

CITY OF NEW YORK
BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
BOROUGH OF MANHATTAN

COPIES SENT TO PETITIONER, APPELLANT, APPLICANT, FIRE COM'R, COM'R OF BLDG'S.

717-28-BZ.

APPLICANT—Frank J. Schefcik, for Theodore Ornstein, present owner.

SUBJECT—Application reopened May 22, 1934 (re decision of the commissioner of buildings) to amend the resolution to permit the erection of a pent house for additional car storage—re Application, under sections 7e and 21 of the building zone resolution, permitting in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—152-164 East 87th street (Block No. 1515, Lot Nos. 46, 47, 49, 50 and 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Frank J. Schefcik and Theodore Ornstein.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Savage and Blum and Assistant Chief Kidney 4
Negative 0
Absent 0

THE RESOLUTION—

(717-28-BZ)

WHEREAS, this application affecting premises 152-164 East 87th street (Block No. 1515, Lot Nos. 46, 47, 49, 50 and 51), Borough of Manhattan, was granted by the board January 29, 1929, on certain conditions, and applicant requests an amendment of the resolution to permit the erection of a pent house, 129 ft. 3 in. by 67 ft. in area, to be occupied for the storage of motor vehicles; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 12, 1934, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the decision of the commissioner of buildings, rendered May 4, 1934, in acting on alteration No. 931-1934, reads:

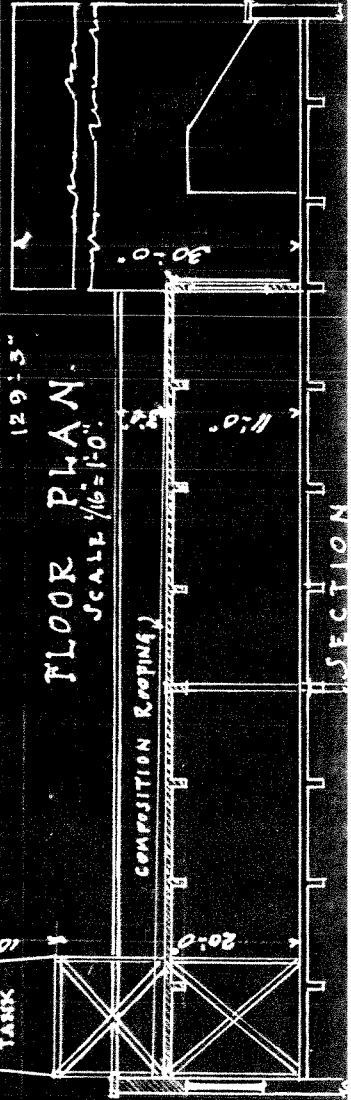
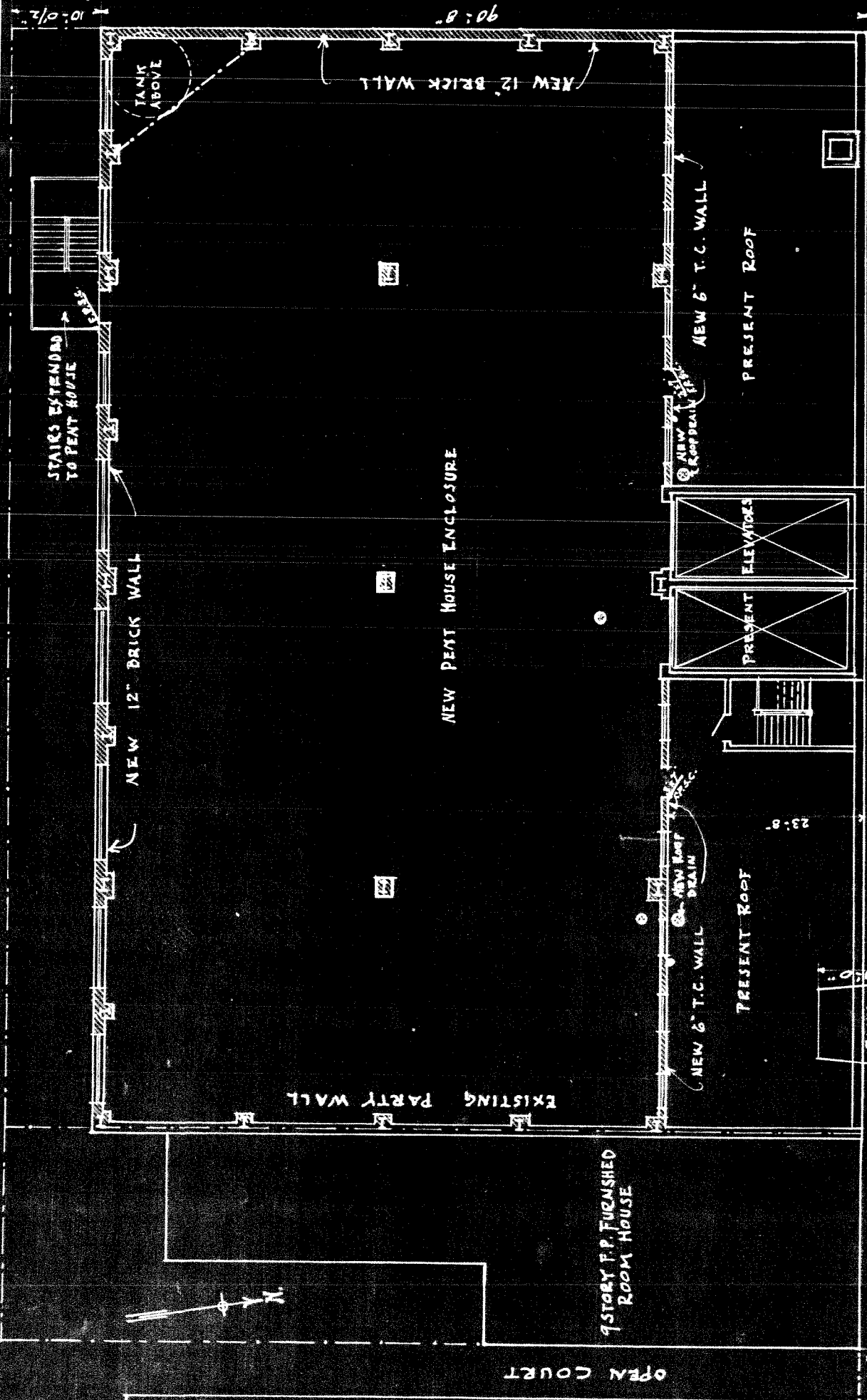
"1. Proposed extension of garage use in a business district is contrary to sections 4 and 6 of zone resolution."

Resolved, that the Board of Standards and Appeals does hereby amend resolution adopted by the board on January 29, 1929, as amended by resolutions adopted on March 5, 1929, April 5, 1930 and May 27, 1930, to permit the construction of a new pent-house story as indicated on plans filed marked "Received May 31, 1934" and permitting this new pent-house story to be used as part of the public garage, on condition that the construction of the proposed story shall be completely fireproof; that the present elevators in the pent-house shall not be extended in height; that the roof of this new pent-house story shall be so constructed as to preclude any storage of cars thereon; that the standpipe fireline system shall be extended to comply with the requirements of the Standpipe Fireline Rules of the Board of Standards and Appeals; that the requirements of the zoning law as to setbacks and height shall be complied with; that there shall be no windows or other openings in the wall of this pent-house story to the east or west; that all other windows and doors shall be fireproof, self-closing; that, other than as amended herein, this additional story shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained within six months and any work involved completed within one year from the date of this action.

A true copy of resolution adopted by the Board of Standards and Appeals.....193.....

Printed in Bulletin No. 25 Vol. 9

Chairman.



FLOOR PLAN
SCALE 1/16" = 1'-0"

FRANK J. SCHEFCIK
ARCHITECT
146-21 BAYSIDE AVE.

PUBLIC GARAGE
152-162 E. 87th ST. N.Y.C.
CAL. No. 717-28-BZ.

OPEN COURT

9 STORY F.P. FURNISHED
ROOM HOUSE



EXISTING PARTY WALL

NEW PENT HOUSE ENCLOSURE

PRESENT ROOF

PRESENT ELEVATORS

PRESENT ROOF

NEW 6" T.C. WALL

NEW 6" T.C. WALL

NEW 12" BRICK WALL

NEW 12" BRICK WALL

STAIRS EXTENDED
TO PENT HOUSE

TANK
ABOVE

NEW ROOF DRAIN

COMPOSITION ROOFING

TANK

129'-3"

25'-6"

10'-0"

10'-0"

90'-0"

11'-0"

20'-0"

10'-0"

10'-0 1/2"

90'-0"