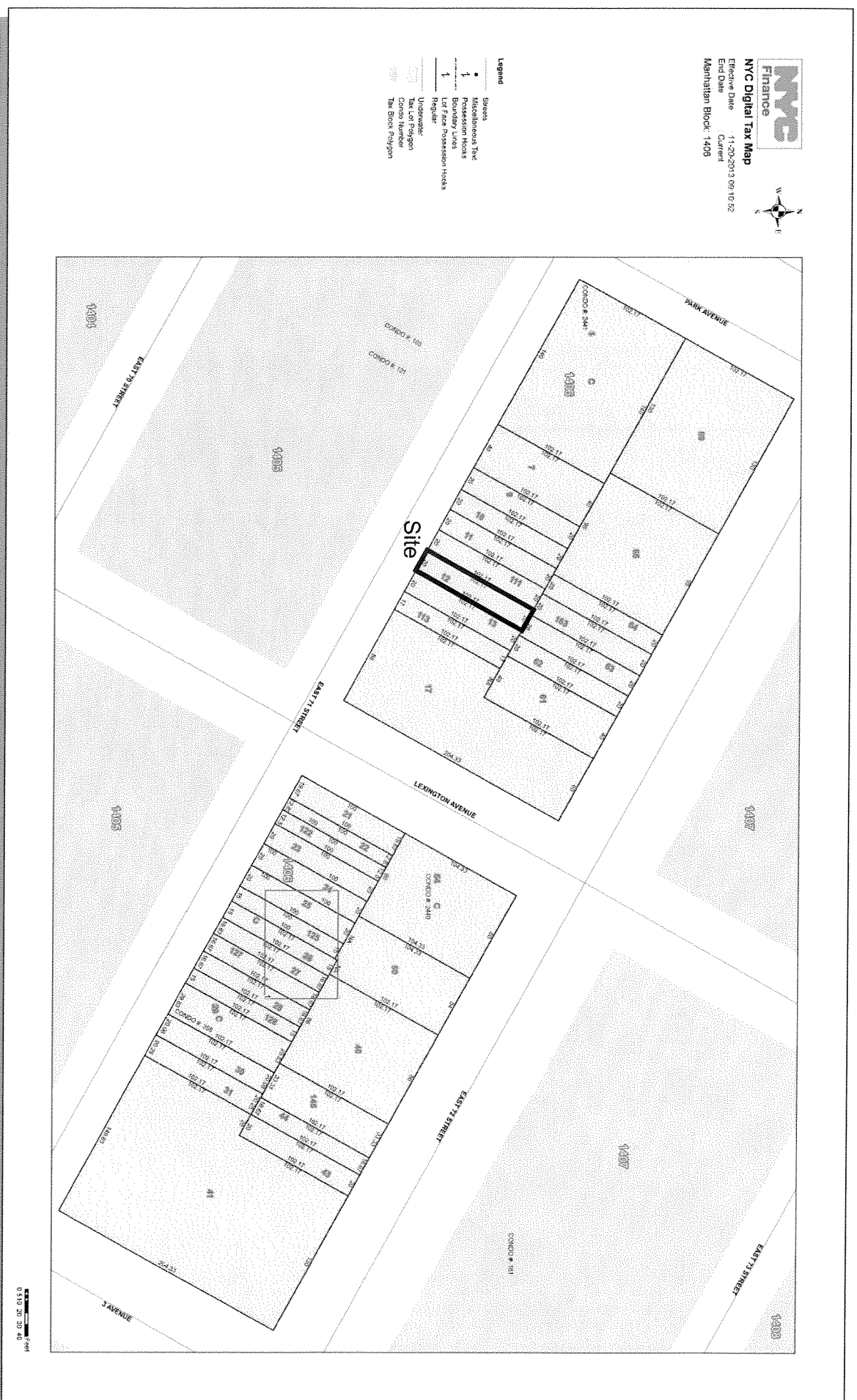
5d	6b
8a	8c
8b	8d
8e	8f

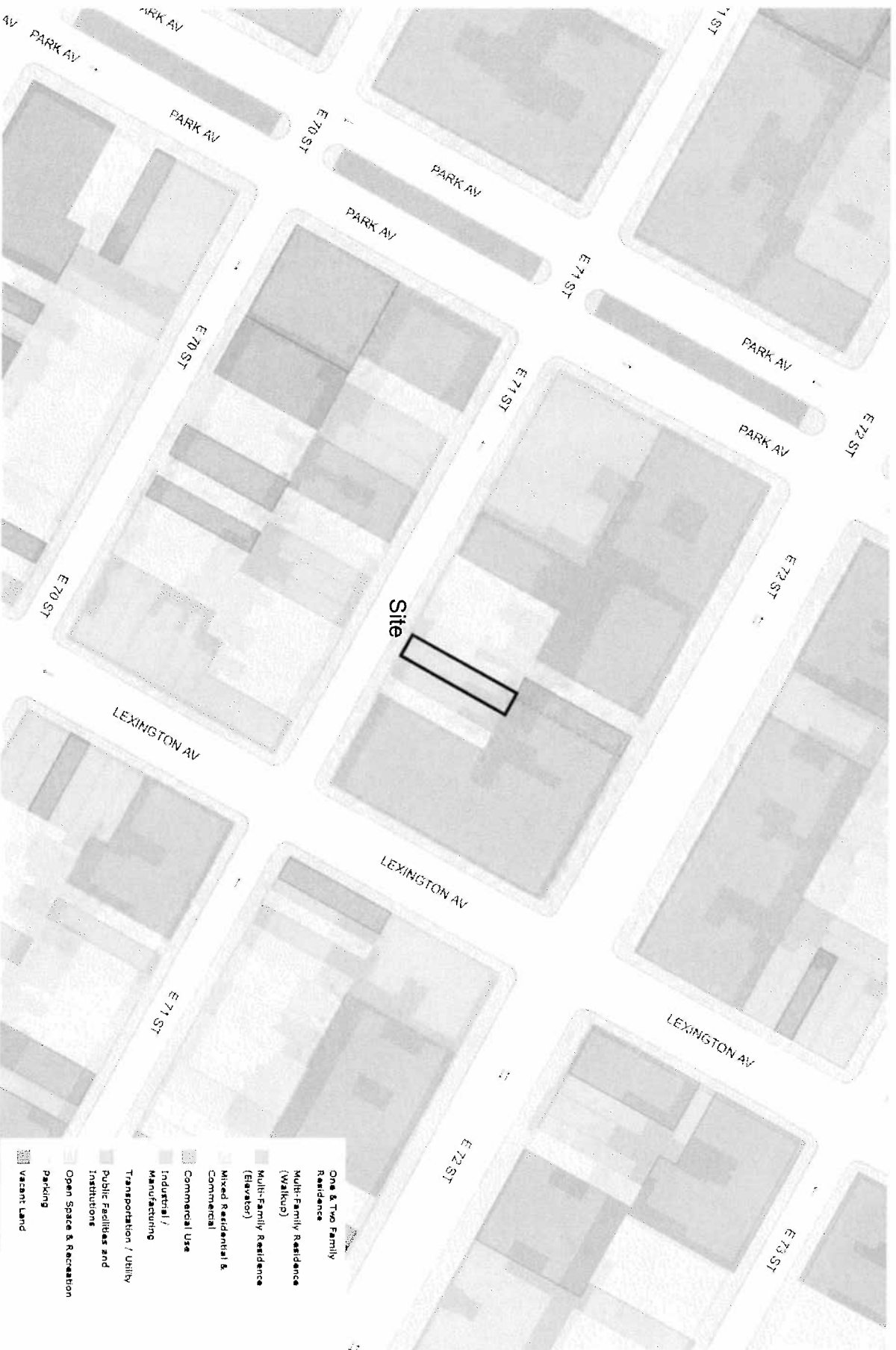
ZONING MAP

8c

Site



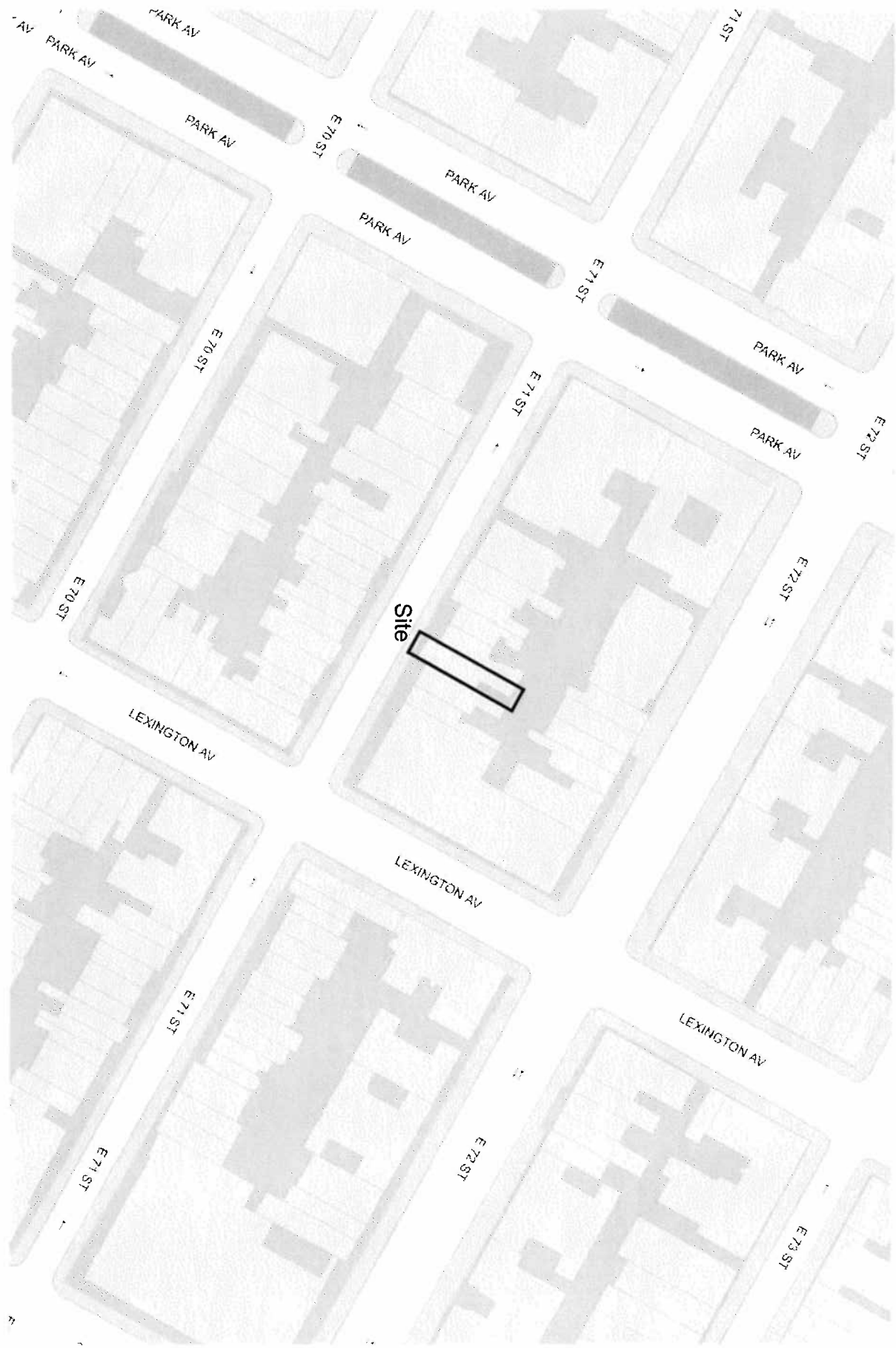














December 18, 2013

Chairwoman Meenakshi Srinivisan
New York City Board of Standards and Appeals
250 Broadway, 29th Floor
New York, New York 10007

Re: 127 East 71st Street, Manhattan (the "Site")

Dear Chairwoman Srinivasan:

This study was prepared in support of the applicant's contention that the proposed reconfiguration and enlargement of the building located at the above referenced Site is in keeping with the character of the community in which it is located, and to support the Board's finding under ZR §73-03(a) that the proposal will not have an adverse effect on conditions related to privacy, quiet, light or air. (We note that the subject special permit, pursuant to ZR §73-621, does not have an explicit community character finding.)

The Site is located on the western portion of Tax Block 1406 in the Borough of Manhattan, which is bound by East 72nd Street to the north, Lexington Avenue to the east, East 71st Street to the south, and Park Avenue to the west. In general, the subject block is intensely developed upon with apartment buildings ranging from 12–22 stories on its east and west (Avenue) frontages, a 20-story midblock apartment building to the northwest of the Site at 114 East 72nd Street, and attached townhouses (mostly 5–6 stories) occupying the remainder of the midblock sites. Because the proposed enlargement concerns the reconfiguration of bulk at the rear yard, and nearly all of the buildings on the block are attached (forming an almost completely contained court), the area we examined was the block itself (see attached diagram).

To determine whether the proposed enlargement is in keeping with the character of the community, or could have adverse effects, we examined three conditions. First, the proposed lot coverage by comparison to the other buildings on the block. As shown the proposed 77% lot coverage will not be the highest on the block (several apartment houses at the ends of the block are higher), and is only slightly higher than is found on other midblock sites. And, on examination, you'll find that the lower lot coverages of some midblock buildings has more to do with their provision of a front yard (which the Site does not have), than a larger rear yard.

Second, we examined the rear yard depths of the midblock buildings. Here, it should be noted that the proposed reconfiguration and enlargement will actually result in a slightly deeper rear yard than currently exists. On review you'll find that other buildings on the block have shallower rear yards than either exist, or are proposed. And, that the proposed 15'-6" rear yard is typical of the other midblock townhouses.

Finally, we considered the three-dimensional space at the rear yard of the Site and adjoining properties, and the impact of the proposed reconfiguration and enlargement on the same. (See attached bird's eye aerial photographs.) We found, most importantly, that the adjoining buildings on lot 111 (125 East 71st Street), lot 13 (129 East 71st Street), and lot 113 (131 East 71st Street), all contain full height extensions into their rear yards, similar to what is proposed in this case. The result is a building pattern where alternating rear yards and adjoining rear-building segments create spaces of relative privacy in each rear yard. This is significant for two reasons: It means that generally, the proposal will not impact the block's "privacy, quiet, light and air," but rather that it is in keeping with the existing development pattern. And more importantly, because the building on lot 13 (129 East 71st Street) has a building segment extending into its rear yard along its western lot line (which it shares with the Site), that the proposed reconfiguration and enlargement will not impact the open space on lot 13.

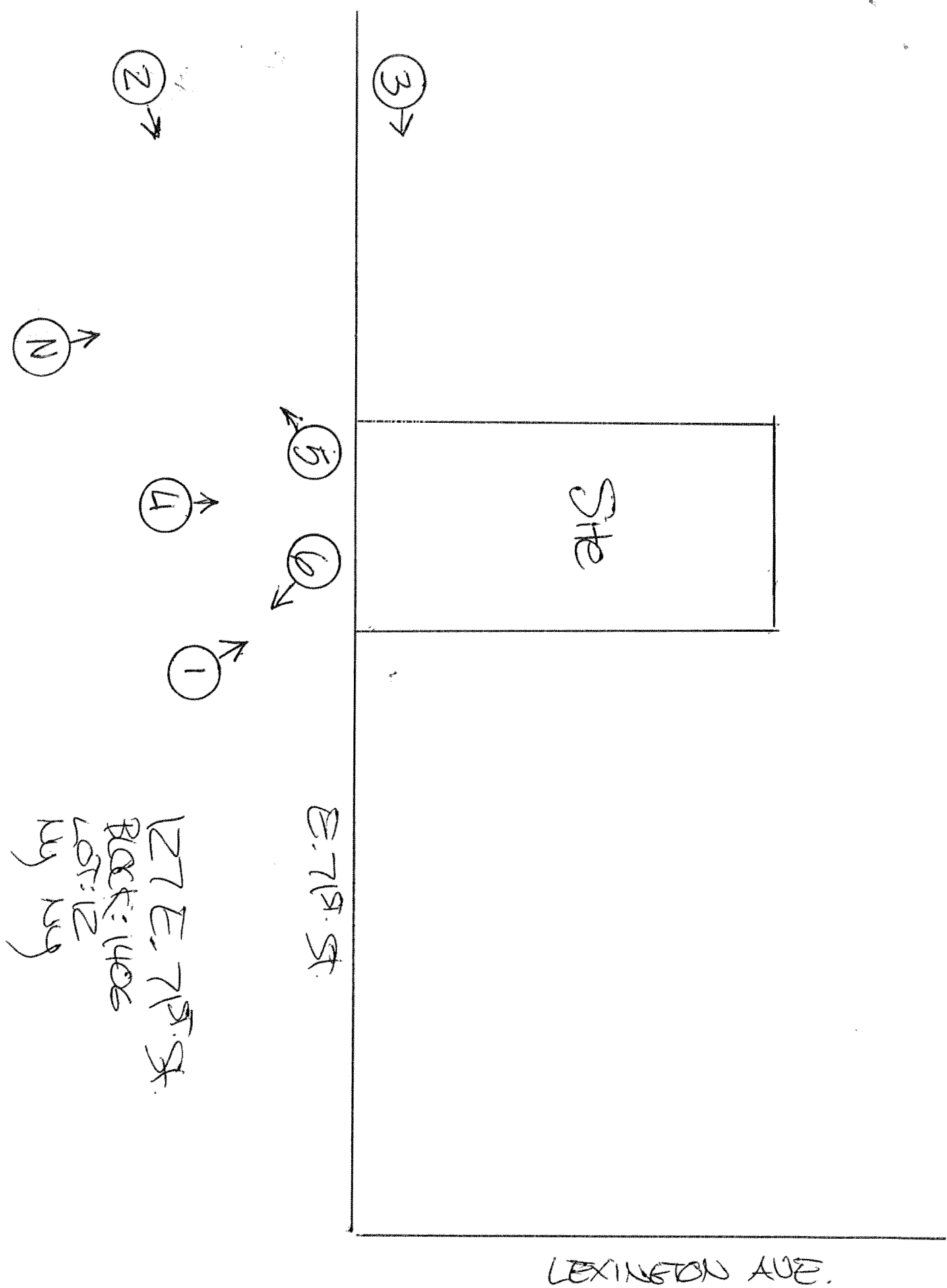
In sum, we believe that the above findings serve to support the applicant's contention that the proposed reconfiguration and enlargement of the building located at the above referenced Site is in keeping with the character of the community in which it is located, and support the Board's finding that the proposal will not have an adverse effect on conditions related to privacy, quiet, light or air.

Please feel free to contact my office if you should have any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ian Rasmussen', written in a cursive style.

Ian Rasmussen





Site

E. 71st. St.

N

View # 1
12/4/13
127 E. 71st. St.
Block: 1406
Lot: 12
NY NY



Site

E. 71st. St.

View # 2
12/4/13
127 E. 71st. St.
Block: 1406
Lot: 12
NY NY



Site

Lexington Ave

E. 71st St.



View # 3
12/4/13
127 E. 71st. St.
Block: 1406
Lot: 12
NY NY



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COLGATE ENTERPRISE

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BRONX, NY 10475
(718) 328-3525
WWW.COLGATEENTERPRISE.COM

Site

E. 71st. St.

N
↑

View # 4
12/4/13
127 E. 71st. St.
Block: 1406
Lot: 12
NY NY



REAL THIS VEHICLE IS POWERED BY ELECTRICITY

WILLIAM

E. 71st St.

→ N

View #5

12/4/13

127 E. 71st St.

Block 1406

Lot 12

NY NY

Park Ave.

Site

E. 71st St.

N
→

View #6
12/4/13
127 E. 71st St.
Block: 1406
Lot: 12
NY NY