LAW OFFICE OF FREDRICK A. BECKER

122 EAST 42ND STREET
SUITE 2100
NEW YORK, NEW YORK 10168-0098

RECEIVED

JUL 2 3 2013 BY COMMUNITY BOARD 8 (212) 867-3820 FAX (2)2) 983-5276

July 18, 2013

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

FREDRICK A. BECKER

LYRA J. ALTMAN

Hon. Nicholas D. Viest Chairperson Community Board No. 8 505 Park Avenue Suite 620 New York, New York 10022

Re: Board of Standards and Appeals Special Order Calendar Application BSA Cal No. 254-63-BZ

Premises: 301 East 66th Street
New York, New York

Dear Chairperson Viest and Members of the Community Board:

We represent the owner of the above premises in a special order calendar application before the Board of Standards and Appeals to extend the term of the previously granted variance allowing transient use of surplus tenant parking spaces in a multiple dwelling accessory garage located at the subject premises. The premises has the address of 301 East 66th Street, New York, New York. It is located on the easterly side of Second Avenue between East 66th and East 67th Street. The site is occupied by a thirty-two (32) story plus cellar mixed use commercial and residential building. The physical culture establishment is located in portions of the cellar level, first floor, second floor and second floor mezzanine.

The first variance was granted in 1963, and transient use of spaces has now existed for 50 years. It is submitted that the transient use of the facility will continue to have no adverse or detrimental impact on the area, and will continue to be of benefit to the neighborhood.

LAW OFFICE OF FREDRICK A. BECKER

Hon. Nicholas D. Viest Chairperson Community Board No. 8 July 18, 2013 Page 2

We are enclosing a copy of the application form, the statement of facts and findings, plans for the premises, a copy of the zoning map for the subject area, a tax map of the site, a radius diagram, and photographs of the site.

We are available to discuss the matter further with your Board, and therefore will await notification concerning an upcoming hearing.

Very truly yours,

Fredrick A. Becker

FAB:nm encl.

cc: Board of Standards and Appeals
Hon. Scott Stringer, MBP
Hon. Jessica S. Lappin, Council
Ms. Edith Hsu-Chen, Manhattan Office, DCP
Mr. Christopher Holme, DCP

Page 1 of 2 **Board of Standards** and Appeals

250 Broadway, 29th Floor ECEIVED New York, NY 10007 212-386-0009 - Phone

SPECIAL ORDER CALENDAR (SOC)

Application Form

www.nyc.gov/bsa

JUL 23 2013 646-500-6271 - Fax BY COMMUNITY BOARD 8

BSA APPLICATION NO. 254-63-BZ

Section A	Law Office of Fredi	rick A. Rockor		301 East 66 L	1.0						
	NAME OF APPLICANT	ICK A. DECKEI		OWNER OF RECORD							
Applicant/ Owner	122 East 42nd Stre	et Suite 2100		301 East 66th	Street						
	ADDRESS			ADDRESS							
	New York	New York	10168	New York	New York	10022					
	(212)	STATE 867-3820	ZIP	CITY	STATE	ZIP					
	AREA CODE	TELEPHONE		LESSEE / CONTR	PACT VENDEE						
	(212)	983-5276		San G G San (an) (1) (1) (1)	(() O) V down f V last hour hour.						
	AREA CODE	FAX		ADDRESS							
	fbecker@fbeckerla	w.com									
·	EMAIL			CITY	STATE	ZIP					
:											
<u>Section B</u>	301 East 66th Stree		Second Avenu	le	10022						
Site Data	STREET ADDRESS (IN		4 CC4h C44	- F4 0745 044	ZÎP CODE						
	East side of Second										
	1441 1	Manhattai		t the tax t to	No						
	BLOCK LOT(S)	BOROUGH		NITY DISTRICT	LANDMARK/HISTORIC DI	STRICT					
•	Hon. Jessica Lappi			•	8c						
	CITY COUNCILMEMBE		IG DISTRICT e special zoning (district if anv)	ZONING MAP NUMBER						
		(,·	,,							
Section C	// COALIZATION [7] V.										
	(LEGALIZATION TYPE)	-			4 N4						
Description				previously granted variance I at the subject premises.	ce to allow transient use of su	rplus tenant					
Section D [
	APPLICATION IS HE				_						
Actions	1. Waive of the R	ules of Practice and	Procedure (Exp	olain in your statement	")						
	2. Extension of T	ime to:									
	☐ Complete	construction 🔲 O	btain a Certifica	ate of Occupancy	Expiration Date:						
	3. Amendment to	Previous Board App	oroval								
	4. Extension of T	erm of the:									
	✓ Variance	Special Permit	For a ten	m of 10 years	Expiration Date: 6/20/1	3					
	5. Other (Explain	in your statement)									
	Authorizing Sect	ion(s) of the Zoning	Resolution:								
	☐ § 11-411 ☐ §	§ 11-412 🔲 § 11-41	3 🔽 §§ 72-01	and 72-22 🔲 § 73-11	Other						

LAW OFFICE OF FREDRICK A. BECKER

)22 EAST 42ND STREET SUITE 2100 NEW YORK, NEW YORK 10168-0098

FREDRICK A. BECKER

LYRA J. ALTMAN

(2)2) 867-3820 FAX (2)2) 983-5276

July 2013

STATEMENT OF FACTS

Calendar No. 254-63-BZ

Premises: 301 East 66th Street aka 1260-1274 Second Avenue New York, New York

This application is filed to request an extension of the term of a previously granted variance to allow transient use of surplus tenant spaces in an existing multiple dwelling accessory garage located at the subject premises. The subject premises has the address of 301 East 66th Street aka 1260-1274 Second Avenue, New York, New York and is known as block 1441, lot 1 on the New York City tax map. Located on the site is a sixteen story, cellar and sub-cellar building. The building contains a parking garage and storage in the cellar level, retail uses and doctors offices on the first floor and residential uses on the upper floors.

The first BSA action affecting the site occurred in 1963, at which time a variance was granted under Section 60 (3) of the Multiple Dwelling Law. The grant was for a term of fifteen (15) years until June 1978. In June 1978 the resolution was re-opened and amended to extend the term for an additional fifteen (15) years until June 1993. In April 1995 the resolution was again re-opened to extend the term for an additional ten (10) year period that lapsed in June 2003. In January 2004

the resolution was again re-opened to extend the term for an additional ten (10) year period that lapsed in June 2013.

The terms of the original grant limited the types of vehicles to be parked in the transient spaces to "pleasure type cars," and also provided "that the tenants of this apartment house may recapture any of the space devoted to transient parking on 30 days' notice to the owner" [of the garage building]. The instant application is to once again request an extension of the term of the previously granted variance, and for the reasons set forth below, it is submitted that it is appropriate for the extension to be granted, and same is respectfully requested.

As indicated by the history of the site, transient parking has been ongoing at the site since 1963, a period of fifty (50) years. Accordingly, the future operation of the subject use would merely be a continuation of a long established commercial presence on the site, and not the introduction of any change to the neighborhood. Furthermore, transient parking is still vitally needed at this location to serve the needs of residents, doctors and merchants not only within the subject building, but also from the immediate area.

The owner and the operator do not propose any changes in the use or manner of operation at the site, but instead simply want to continue to operate the parking as it has been operated in the past. Based on the limited nature of the operation, the said use can be expected to continue to coexist in a positive manner with the immediate neighbors and the surrounding community.

LAW OFFICE OF

FREDRICK A. BECKER

Violations

There are eleven (11) open DOB violations and one open ECB violation affecting the premises.

Ten of the DOB violations relate to the elevators and the remaining violation is for construction.

All of the DOB violations are the responsibility of the building. The ECB violation relates to

construction on the first floor and is also the responsibility of the building. None of the DOB or

ECB violations relate to the subject garage use.

Conclusion

For the reasons set forth above, it is respectfully requested that the Board of Standards and Appeals

grant the subject application to extend the term of the previously granted variance. It is also

respectfully requested that if the variance is extended, that the grant be for a term of ten (10) years,

as was the case with the previous extensions of term.

Respectfully submitted,

Fredrick A. Becker

FAB:dl

3



BOARD OF STANDARDS AND APPEALS 40 Rector Street, 9th Floor

New York, New York 10006-1705

Phone: (212) 788-8500 www.nvc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Anthony Barrett	heing du	has ar office ly sworn, deposes and says that (s)h e resides
		in the County of, in the
State of New York ; that	301 East 66	LLC is the owner in fee of all that certain
lot, piece or parcel of land located in th	e Borough of Man	hattan, in the City of New York
and known and designated as Block	141, Lot(s)	002, Street and House Number
1260-1274 Second Ave. aka 301 East 66th St.		of facts in the annexed application are true.
Check one of the following conditions:	**	
Sole property owner of zoning	ot	
Cooperative Building		
Condominium Building		
Zoning lot contains more than o	one tax lot and prope	rty owner
	Owner's Authorizat	
The owner identified above hereby auti	norizes Law Office	of Fredrick A. Becker
to make the annexed application in her,	his behalf.	
	Signature of Owner	_ Menter
	Print Name	Anthony Barrett
	Print Title	Member
Sworn to before me this 27th) day	
of . June 2 013		
Cecilia L. Carnel - 2	ratile	Language Concentration (E.)
	CRIAL CAPIRAL NLIG, STATE OF NEW	WATELOS YOFK
	o. 01CA5045758 ed in Queens County	2015

BOARD HISTORY

July 2013

BSA Calendar No: 254-63-BZ

Premises: 301 East 66th Street, New York, New York aka 1260-1274 Second Avenue, New York, New York

1. On June 25, 1963, the Board granted the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage which expired on June 25, 1978.

- 2. On June 20, 1978, the Board granted an extension of the term of the variance to permit the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage which expired on June 20, 1993.
- 3. On April 4, 1995, the Board granted an extension of the term of the variance to permit the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage which expired on June 20, 2003.
- 4. January 27, 2004, the Board granted an extension of the term of the variance to permit the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage which expired on June 20, 2013.



CERTIFICATE OF OCCUPANCY

				Job Nui	nber AL	r 103461709	
Borough: MAI	NHATTAN		Date:	JULY 16,	2004	1	No: 103461709
This certificate	supercede	ed C.O. No 11	0746		_ZONING	G DISTRICT C	1-9
			ng-building-pre				
301 EAST 6	TH STRE	SET AKA 12	60-1274 2ND	AVENUE,	300 EAS	T 67TH STRE	EET
Block: 1441		·			Lot: 75		
CONFORMS SUI RULES, AND RE	BSTANTIAL GULATION	LY TO THE API S FOR THE USE	S AND OCCUPAL	CIES SPECIF	TED HERE	IN.	QUIREMENTS OF ALL APPLICABLE LAV
STORY	LIVE	lare var grad				CCUPANC	
STORY	LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
UB-CELLARO	OG□	0	0				STODACE (C
]							STORAGE &
3	lo lo						NEW YORK STEAMO
ELLARO	750		0				
	0	o					STORAGE FOR STORES & GARAGEI
							FOR (70) MOTOR VEHICLES,
	l _o						· · · -
	1000	10			6&9D	COMMO	TRANSIENT PARKING
					0 0 9 0		FOOD PREPARATIOND
	10	0					& STORAGE FORD
		0				0	EAT/DRINK &
	0	6			0		CATERING ESTABLISHMENT
ST FLOOR	1000	1450				COMMO	
			0		6&4□		ONE (1) DOCTOR'S
							OFFICE, FIVE (5)
	0				0	_	STORES, LAUNDRY ROOM
							SUPERINTENDENTO
							WORK SHOP, LOBBY□
	1000	540			0		STORAGE, MAILROOM
	1000	680			60	1	EAT/DRINK ESTABLISHMENT
	0				6	1	EAT/DRINK ESTABLISHMENTO
ID-5TH□	40 EA.		14 EA.			i	
OORS			IT DA.		l	RES	FOURTEEN (14) APARTMENTS
					1		
			-				
			1				
			-		l		
			ĺ	1	I		
					1		
PEN SPACE I	ISES	<u> </u>	····	L	L		· · · · · · · · · · · · · · · · · · ·
EN SIACE	JSES	(SPECIFY-PAR	KING SPACES, L	OADING BERT	HS OTHER	LISES NONE)	
IIS CERTIFICA OTED ON THE	TE OF OCC REVERSE	NO CHANG A NEW AM CUPANCY IS IS	ES OF USE OF	R OCCUPAL	NCY SHA	LL BE MADE	CUNLESS TAINED TONS AND SPECIFICATIONS
d	anna	V. do	uio			T	
	Borou	gh Commission	er		***************************************	Cor	nmissioner
ORIGINAL	[OFFICE CO	OPY – DEPARTI	MENT OF RI	ILDINGS	Г	СОРУ
	•			O. DC		- 1	LCOPY

BEGINNING POINT ON T		EAST				side of 2ND AVENUE						
distant NO	RTH				fe	et from the	corner forme	d by the in	tersection of			
running thence thence thence thence thence To the point or pla				Fe Fe fee	et; thence et; thence et; thence et; thence et; thence	EAST 100 WEST 100	0'	T			feet; feet; feet; feet; feet;	
N.B. or Alt. No N.B. or Alt. No	ALT 1034617	Date of comp	letion	7/7/0	4	Constru	oction classific	ation Cl	ASS 1 FIRE	EPROOF		
Building occupan	cy group classifica	ation RES	Hei	ght	Stories	16		Feet	180			
THE FOLLOW!	NG FIRE DETE AWS.	CTION AND	EXTING	UISHIN	G SYSTE	MS ARE F	REQUIRED A	ND WERI	E INSTALLED	IN COMPLIA	ANCE WITH	
			YES	NO						YES	NO	
STANDPIPE SY	STEM					AUT	OMATIC SPF	RINKLER	SYSTEM			
YARD HYDRAI	NT SYSTEM											
STANDPIPE FIR SIGNALLING S		AND										
SMOKE DETEC	CTOR											
FIRE ALARM A	ND SIGNAL SY	STEM										
STORM DE	RAINAGE DISC	HARGES IN	TO:									
A) STORM SEW	VER	В) СОМ	IBINED	SEWE	R 🗌	C) PRI	VATE SEW	AGE DIS	POSAL SYST	ем 🗌		
SANITARY	DRAINAGE DI	SCHARGES	INTO:									
A) SANITARY S	SEWER	В)СОМ	BINED :	SEWE	R 🗌	C) PR	IVATE SEW	AGE DIS	POSAL SYST	ем 🗌		
LIMITATIONS	OR RESTRICT	IONS:										
BOARD OF STA			AL. NO									
CITY PLANNIN	G COMMISSIO	N CAL. NO										

OTHERS:



CERTIFICATE OF OCCUPANCY

				Job Nur	nber AL'	r 103461709	9
Borough: MAN	HATTAN		Date:	JULY 16,	2004	1	No: 103461709
his certificate	superceded	I C.O. No 110	1746		ZONINO	GDISTRICT C	1-9
his certifies th	nat the new-	altered-existir	ng-building-pre	mises located	at		
1 EAST 66	TH STREE	ET AKA 126	0-1274 2ND	AVENUE, 3	00 EAS	T 67TH STRI	EET
lock: 1441					Lot: 75		
ONFORMS SUB ULES, AND REC	STANTIALI GULATIONS	Y TO THE APP FOR THE USE	ROVED PLANS S AND OCCUPAI	AND SPECIFIC NCIES SPECIF	CATIONS A	AND TO THE RE IN.	QUIREMENTS OF ALL APPLICABLE LA
ORY	LIVE	IMANIMA I				CCUPANC	
OKI	LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
I FLOOR□	40□		130	0	2		THIRTEEN (13) APARTMENTS
	0		0	0			o
H-10TH□	40 EA.		14 EA.□	0	l		FOURTEEN (14) APARTMENTS
OORS□	0		D	0			EACH□
			0				
'H FLOOR□	400		130	37□			THIRTEEN (13) APARTMENTS
u 19mu⊓	0 55 5						0
H-13TH□ ORS□	40 EA.		14 EA.O				FOURTEEN (14) APARTMENTS
ONSE							EACHO
H FLOOR□	400		130				
			0				THIRTEEN (13) APARTMENTS
H-16TH□	40 EA.		11 EA.				ELEVEN (11) APARTMENTSD
ORS□							D AFARIMENTSD
							RESIDENTIAL- TOTAL:
							CLASS "A" MULTIPLE []
							DWELLING WITH ACCESSORY []
							GARAGE FOR (70) CAR 🗆
							INCLUDING TRANSIENT []
							PARKING. HEREAFTER []
							ERECTED. THIS CERTIFICATE
							AMENDS C OF O #110746 [
				j			CHANGE OF USE OF C OF O
							#110746 CHANGE OF USE
							CONFINED TO CELLAR/1ST FLOOR LEVEL ONLY.
		ļ					TEMPORARY CERTIFICATE OF
			į				OCCUPANCY.
N SPACE U	ISES					<u> </u>	
	TE OF OCC	NO CHANO A NEW AM UPANCY IS IS	KING SPACES, L GES OF USE O ENDED CER' SUED SUBJECT	OR OCCUPA	NCY SH	ALL BE MAD	DE UNLESS BTAINED TIONS AND SPECIFICATIONS
1	0	11 ~					>
d	ama	V Cla	uio			T	
	Boroug	gh Commission		***************************************			ommissioner
ORIGINAL		OFFICE CO	OPY – DEPART	MENT OF BU	UILDINGS	s [СОРУ

BEGINNING POINT ON T		EAST				side of	2ND AVE	NUE					
distant	RTH				fe	et from the	corner forme	d by the i	intersection of	f			
2ND AVENUE		***************************************			and	EAST 66	TH STREE	T	······································				-
running thence thence	NORTH 200'				et; thence eet; thence	EAST 100						feet;	
thence thence				F	eet; thence		,	~~~~				feet; feet;	
thence To the point or pla	ace of beginning				et; thence							feet; feet;	
N.B. or Alt. No	ALT 1034617	09		5 / 6 /									
N.B. or Alt. No		Date of comp	letion	7/7/0)4	Constru	ction classific	ation _	CLASS 1 FI	REPROC	F		
Building occupant	cy group classifica	ntion RES	н	eight	Stories	16	***************************************	Feet	180			**********	
THE FOLLOWII	NG FIRE DETEC AWS,	CTION AND	EXTING	GUISHII	NG SYSTE	MS ARE R	EQUIRED A	ND WER	RE INSTALLE	ED IN CO	OMPLL	ANCE V	vith
			YES	NO		····					YES	NO	
STANDPIPE SY	STEM					AUTO	OMATIC SPF	RINKLER	RSYSTEM				
YARD HYDRAN	NT SYSTEM												_
STANDPIPE FIR SIGNALLING S		AND											
SMOKE DETEC	CTOR												
FIRE ALARM A	ND SIGNAL SY	STEM											
STORM DR	RAINAGE DISC	HARGES IN	TO:										
A) STORM SEW	ER	B) COM	1BINEI) SEWI	er 🗌	C) PRI	VATE SEW	'AGE DE	SPOSAL SYS	STEM			
SANITARY	DRAINAGE DI	SCHARGES	INTO:										
A) SANITARY S	SEWER	В)СОМ	BINED	SEWE	CR 🗌	C) PRI	VATE SEW	AGE DI	SPOSAL SYS	STEM			
LIMITATIONS (OR RESTRICTI	IONS:	10/4	-	······································								
BOARD OF STA	NDARDS AND	APPEALS C	AL. NO				APTIRAL						
CITY PLANNING	G COMMISSIO	N CAL. NO											7
						7".1				···			ال

OTHERS:



CERTIFICATE OF OCCUPANCY

Job Number ALT 103461709

				300 1441	moci	_ =====================================	
Borough: MANI	HATTAN		Date:	JULY 16,	2004		No: 103461709
This certificate s	superceded	d C.O. No 110)746		ZONING	G DISTRICT S	21-9
This certifies tha	at the new	-altered-existir	ng-building-pren	nises located	at		
301 EAST 661	TH STRE	ET AKA 126	0-1274 2ND	AVENUE, 3	00 EAS	T 67TH STR	EET
Block: 1441					Lot: 75		
CONFORMS SUBS RULES, AND REG	TANTIALI ULATIONS	Y TO THE APP FOR THE USE	PROVED PLANS AS AND OCCUPAN	AND SPECIFIC	TATIONS A	ND TO THE DE	QUIREMENTS OF ALL APPLICABLE LAWS
erony.	T				AND O	CCUPANO	CY
STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
						1	TERMS: TEN (10) YEARS EXPIRATION DATE JUNE 20 2013. ALL IN ACCORDANCE WITH BOARD OF STANDARDS & APPEALS CALANDER #254-63-BZ, BULLETIN #26 VOLUMN 1X111 ADOPTED JANUARY 27, 2004. EXISTING FIRE DEPT APPROVALD DATED MAY 16, 1956 (STANDPIPE SYSTEM). EXISTING FIRE DEPARTMENTO APPROVAL DATED MAY 16TH, 1956 (SPRINKLER SYSTEM) THE USE OF TRANSIENT PARKING FOR THE SURPLUS TENANTS SPACES, ON CONDITION THAT THE PARKING SPACES SHALL BE PLEASURE TYPE CARS ONLY AND SHALL NOT EXCEED 35 IN NUMBER IN ADDITION TO THE CARS PARKED BY THE TENANTS AND PARKED BY THE TENANTS OF THE APARTMENT HOUSE MAY
PEN SPACE US HIS CERTIFICATE ROTED ON THE RE	OF OCCU	NO CHANG A NEW AMI JPANCY IS ISS	KING SPACES, LO ES OF USE OF ENDED CERT SUED SUBJECT	R OCCUPAN	NCY SHA	ALL BE MAD	E UNLESS BTAINED TIONS AND SPECIFICATIONS
L COLED ON THE RE	everse s D -Om-a	V. A.	i'a				•
<u> </u>	Borona	h Commissioner					
ORIGINAL	Donoing	_	PY – DEPARTN	MENT OF BUI	ILDINGS	Co F	mmissioner COPY
						L	

BEGINNING AT A POINT ON THE	EAST		side of	2ND AVENUE			
distant NORTH 2ND AVENUE				corner formed by the in	ntersection of		
running thence thence thence thence thence To the point or place of beginning N.B. or Alt. No ALT 1034617	09 Date of completion	feet; thence Feet; thence Feet; thence feet; thence feet; thence	EAST 100	1	LASS 1 FIREPRO	OOF	feet; feet; feet; feet; feet;
Building occupancy group classifica	ation RES	Height Stories	16	Feet	180		
THE FOLLOWING FIRE DETERMINED FOR APPLICABLE LAWS.	CTION AND EXTIP	NGUISHING SYSTI	EMS ARE R	EQUIRED AND WER	E INSTALLED IN	COMPLL	ANCE WIT
	YES	NO				YES	NO
STANDPIPE SYSTEM			AUTO	MATIC SPRINKLER	SYSTEM		
YARD HYDRANT SYSTEM						1	
STANDPIPE FIRE TELEPHONE SIGNALLING SYSTEM	AND						
SMOKE DETECTOR							
FIRE ALARM AND SIGNAL SY	STEM						
STORM DRAINAGE DISC	HADOES INTO						
A) STORM SEWER	B) COMBINE	ED SEWER	C) PRI	VATE SEWAGE DIS	SPOSAL SYSTEM		
SANITARY DRAINAGE DI	SCHARGES INTO) :					
A) SANITARY SEWER	B)COMBINE	D SEWER	C) PRI	VATE SEWAGE DIS	SPOSAL SYSTEM		
LIMITATIONS OR RESTRICT	IONS:						
BOARD OF STANDARDS AND	APPEALS CAL. N	10					
CITY PLANNING COMMISSIO	N CAL. NO						

OTHERS:



BUILDINGS CERTIFICATE OF OCCUPANCY Job Number ALT 103461709 Borough: MANHATTAN No: 103461709 Date: JULY 16, 2004 This certificate superceded C.O. No 110746 ZONING DISTRICT C1-9 This certifies that the new-altered-existing-building-premises located at 301 EAST 66TH STREET AKA 1260-1274 2ND AVENUE, 300 EAST 67TH STREET Block: 1441 Lot: 7501 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 HEREIN. PERMISSIBLE USE AND OCCUPANCY STORY MAXIMUM ZONING BUILDING ZONING BUILDING DESCRIPTION OF USE LOAD LBS. NO. OF **DWELLING** CODE USE CODE PERSONS HABITABLE GROUP OR ROOMING OCCUPANCY PER PERMITTED UNITS ROOMS GROUP SQ. FT. RECAPTURE ANY OF THE SPACE DEVOTED TO TRANSIENT [PARKING IN 30 DAY NOTICE [TO THE OWNER IN ACCORDANCE [WITH SECTION 60 (1B) OF \square THE MULTIPLE DWELLING LAW. OPEN SPACE USES (SPECIFY-PARKING SPACES, LOADING BERTHS, OTHER USES, NONE) NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

OFFICE COPY - DEPARTMENT OF BUILDINGS

Borough Commissioner

ORIGINAL

Commissioner

COPY

BEGINNING POINT ON T		EAST				side of	2ND	AVENUE		·····			
distant NC	DRTH				fe	et from the EAST 66	corner TH S	formed by	the inte	rsection of			
running thence thence thence thence thence To the point or pl	NORTH 200' SOUTH 200'		feet; thence Feet; thence Feet; thence feet; thence feet; thence) ') '						feet; feet; feet; feet; feet;
N.B. or Alt. No N.B. or Alt. No	ALT 1034617	09 Date of comp	letion	7/7/0	4	Constru	ıction c	lassification	, CLA	SS 1 FI	REPROC	F	
Building occupan	ecy group classifica	ntion RES	Не	eight	Stories	16		F	reet	180			
THE FOLLOWI	ING FIRE DETE AWS.	CTION AND	EXTING	uishin	G SYSTE	MS ARE F	EQUIF	RED AND	WERE	INSTALLE	ED IN C	OMPLL	ANCE WI
				T	٦						Г		T
	***************************************		YES	NO								YES	NO
STANDPIPE SY	STEM					AUT	OMAT	IC SPRINI	KLER S	YSTEM			
YARD HYDRA	NT SYSTEM										1	***************************************	I
STANDPIPE FII SIGNALLING S	RE TELEPHONE SYSTEM	E AND			-								
SMOKE DETEC	CTOR												
FIRE ALARM A	and signal sy	STEM											
CTORM D	DATELOGE DAGG	W. Dono D	vm O										
A) STORM SEV	RAINAGE DISC		TO: MBINEI) SEWE	R _] C) PR	IVATE	SEWAG	E DISP	OSAL SY	STEM		
SANITARY	DRAINAGE DI	ISCHARGES	INTO:		_								
A) SANITARY	SEWER	B)COM	IBINED	SEWE	R	C) PR	IVATI	E SEWAG	E DISP	OSAL SY	STEM		
LIMITATIONS	OR RESTRICT	IONS:		-T						·	V		
BOARD OF STA	ANDARDS AND	APPEALS (CAL. NO	<u> </u>				·					
				Т									
CITY PLANNIN	NG COMMISSIO	ON CAL. NO						*	Who was a second				
OTHERS:													

Page 8 of 8



CERTIFICATE OF OCCUPANCY

Job Number ALT 103461709

					JOB NUL	iiber 775	103401103		
Borough:	MANHATT	AN		Date:	JULY 16,	2004	1	No: 103461709	
This certif	icate super	ceded C	O. No 110	746		ZONING	DISTRICT C	1-9	
This certif	ies that the	new-ali	tered-existin	g-building-pres	mises located	at	F 67TH STRE	e e e	
		***************************************	***************************************					101	-
	441	CY 4 Y 2 X 2	TO THE LOW	201122 21		Lot: 750			_
RULES, ANI	O REGULAT	IONS FO	OR THE USES	S AND OCCUPA	ACIES SPECIF	IED HEREI	IN.	QUIREMENTS OF ALL APPLICABLE LAV	VS
STORY	LIV	e b	(A VIDATIDA				CCUPANC'	·	_
SIOKI	LOA LBS PER SQ.	AD N	IAXIMUM IO. OF ERSONS ERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE	
	FT.								ł
		l							
		1							
	ı								
					I				
						1			
			-						
PEN SPAC	CE USES	1	L	······································	L				
		(5	SPECIFY-PAR	KING SPACES, L	OADING BERT	HS, OTHER	USES, NONE)		
THIS CERTIF NOTED ON	FICATE OF THE REVE	OCCUP	NEW AM ANCY IS IS:	ENDED CER	TIFICATE C	DE OCCII	ALL BE MAD PANCY IS OF TIONS, CONDIT	E UNLESS BTAINED FIONS AND SPECIFICATIONS	
	Lan	ma	V. do	u o			-		
			Commissione				Co	mmissioner	
ORIGIN				PY – DEPART	MENT OF P	III DINIOO		-	
		ب		. I - DECARI	MENT OF BU	ILDINGS	L	□ COPY	

BEGINNING AT A POINT ON THE	E	AST				side of	2ND AV	/ENUE				
distant NORTH					fe	et from the	corner for	med by the	ntersection	of		
running thence thence thence thence To the point or place of beginning thence thence thence To the point or place of beginning thence the point or place of beginning thence thence thence the point of the point or place of the point or place of the point or place the poin	200')		Fe Fe fe fe	et; thence eet; thence eet; thence et; thence et; thence	EAST 100 WEST 100		EET				feet; feet; feet; feet; feet;
N.B. or Ait. No		Pate of compl	etion	7/7/0) 4		ction class	ification	LASS 1 F	FIREPRO	OF	
Building occupancy group THE FOLLOWING FIRE APPLICABLE LAWS.				ight	Stories IG SYSTE	16 MS ARE R	EQUIRED	Feet AND WEF	180 RE INSTALI	LED IN (COMPLI	ANCE WIT
			YES	NO							YES	NO
STANDPIPE SYSTEM						AUTO	MATIC S	SPRINKLEF	SYSTEM			
YARD HYDRANT SYST	ЕМ						****					
STANDPIPE FIRE TELEI SIGNALLING SYSTEM	PHONE A	ND										
SMOKE DETECTOR												
FIRE ALARM AND SIGN	IAL SYST	ЕМ										
STORM DRAINAG	E DISCHA	ARGES IN	TO:									
A) STORM SEWER		В) СОМ		SEWE	R	C) PRI	VATE SE	WAGE DI	SPOSAL S	YSTEM		
SANITARY DRAINA	GE DISC	HARGES	INTO:									
A) SANITARY SEWER		В)СОМІ	BINED	SEWE	R 🗌	C) PRI	VATE SE	WAGE DI	SPOSAL SY	YSTEM		
LIMITATIONS OR REST	FRICTIO	NS:									P-4	
BOARD OF STANDARD	S AND AI	PPEALS CA	AL. NO	<u></u>							*****	
CITY PLANNING COMM	MISSION	CAL. NO										

OTHERS:



CERTIFICATE OF OCCUPANCY

Job Number ALT 103461709 Borough: MANHATTAN No: 103461709 Date: JULY 16, 2004 This certificate superceded C.O. No 110746ZONING DISTRICT C1-9 This certifies that the new-altered-existing-building-premises located at 301 EAST 66TH STREET AKA 1260-1274 2ND AVENUE, 300 EAST 67TH STREET Block: 1441 Lot: 7501 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 HEREIN. PERMISSIBLE USE AND OCCUPANCY STORY MAXIMUM BUILDING LIVE ZONING ZONING USE BUILDING DESCRIPTION OF USE NO. OF PERSONS PERMITTED LOAD DWELLING CODE CODE OCCUPANCY HABITABLE GROUP LBS. OR ROOMING PER UNITS ROOMS GROUP SQ. FT. OPEN SPACE USES (SPECIFY-PARKING SPACES, LOADING BERTHS, OTHER USES, NONE) NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE. Borough Commissioner Commissioner ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY

POINT ON THE	EAST	······	·····		side of	2ND AVENU	JE			
distant NORTH 2ND AVENUE		*-1				corner formed TH STREET	by the intersection	on of		
running thence thence thence To the point or place of begin	00'		Feet	; thence t; thence t; thence ; thence ; thence	EAST 100					feet; feet; feet; feet; feet;
N.B. or Alt. No ALT 103	3461709 Date of com	pletion	7/7/04		Constru		on CLASS 1	FIREPRO	OF	
Building occupancy group cl	assification RES	Hei	ght	Stories	16		Feet 180	0		
THE FOLLOWING FIRE APPLICABLE LAWS.	DETECTION AND	EXTING	UISHING	SYSTE	MS ARE R	EQUIRED AN	D WERE INSTA	LLED IN C	OMPLIA	ANCE W
		YES	NO						YES	NO
STANDPIPE SYSTEM	·				AUTO	OMATIC SPRI	NKLER SYSTEM	М		
YARD HYDRANT SYSTE	EM									
STANDPIPE FIRE TELEP SIGNALLING SYSTEM	HONE AND									
SMOKE DETECTOR										
FIRE ALARM AND SIGN	AL SYSTEM									
STORM DRAINAGE	DISCHARGES II	NTO:								
A) STORM SEWER	B) CO	MBINED	SEWER	. 🗆	C) PRI	VATE SEWA	GE DISPOSAL	SYSTEM		
SANITARY DRAINA	GE DISCHARGES	S INTO:								
A) SANITARY SEWER	B)COM	1BINED	SEWER		C) PRI	IVATE SEWA	GE DISPOSAL	SYSTEM		
LIMITATIONS OR REST	RICTIONS:									
BOARD OF STANDARDS		CAL. NO								
										
CITY PLANNING COMM	ISSION CAL. NO	····								
THERS:										

Page of 8



Show Actions

AND



CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Property Profile Overview

301 EAST 66 STREET		MANHATTAN 1	0065	BIN# 1044738
2 AVENUE	1260 - 1274	Health Area	: 4400	Tax Block : 1441
EAST 66 STREET	301 - 301	Census Tract	: 118	Tax Lot : 7501
EAST 67 STREET	300 - 300	Community Board	: 108	Condo : YES
		Buildings on Lot	: 1	Vacant : NO
	Browse Block	A Name PALISSANA (man 15 Authorite game philipsis my mantas s / creat majorganis of PP Milatel (m		
View Zoning Documents	View Challenge Results	Pre - BIS	<u>PA</u>	View Certificates of Occupancy
Cross Street(s):	2 AVENUE, 1 AVE	NIE		
DOB Special Place Name:				
DOB Building Remarks:				
Landmark Status:		Special Status	· •	N/A
Local Law:	NO	Loft Law:	·	10
SRO Restricted:	NO	TA Restricted:		10 10
UB Restricted:	NO	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	•	••
Little 'E' Restricted:	N/A	Grandfathered	Sign: N	10
Legal Adult Use:	NO	City Owned:	•	10
Additional BINs for Building	NONE		,	
Special District:	UNKNOWN	The state of the s		
Area. Click here for more into	mation	fected by Tidal Wetla	ands, Freshwat	er Wetlands, or Coastal Erosion Hazard
Department of Finance Build	ing Classification:	R0-CONDOMIN	IIUMS	
Please Note: The Department of the structure. To determine the leg	Finance's building classificati al use of a structure, research	ion information shows a last the records of the Depa	building's tax state	us, which may not be the same as the legal use of s.
	Total	Open	Elevator Reco	
Complaints	35	0	Electrical App	
Violations-DOB	48	11	Permits In-Pro	ocess / Issued
Violations-ECB (DOB)	13	1	Illuminated Si	gns Annual Permits
This property has 1 open DOB ar	nd 1 open ECB "Work Witho	ut A Permit" Violations	Plumbing ins	pections
and may be subject to DOB civil pe	enalties upon application for a	permit. After obtaining	Open Plumbir	ng Jobs / Work Types
the permit, a certificate of correction		olations.	Facades	
Jobs/Filings	45		Marquee Anni	ual Permits
ARA / LAA Jobs	7		Boiler Record	
Total Jobs	52		DEP Boiler Inf	
<u>Actions</u>	63		Crane Informa	
OR Enter Action Type:			After Hours V	ariance Permits
OR Select from List: Select.		<u> </u>		

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

ECB Violation Details Page 1 of 2





CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

ECB Violation Details

Premises: 1260 2 AVENUE MANHATTAN BIN: 1044738 Block: 1441 Lot: 7501

Filed At: 1274 2 AVENUE, MANHATTAN, NY 10065

Community Board: 108

ECB Violation Summary

VIOLATION OPEN

ECB Violation Number: 34852247N

Severity: CLASS - 3

Certification Status: NO COMPLIANCE RECORDED

Hearing Status: DEFAULT Penalty Balance Due: \$0.00

Respondent Information

Name:

301 66 OWNERS CORP

Mailing Address:

301 EAST 66 STREET, NY, NY 10065

Violation Details

Violation Date:

07/26/2011

Violation Type:

CONSTRUCTION

Served Date:

07/26/2011

Inspection Unit:

MANHATTAN CONSTRUCTION

Infraction Codes

Section of Law

Standard Description

301

28-105.1

WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:

WORK W/O A PERMIT. DEFECTS NOTED 1ST FLR COMMERCIAL SPACE ERECTED, METAL FRAME PARTITIONS AND AKA DROP CEILING AT VARIOUS LOCATION. STOP ALLWORK OBTAIN PERMIT CALL (THE) OFFICE PRIOR TO STARTING BACK TO WORK

Issuing Inspector ID:

1773

DOB Violation Number: 072611C08JL03

Issued as Aggravated

Level:

NO

Dept. of Buildings Compliance Information

Certification Status:

NO COMPLIANCE RECORDED

Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date:

09/15/2011

Hearing Status:

DEFAULT

Hearing Time:

8:30

ECB Penalty Information

Penalty Imposed:

\$500.00

Adjustments: Amount Paid:

\$0.00 \$500.00

Penalty Balance Due:

\$0.00

ECB Violation History

Compliance Events

Hearing Events

Default:

09/20/2011

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.

DOB Violations





CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings DOB Violations

_					
\mathbf{r}	а	п	0	۰	-

				rage. z
Premises: 1260 2 AVENUE MANHATTA	N	BIN: <u>1044738</u>	Biock: 1441	Lot: 7501
NUMBER	TYPE		FILE D	ATE
V* 020504E9444/191572	DOB VIOLATION - DISMISSED		02/05/2	004
V* 020504E9444/191573	DOB VIOLATION - DISMISSED		02/05/2	:004
V* 080706E9011/167114	DOB VIOLATION - DISMISSED		08/07/2	006
V* 080706E9011/167115	DOB VIOLATION - DISMISSED		08/07/2	006
V* 081007E9011/211855	DOB VIOLATION - DISMISSED		08/10/2	007
V* 081007E9011/211856	DOB VIOLATION - DISMISSED		08/10/2	007
V* 081007E9011/211857	DOB VIOLATION - DISMISSED		08/10/2	007
V* 071008E9011/269010	DOB VIOLATION - DISMISSED		07/10/2	008
V* 071008E9011/269009	DOB VIOLATION - DISMISSED		07/10/2	800
V* 071008E9011/269011	DOB VIOLATION - DISMISSED		07/10/2	008
V 031010E9027/325045	DOB VIOLATION - ACTIVE		03/10/2	010
V 092710E9027/357380	DOB VIOLATION - ACTIVE		09/27/2	010
V 092710E9027/357382	DOB VIOLATION - ACTIVE		09/27/2	010
V 092710E9027/357383	DOB VIOLATION - ACTIVE		09/27/2	010
V 080411E9027/390814	DOB VIOLATION - ACTIVE	•	08/04/2	011
V 080411E9027/390815	DOB VIOLATION - ACTIVE		08/04/2	011
V 080411E9027/390816	DOB VIOLATION - ACTIVE		08/04/2	011
V* 082211C0801MT	DOB VIOLATION - DISMISSED		08/22/2	011
V 082511C0801DC	DOB VIOLATION - ACTIVE		08/25/20	011
V* 010112BENCH00608	DOB VIOLATION - DISMISSED		01/01/20	012
VW 120112E458000/9027	VIOLATION WORK WITHOUT PERMIT - ACTIVE		12/01/20	012
V 120112E457001/9027	DOB VIOLATION - ACTIVE		12/01/20	012
V 113012E458361/9027	DOB VIOLATION - ACTIVE		11/30/20	012

Previous

If you have any questions please review these <u>Frequently Asked Questions</u>, the <u>Glossary</u>, 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 www.nyc.gov/bsa

BSA Cal. No.:	254-63-BZ
Street Address:	301 East 66th Street
New York, New	불명 중 회사의 사이를 하는 것이 되었다면 그 중 중요한 이 없는 것이 없는 것 같다.
Block: 14.	41 Lot(s):
	nattan

CERTIFICATION OF INSPECTION & COMPLIANCE

Fredrick A. Becker	haveby state	
(Applicant, Agent, Registered Architect or Registered E	nereby state	es that I personally inspected the
premises and surrounding area on	July 2013	In addition, I have
	most recent inspection) e premises, including	
Each non-compliance with the terms, conditions a	and/or plans of the effe	ective 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 not be made on this form]	e part of the relief sough	it in the application; such request should
I confirm that the premises is developed BSA-approved plans and resolution, sub-	and operates in acco	ordance with the currently effective lication.
The following deviation(s) from the curr exist on the site:	ently effective BSA-a	approved plans and/or resolution
Area(s) of non-compliance	Date(s)	to achieve compliance.
	7	
	Agent Signature	
(Registered Architect	/Engineer Seal as Appropr	iate)

ZONING MAP

ZONING MAP THE NEW YORK CITY PLANNING COMMISSION

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. Major Zoning Classifications:

R - RESIDENTIAL DISTRICT

M - MANUFACTURING DISTRICT

C - COMMERCIAL DISTRICT

SPECIAL PURPOSE DISTRICT The letter(s) within the shaded are designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

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

Special Requirements:

For a list of lots subject to CEOR environmental requirements, see APPENDIX C.

For a list of lats subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

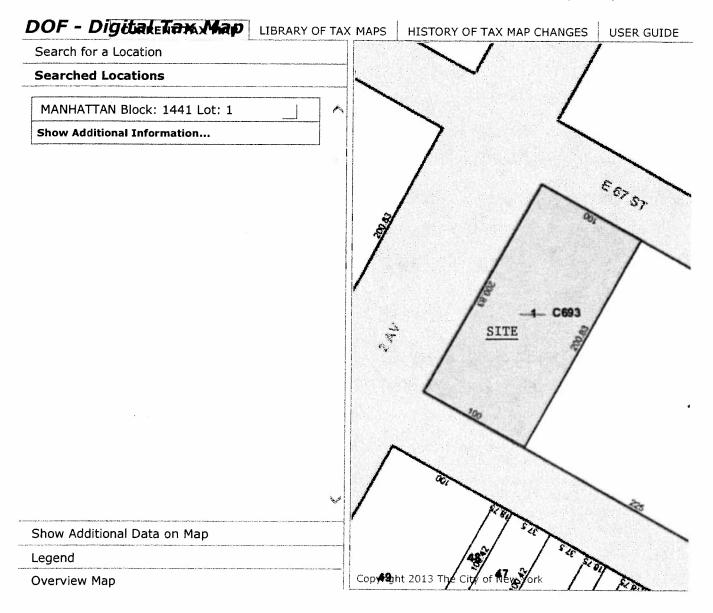
9 ga 9 **8**0 8 **2**q MAP KEY 8a 8

Copyrighted by the City of New York.

NOTE: Zoning information as shown on this map is subject to change. For the most up-declate zoning shormation for this map, visit the Zoning section of the Department of City Planning webasia: www.nyc.gov/planning or contact the Zoning information Deak at (212) 720-3291.

C8-4 200 TATI JHI

Residents | Business | Visitors | Government | Office of the Mayor | Search | Email Updates | Contact Us



NYS RA / PE SEAL AND SIGN		BSA ZO	NING AN	NALYSIS		REVISE	APRIL 2005
BSA CALENDAR NO.	254-63-BZ			BLOCK	1441	LO.	T 1
SUBJECT SITE ADDRESS	301 East 66th	Street, New	York, New Y	ork			
APPLICANT	Law Office o	f Fredrick .				-	COMPLIANT: "Y"
ZONING DISTRICT C1-9		Γ	PRIOR BSA #				IF NOT: "N" and
SPECIAL/HISTORIC DISTRICT None COMMUNITY BOARD 8M	* APPLICABLE	MAXIMUM	MINIMUM	LEGAL PER			INDICATE AMT
A CONTRACTOR OF THE PROPERTY OF THE PARTY OF	ZR SECTION	PERMITTED	REQUIRED	C of O or BSA	EXISTING	PROPOSED	OVER/UNDER
LOT AREA LOT WIDTH				20,000	20,000	20,000	Y
	D. ATTORNEY			HARMAN - THE REAL	200'	200'	Y
USE GROUP (S)	e 1995 e distance en este de			2,469	2,469	2,469	Υ
FA RESIDENTIAL							N/A
FA COMMUNITY FACILITY							N/A
FA COMMERCIAL/INDUST.				13,344*	13,344*	13,344*	Υ
FLOOR AREA TOTAL			经公司工程	3,344*	13,344*	13,344*	Υ
FAR RESIDENTIAL							N/A
FAR COMMUNITY FACILITY			3.3. (4.3)				N/A
FAR COMMERCIAL/INDUST.							N/A
FAR TOTAL							N/A
OPEN SPACE							N/A
OPEN SPACE RATIO							N/A
LOT COVERAGE (%)	the second of the second second second second	Ar had a least					N/A
NO. DWELLING UNITS							N/A
WALL HEIGHT						The second secon	N/A
TOTAL HEIGHT				180	180	180	Υ
NUMBER OF STORIES		是是是	是数据	16	16	16	Y
FRONT YARD							N/A
SIDE YARD							N/A
SIDE YARD							N/A
REAR YARD		美越					N/A
SETBACK (S)							N/A
SKY EXP. PLANE (SLOPE)							N/A
NO. PARKING SPACES				70	70	70	Υ
LOADING BERTH (S)							N/A
OTHER:		-2.43 William					N/A

^{*} In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141. contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMENTED Exercises where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlights up to the near at terms noted in the DOB Denial/Objection are included. NOTES: * Parking Garage Only

PENO 68837

BSA SIGN ANALYSIS - CO	REVISED JANUARY 2004	
BSA CALENDAR NO: 254-63-BZ		
LOCATION: 301 East 66th Street	BOROUGH	 вьоск 1441
APPLICANT: Law Office of Fredrick A. Becker		LOT 1
ZONING DISTRICT: C1-9	SPECIAL DISTRICT	None
LOT AREA: 20,000 sq. ft. +/-	EQUIVALENT C DISTRICT	C1-9

	SECTIO	N PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS		
ADVERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS	N/A	
TOTAL SURFACE AREA - ALL SIGNS	32-64	SEE TABLE SECT. 32-642 FOR SURFACE AREA		
C1 - C8		PERMITTED = <u>150 sq. ft.</u>	30 sq. ft.	Yes
NON-ILLUMINATED SIGNS	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA	00 00 ft	\/
C1 - C8	20 040	PERMITTED = 150 sq.ft.	₃0 sq. ft.	Yes
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA	N/A	
ILLUMINATED OR FLASHING	32 644	PERMITTED =	11//	
C4, C5-4, C6, C7	32-044	SEE TABLE THIS SECTION FOR SURFACE AREA		
(NO FLASHING SIGNS IN C6-1A)		PERMITTED =	N/A	
ILLUMINATED OR FLASHING	32-645	TOTAL SURFACE AREA OF ALL SUCH SIGNS		
SIGNS IN C8 DISTRICTS -		< 5X STREET FRONTAGE OF ZONING LOT;	N/A	
BUSINESS OR ADVERTISING		EACH SIGN < 500 SF	13//	
PERMITTED PROJECTION	132-651	NO PERMITTED SIGN TO		en de la compressión
C6-5, C6-7, C7	102-001	PROJECT ACROSS STREET	NI/A	
SEE SECTION 32-653 FOR ADD'L REGS		LINE BY MORE THAN 8'	N/A	
PERMITTED PROJECTION	32-652	NO PERMITTED SIGN TO PROJECT		
FOR ALL REMAINING COMMERCIAL	1	ACROSS STREET LINE BY MORE THAN		
DISTRICTS		18" FOR DOUBLE OR MULTI-FACETED	N/A	
	Ĺ	SIGNS OR 12" FOR ALL OTHERS		
REGULATIONS FOR PROJECTING	32-653	- AWNING OR CANOPY: NON-ILLUM. < 12SF,		····
BUSINESS SIGNS: AWNINGS,	l	LETTERS < 12", FOR IDENTIFICATION ONLY;	N/A	•
CANOPIES, SIGNS ON MARQUEES		- SIGN ON MARQUEE: MUST PROJECT<48"	IV/A	
C1 - C8	Descriptions of the own	ABOVE, >12" BELOW, EXCEPT C6-5, C6-7, C7		
MAXIMUM HEIGHT OF SIGNS	32-654	< 40' ABOVE CURB LEVEL;		
C8		< 58' FOR NON-ILLUM. OR INDIRECT SIGNS	N/A	
MAXIMUM HEIGHT OF SIGNS	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT;		
C1 - C7	1	C6-5, C6-7, C7: NO RESTRICTION	10'	Yes
MAXIMUM HEIGHT ABOVE ROOF		ONLY VERTICAL SIGNS < 28" WIDE MAY		
C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9			N/A	
ROOF SIGNS		EXTEND UP TO 15' ABOVE ROOF LEVEL		
C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-00/	NONE PERMITTED	N/A	
27 - C5, C6-1 (0 4, C6-6, C6-6, C6-9	engo, wang kang kang o			, 5 br
ADDITIONAL REGULATIONS FOR	32-661	IF WITHIN 200' OF ARTERIAL HIGHWAY OR PARK		
SIGNS OTHER THAN ADVERTISING		SIGN SHALL NOT EXCEED 500sf SURFACE AREA	N/A	
SIGNS IN C6-5, C6-7, C7, C8		IF WITHIN VIEW. SEE EXCEPTIONS	1	
ADDITIONAL REGULATIONS FOR		NONE PERMITTED WITHIN		
ADVERTISING SIGNS IN	1	200' OF ARTERIAL HIGHWAY OR	N/A	
C6-5, C6-7, C7, C8	1	PARK, IF WITHIN VIEW	14//	OF AIR
VATERWAY ADVERTISING SIGNS		NOT PERMITTED ADJACENT TO C DISTRICTS	N/A	E VYCH
	A			COATAR
PROVISION FOR DIST, BOUNDARIES		IF WITHIN 100' OF RESIDENCE DISTRICT OR	N/A	to 图 多
22 - C8		ADJ. TO PARK AND SIGN <165 DEG., SEE C1 REGS.		10 mm
RESIDENTIAL OR MIXED BUILDINGS	32-68	FOR UG 1, 2 or RESIDENTIAL USES, SEE		110000
C1 - C6		RESIDENTIAL REGULATIONS. FOR NON-	N/A (1) 12 V	# 2
		RESIDENTIAL USE ON 2 FLOORS - NON-ILLUM.	N/A	(Not)
	I.	SIGNS ONLY AND BELOW 3RD STORY		1 1883 AL
DULT ESTABLISHMENTS	22.22	SEE SECTION	N/A	POR CHANGE