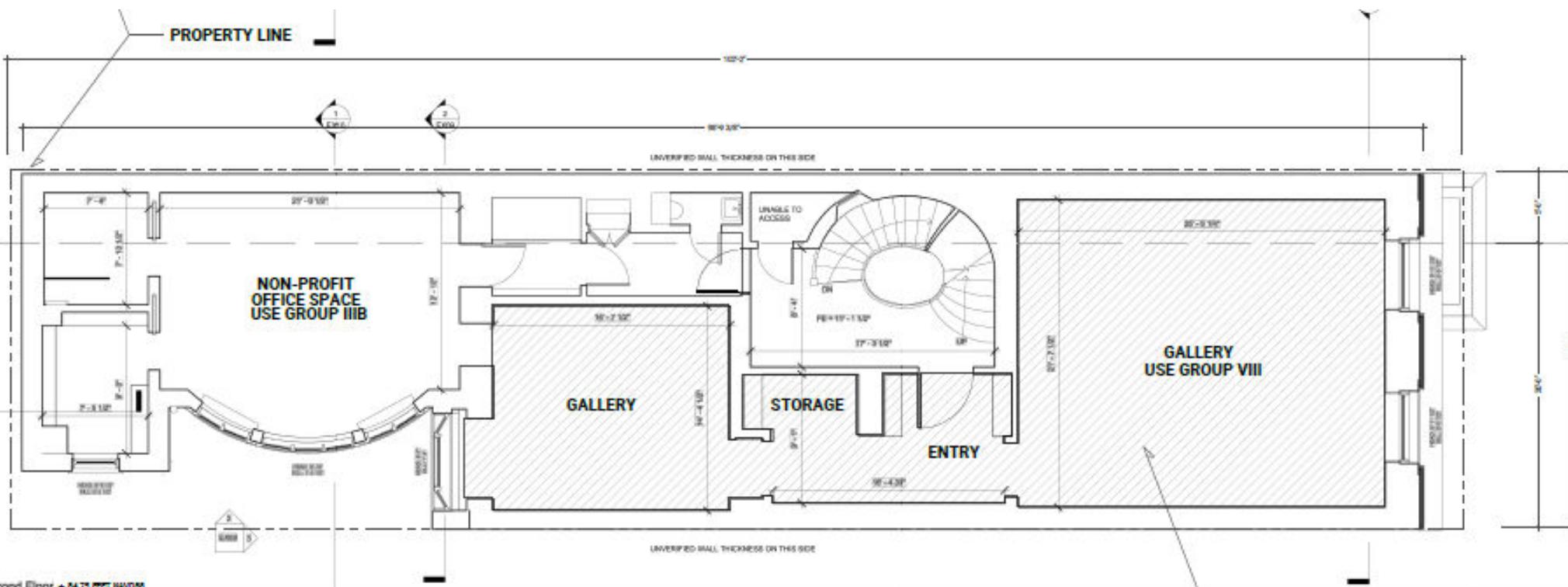


4 East 77th Street Extension of Term Application Community Board 8 Meeting

96-00-BZIII

January 21, 2025



1 | Second Floor + 84.75 FEET NAVIGABLE
Scale: 1/4" = 1'-0"

Gross Area Schedule	
Level	Area
Fifth Floor	1853 SF
Fourth Floor	2165 SF
Third Floor	2185 SF
Second Floor	2294 SF
First Floor	2273 SF
CELLAR	2577 SF
Total	13367 SF



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
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.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

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

AREA(S) REZONED

Subject Property

Effective Date(s) of Rezoning:
08-14-2025 C 250151 ZMM

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 and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

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

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History of 4 East 77th Street

- 1957 — First commercial art gallery use at 4 East 77th Street
- 1961 — First use exception granted at the Board of Standards and Appeals (“BSA”)
- 1974 — BSA permits an extension of term
- 1985 — BSA permits another extension of term
- 1999 — The current commercial art gallery tenant, Michael Werner Inc., begins occupancy at 4 East 77th Street
- 2000 — BSA permits another extension of term and allows the gallery to expand by approximately 50 percent
- 2012 — BSA permits another extension of term
- 2020 — Current BSA grant expires
- 2024 — Current owner takes title to 4 East 77th Street



4 East 77th Street, Manhattan

Radius Diagram / Land Use Map

Block: 1391, Lot: 69 Zoning District: R8B, R10

Zoning Map: 08c Special District: n/a

Zoning Districts and Commercial Overlays

C1-1	C2-1	C1-2	C2-2	C1-5
C1-3	C2-3	C1-4	C2-4	C2-5
Zoning District Boundary	Special District Boundary			R7A
Zoning District Labels				

Land Uses

One and Two-Family Homes	Manufacturing
Multiple Dwelling	Open Space / Park Land
Commercial	Institutional / Community Facility
Mixed Use (Residential/Commercial)	Parking / Automotive
	Vacant

Lot and Building Information

#	Lot Numbers (within radius)
###	Block Numbers
I, II, III	Story Height
Mo	Multiple Dwelling
D	Dwelling
R	Retail
G	Garage
C	Commercial
I	Industrial
M	Manufacturing
W	Warehouse
A	Auto
Cr	Community Facility

Data Sources

Land Use and Building Information: MapPLUTO 2024v3.1 from NYC DCP

Zoning Districts: NYC DCP, file dated 9/1/2024

Digital Tax Map: NYC DOF, file dated 4/11/2024

Building Footprints: NYC DoITT, file dated 11/2/2024

