

717-28-BZ—Vol. II

APPLICANT—Jules Lewis for 160 E. 87th Street Realty Co., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—appeal from a decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail use district, in an existing six story building used as public garage, the erection of a seventh story to protect the cars presently parked on the existing roof, the rear columns of the building project beyond the zoning envelope of the building.

PREMISES AFFECTED—152-162 East 87th Street, south side, 35 feet 2 5/16 inches east of Lexington Avenue, Block 1515, Lots 47 to 51, Borough of Manhattan.

APPEARANCES—

For Applicant: Jules Lewis.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 12, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 14, 1959 after due notice by publication in the Bulletin; laid over to July 24, 1959, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 1, 1958 acting on Alt. Applic. No. 1409-58, reads:

"1. Proposed addition of 7th story for garage for more than five autos, for pleasure cars exclusively in a retail district is an extension of a non-conforming use contrary to Sec. 6 & 4-A of Z.R.

5. Rear wall columns project beyond zoning envelope contrary to Sec. 12(a) of Z.R."

and,

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21 to permit in a retail use district, in an existing six story building used as a public garage, the erection of a seventh story to protect the cars presently parked on the existing roof, the rear columns of the building to project beyond the zoning envelope of the building, *on condition* that the work shall be done in accordance with drawings filed with this application dated October 16, 1958, 8 sheets; that where not inconsistent with the terms of this resolution, the requirements of the resolution adopted under Volume One shall be complied with; that in all other respects all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

A true copy of resolution adopted by the Board of Standards and Appeals July 24, 1959.
Printed in Bulletin Nos. 30-35, Vol. XLIV.

Copies Sent

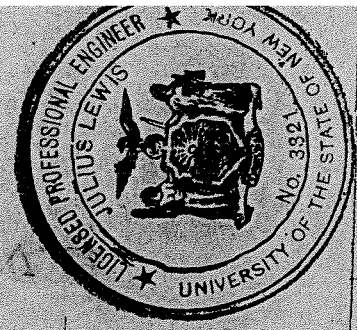
To Applicant

Fire Com'r.

Borough Supt.

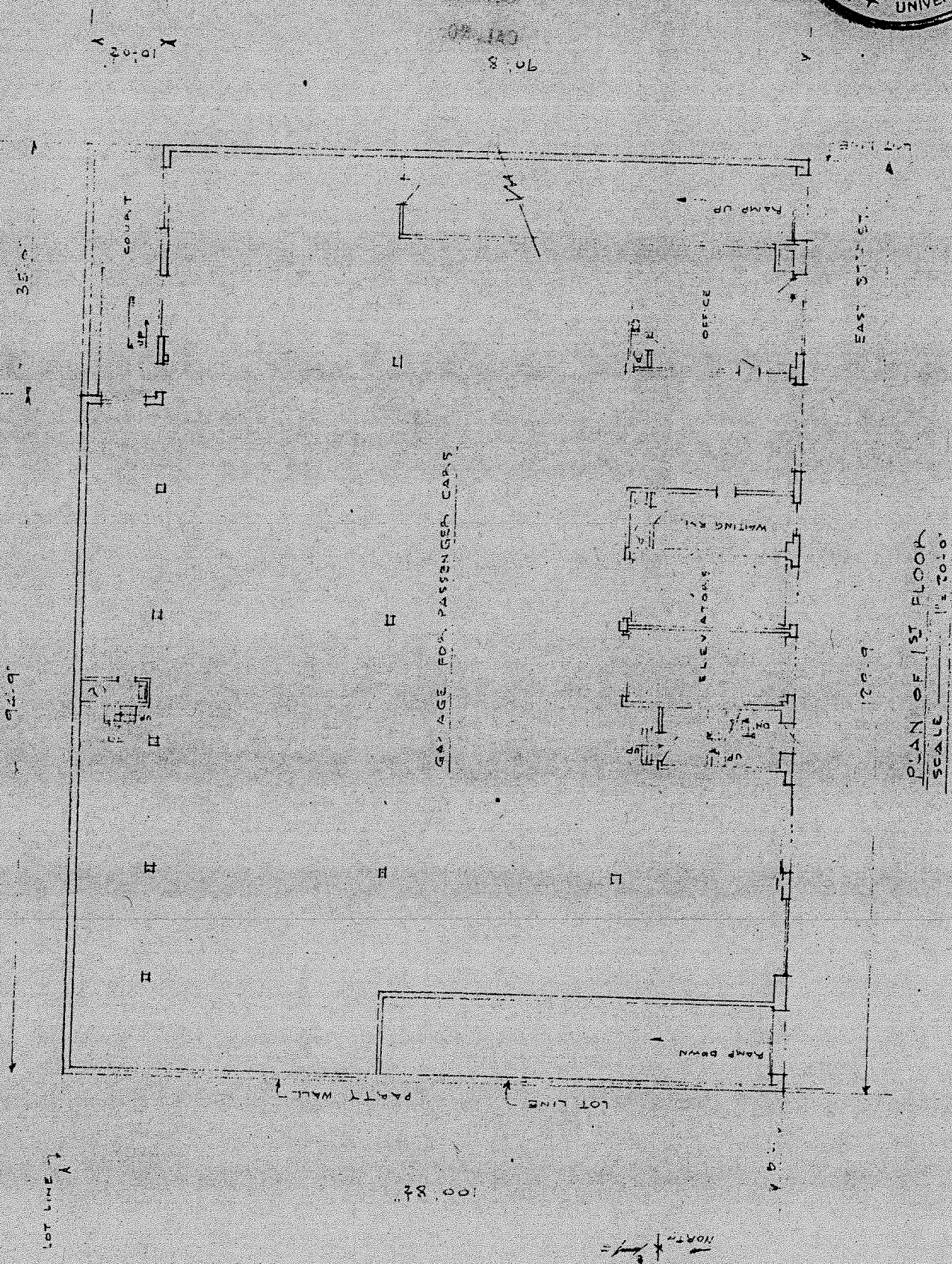
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[Signature]
Chairman.

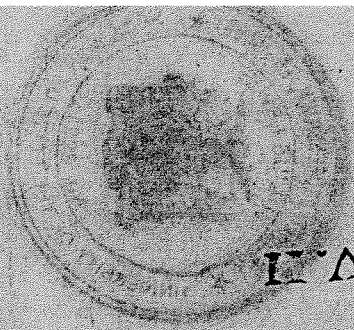


DATE: 10/13/58
 DWG. NO. A.1
 PREMISES
 JULIUS LEWIS
 157-162 E. 87th ST. ARCHIT. ENGINEER

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 BOARD OF
 ARCHITECTS
 157-162 E. 87th ST.
 10-13-58
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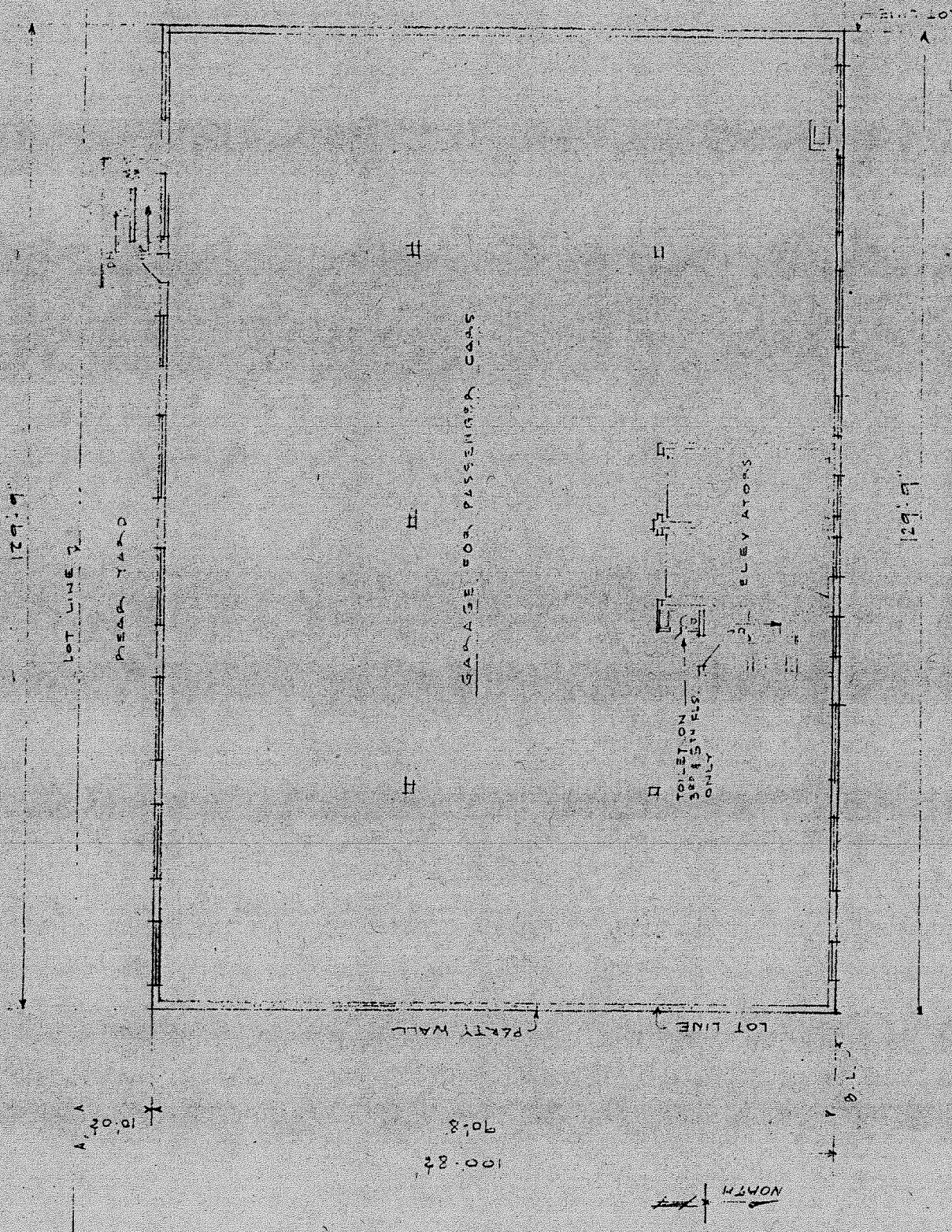
PLAN OF 1ST FLOOR
 SCALE 1" = 20'-0"



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BOARD OF
STANDARDS & APPEALS

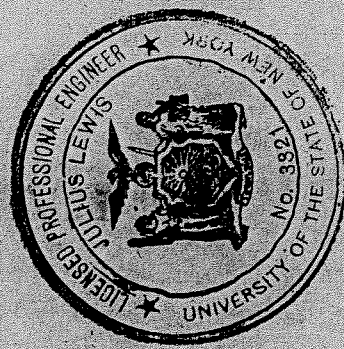
LA 88-2T2 OCT 16 12 54 PM '58

CAL. NO.



TYPICAL FLOOR PLAN
(2ND TO 6TH FLOORS)
SCALE 1" = 20'-0"

8' 3" 5'



DATE: 10/13/58	DWG. NO. A-2
PREMISES	JULIUS LEWIS
152-22 E 87TH ST.	ARCHIT. ENGINEER



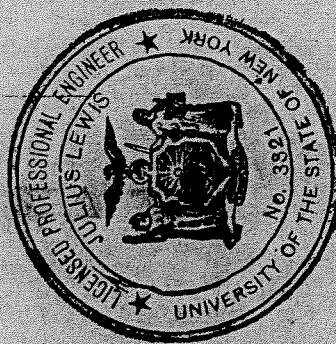
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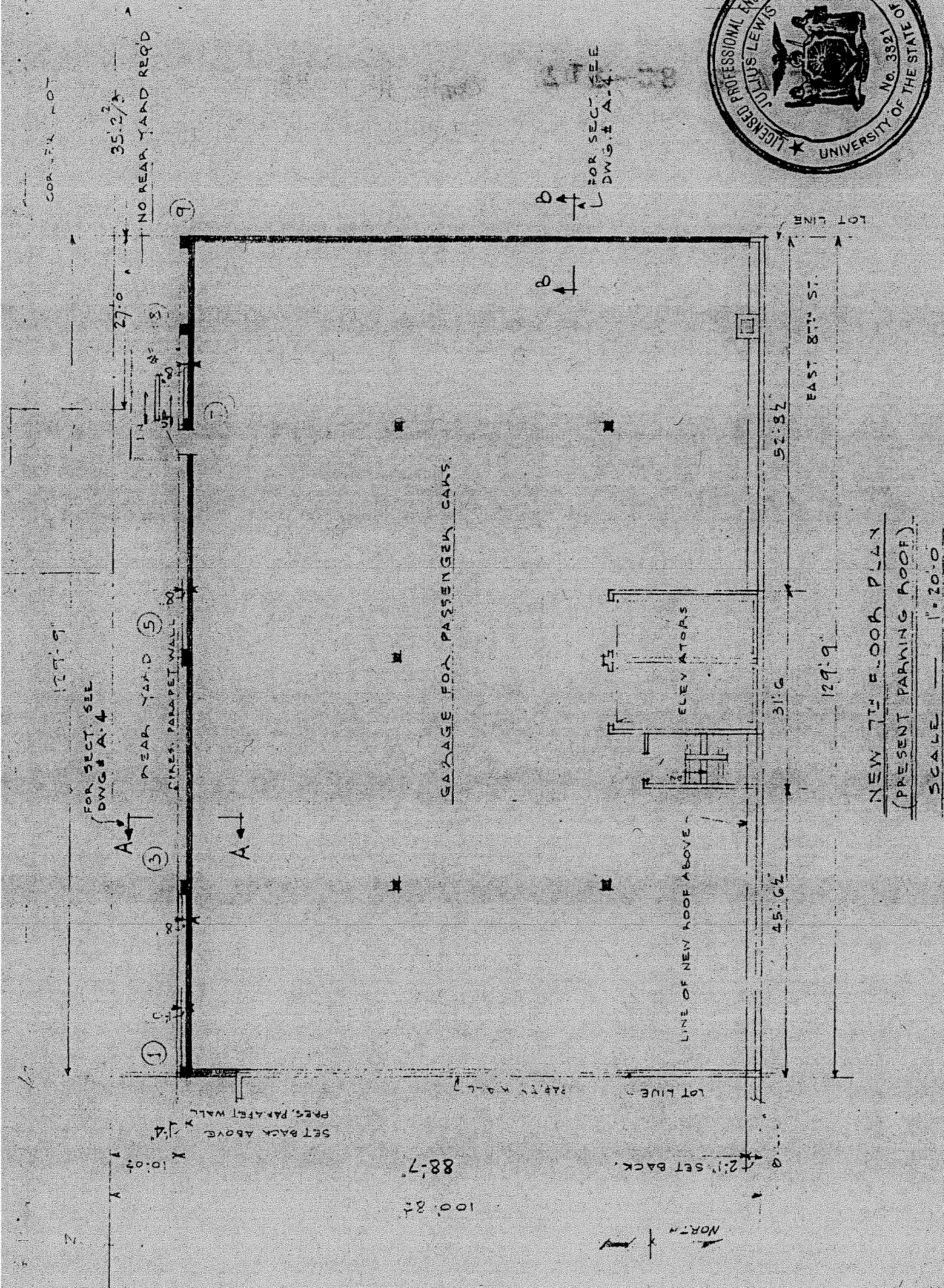
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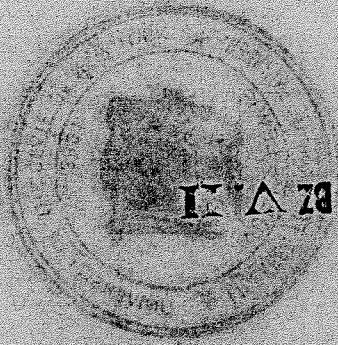
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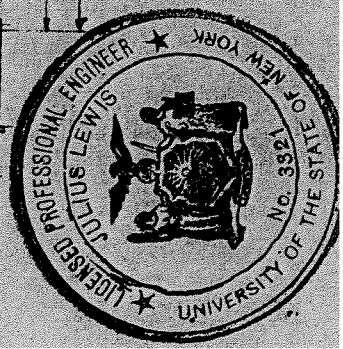
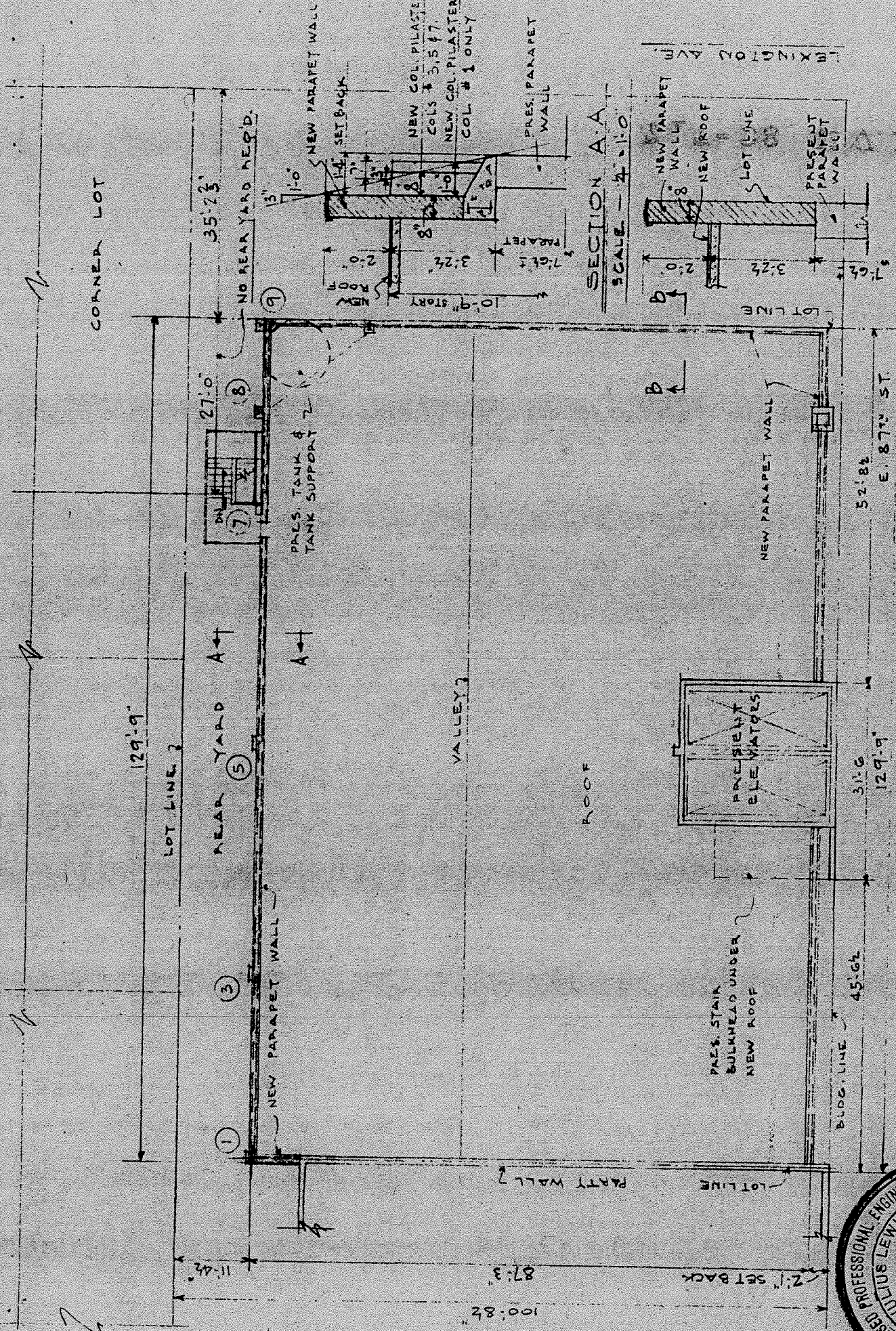


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PLAN OF NEW ROOF
SCALE 1"=20'-0"

SECTION A-A
SCALE 1"=10'-0"

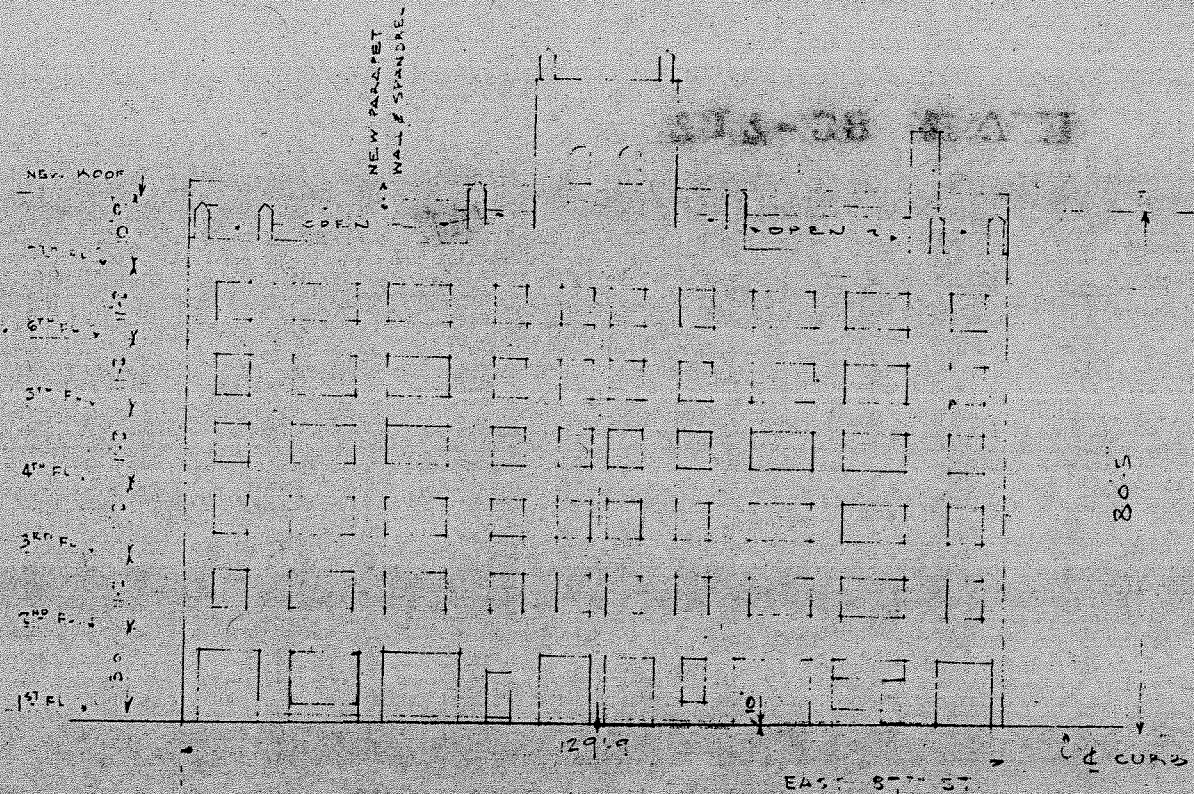
SECTION B-B
SCALE 1"=10'-0"

DATE: 10/13/58	DWG. NO. A-4
PREMISES	JULES LEWIS
1521625.87 ST	ARCHT L ENGINEER

717-28-212

11-25-1963

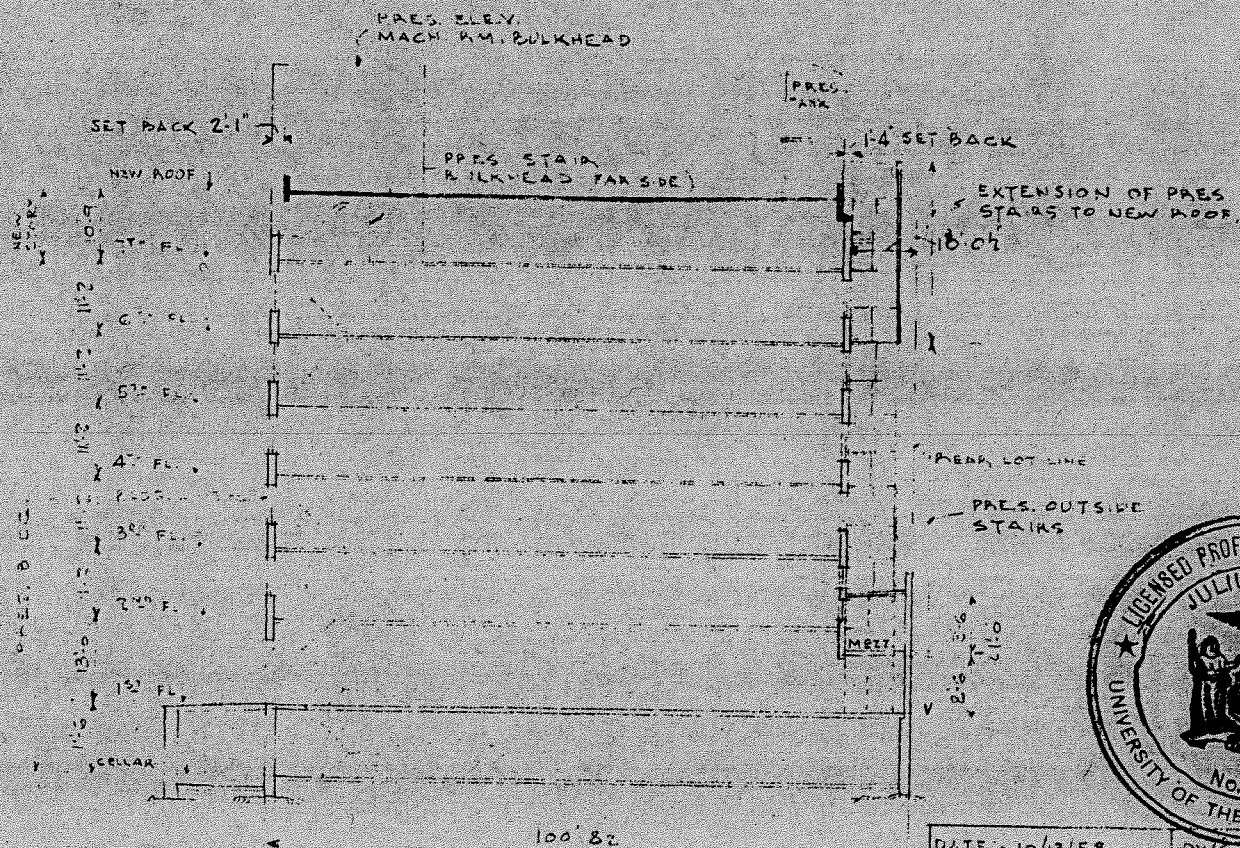




FRONT ELEVATION

SCALE — 1" = 30'-0"

(AS PROPOSED)



LONGITUDINAL SECTION

SCALE — 1" = 30'-0"

(AS PROPOSED)



DATE - 10/13/58	DWG. NO. A-3
PREMISES 152-162 E 87th ST	JULES LEWIS ARCHIT'D ENGINEER

NAV 85-212

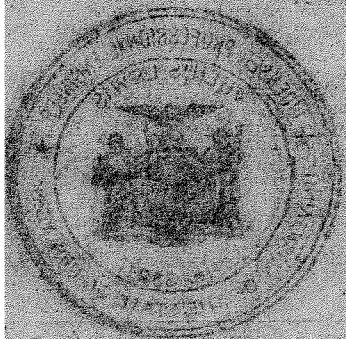
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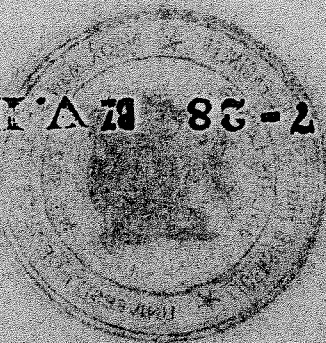
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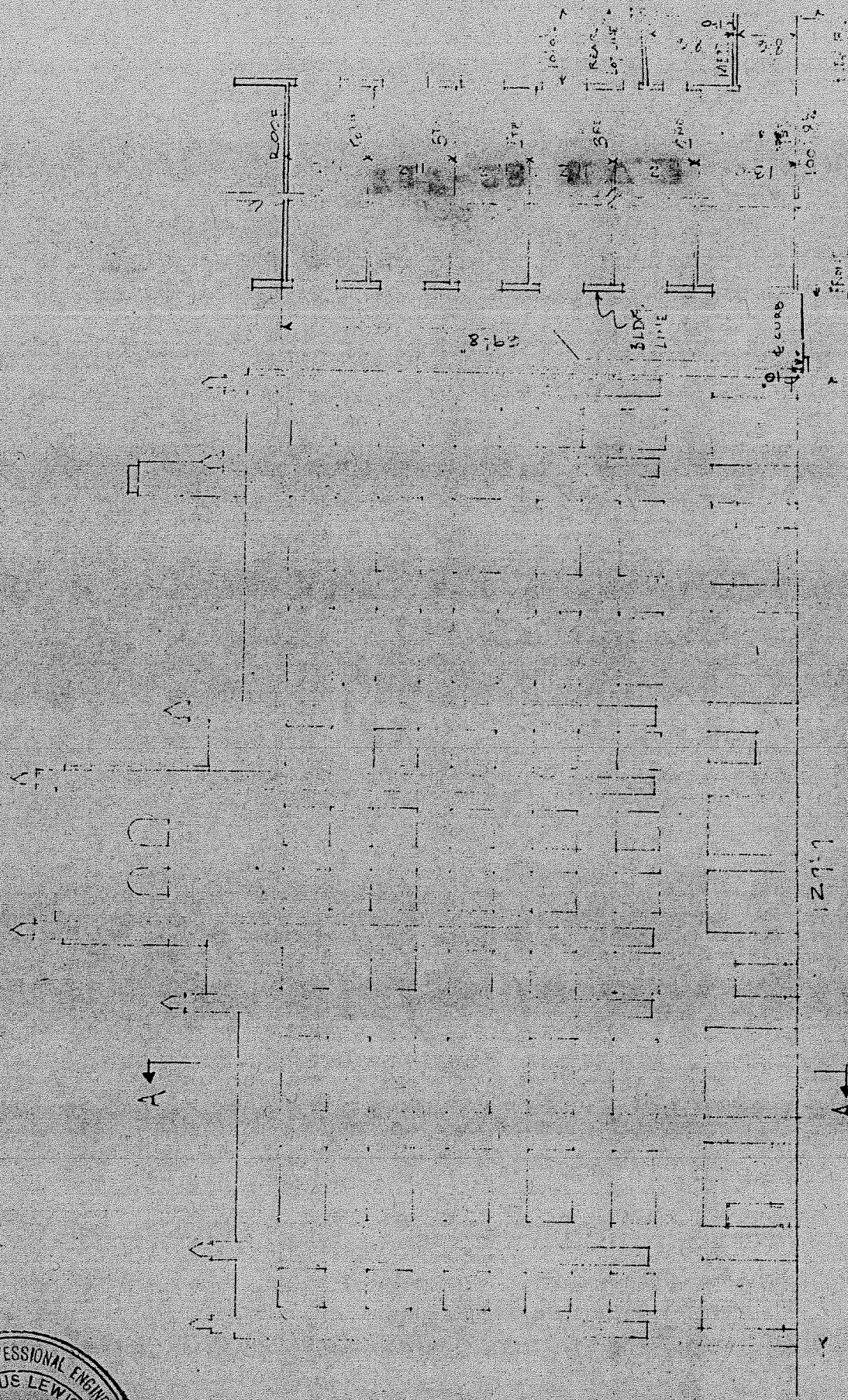
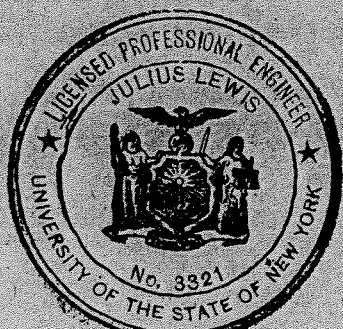


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Oct 11 20 1957

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EAST 87th ST. ELEV. ATION. OF 100.00 AS EXISTING

SECTION A-A

DATE - 10/13/58	DWG. NO. A-7
PREMISES	JULES LEWIS
152-157 E. 87th St.	Architect'l Engineer
	15 W 44th St, N.Y.C.

NAVY 82-212 11-2-58

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