



City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006-1705
Phone: (212) 788-8500
Fax: (212) 788-8769
www.nyc.gov/bsa

ZONING (BZ) CALENDAR
Application Form

BSA APPLICATION NO. **58-11-BZ-**
CEQR NO. **11-BSA-091M**

Section A

**Applicant/
Owner**

Friedman & Gotbaum, LLP
by Shelly S. Friedman, Esq.
NAME OF APPLICANT
568 Broadway - Suite 505
ADDRESS
New York NY 10012
CITY STATE ZIP
212 925-4545
AREA CODE TELEPHONE
212 925-5199
AREA CODE FAX
sfriedman@frigot.com; earistova@frigot.com
EMAIL

The Trustees of The Spence School, Inc.
OWNER OF RECORD
22 East 91st Street
ADDRESS
New York NY 10128
CITY STATE ZIP
LESSEE / CONTRACT VENDEE
ADDRESS
CITY STATE ZIP

Section B

**Site
Data**

20-22 East 91st Street and 17 East 90th Street **10128**
STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE
Property is situated on the south side of East 91st St., 62.17 ft westerly from the corner formed by the intersection of the southerly side of East 91st St. and the westerly side of Madison Ave. (Lot 59). Property is situated on the north side of East 90th St., distant 281.11 ft easterly from the corner formed by the intersection of the northerly side of East 90th St. and the easterly side of 5th Ave. (Lot 12).
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
1502 59, 12 Manhattan 8 Carnegie Hill Historic District
BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT LANDMARK/HISTORIC DISTRICT
Daniel R. Garodnick R8B 5d
CITY COUNCIL MEMBER ZONING DISTRICT ZONING MAP NUMBER
(include special district, if any)

Section C

**Dept of Building
Decision**

BSA AUTHORIZING SECTION(S) **72-21** for ☒ VARIANCE ☐ SPECIAL PERMIT (Including 11-41)
Section(s) of the Zoning Resolution to be varied **24-11; 24-382**
DOB Decision (Objection/ Denial) date: **April 28, 2011** Acting on Application No: **Alt. 103426892 (20 E. 91)**
Alt. 120504418 (17 E. 90)

Section D

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)
The applicant seeks a variance pursuant to ZR Sec. 72-21 with respect to construction of a proposed Connector within the rear yard equivalent between the rear elevations of 17 East 90th Street and 20-22 East 91st Street. The proposed 29.75 ft tall Connector will increase the degree of the zoning lot's existing lot coverage noncompliance (ZR Sec. 24-11); and will increase the extent of the rear yard equivalent noncompliance (ZR Sec. 24-382).

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): **390-86-BZ (20-22 East 91st Street)**
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.

Shelly S. Friedman, Esq. **Counsel**
Signature of Applicant, Corporate Officer or Other Authorized Representative Title

SWORN TO ME THIS **2nd** DAY OF **May** 2011

Elena Aristova
Notary Public, State of New York
No. 01AR6050323
Qualified in Kings County
NOTARY PUBLIC Commission Expires 11/06/2014



1. BZ Application form;
2. BSA Resolution 390-86-BZ;
3. Department of Buildings Objections dated April 28, 2011;

4. Affidavits of Ownership;
5. Statement of Facts;
6. Statement of Findings;
7. Landmarks Preservation Commission Certificates of Appropriateness issued on 12/14/2010;
8. Certificate of Occupancy No. 103426892T013 for 20 East 91st Street;
9. Tax Map;
10. Zoning Map;
11. BSA Zoning Analysis;
12. Radius Diagram/Land Use Map;
13. Photographs 1 through 7;
14. Existing Conditions Plans (Drawings EX-1 through EX-15 dated May 3, 2011);
15. Conforming (As-of-Right) Plans (Drawings AOR-1 through AOR-15 dated May 3, 2011);
16. Proposed Conditions Plans (Drawings P-1 through P-15 dated May 3, 2011);
17. List of Affected Property Owners and Tenants;
18. A CD containing all materials listed above;
19. Environmental Assessment Statement (one (1) original; two (2) copies and two (2) CDs).

Also enclosed are:

- Internal Revenue Service 501(c)(3) letter issued to Spence;
- Checks in total amount of Eight Thousand Eighty Dollars and 00/100 cents (\$8,080.00) payable to Board of Standards and Appeals which represent the BSA filing fee based on 80,803.47 sf of zoning floor area of the project;
- A check in the amount of Twenty-Seven Thousand Three Hundred Twenty-Five Dollars and 00/100 (\$27,325.00) payable to Board of Standards and Appeals which represents the CEQR filing fee based on 109,164.85 sf of gross floor area of the project.

Thank you for your cooperation. If you should have any questions please feel free to call me at (212) 925-4545.

Very truly yours,



Shelly S. Friedman

Enclosures

cc: Hon. Jacqueline Ludorf, Manhattan CB 8
Hon. Daniel R. Garodnick, NY City Council Member
Hon. Scott M. Stringer, Manhattan Borough President
Ms. Edith Hsu-Chen, Director, Manhattan Office, Department of City Planning
Mr. Christopher Holme, Zoning & Urban Design Division, Department of City Planning
Derek Lee, R.A., Manhattan Borough Commissioner, NYC Department of Buildings

DATE: 2010/03/18

1

SITE

17 EAST 90
STREET

EAST 90TH STREET



T H E S P E N C E S C H O O L

DATE: 2010/07/22



DATE: 2010/07/22

3

FIFTH AVE.

SITE
17 EAST 90
STREET

EAST 90TH STREET

T H E S P E N C E S C H O O L



DATE: 2010/10/06

4

MADISON
AVE.

SITE

22 EAST 91
STREET

EAST 91TH STREET



T H E S P E N C E S C H O O L

DATE: 2010/10/01

5



T H E S P E N C E S C H O O L

DATE: 2010/12/13

6



T H E S P E N C E S C H O O L

DATE: 2010/12/13

7

MADISON AVE.

**22 EAST 91
STREET**

**17 EAST 90
STREET**

PROPERTY LINE



T H E S P E N C E S C H O O L



NYC Digital Tax Map

Effective Date : 12-09-2008 12:15:11
End Date : Current
Manhattan Block: 1502

- Legend**
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon



SITE

Spence School. 20-22 East 91st Street & 17 East 90th Street, Manhattan. Tax Map





THE NEW YORK CITY PLANNING COMMISSION

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

M – MANUFACTURING DISTRICT

EFFECTIVE DATE(S) OF REZONING:

9-25-2007 C 070427 ZMM

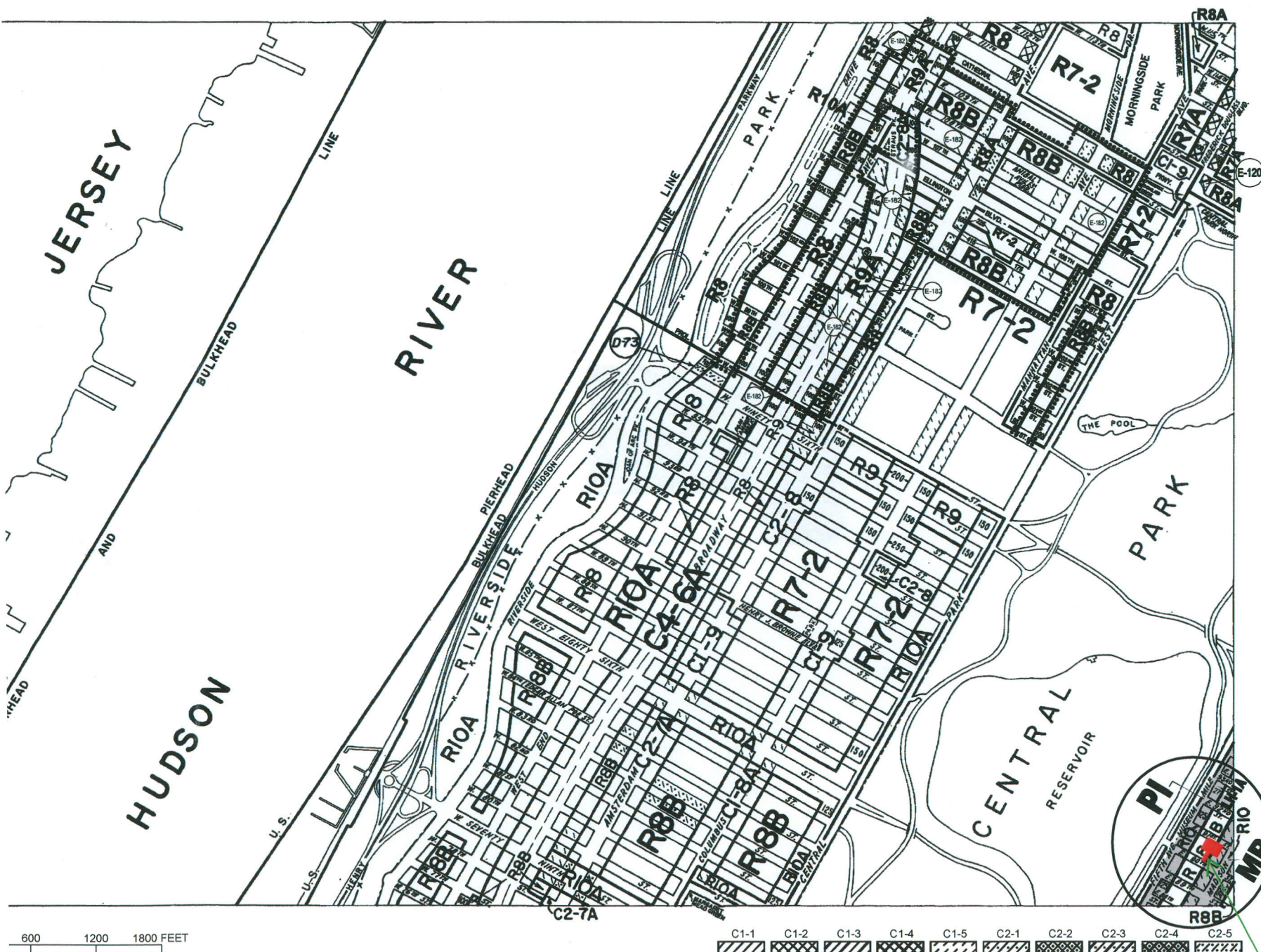
IH — REFERS TO DISTRICTS OR PORTIONS THEREOF THAT ARE INCLUSIONARY HOUSING DESIGNATED AREAS. SEE APPENDIX F FOR BOUNDARIES OF DESIGNATED AREAS.

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

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

SITE (21)



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.