

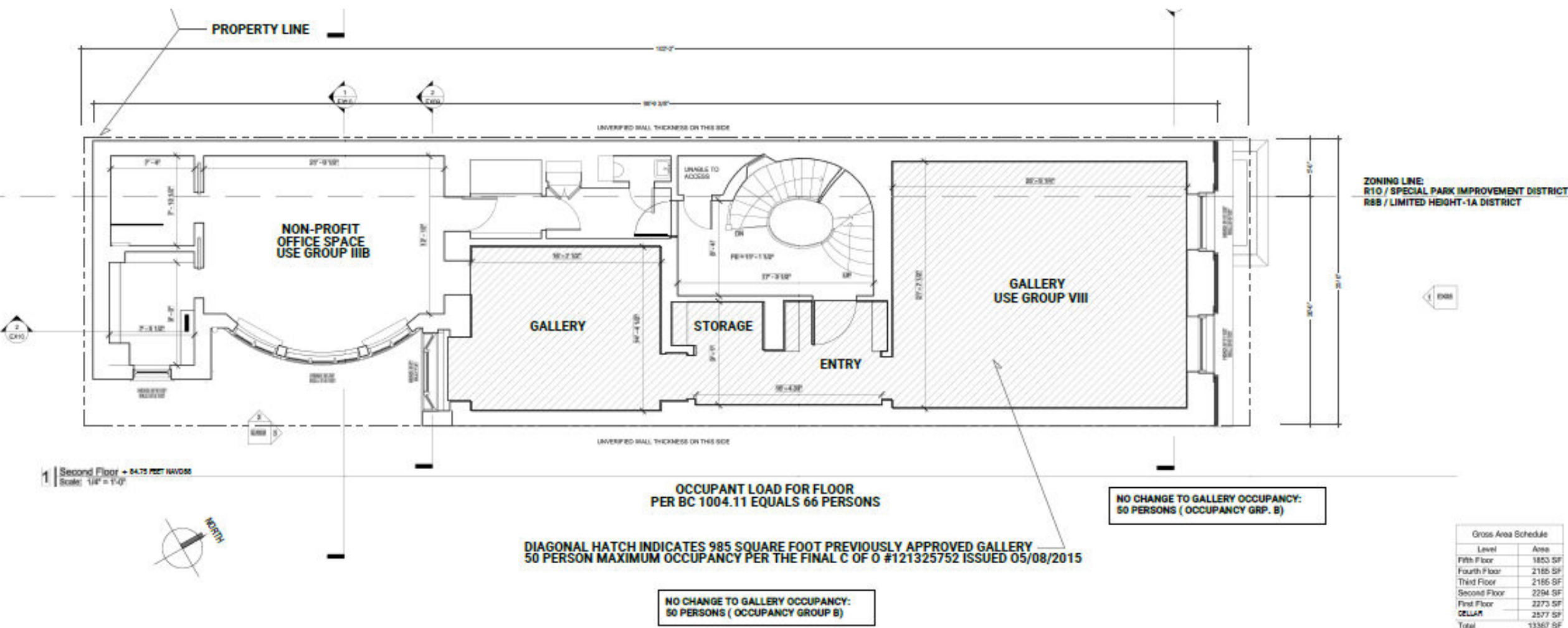
The background of the slide is a photograph of a city street. On the left, a dark, multi-story building is partially visible. In the center, a white, three-story building with a decorative balcony and classical window frames is the main focus. To the right, a brick building with a fire escape is visible. At the bottom, the tops of several cars are parked along the street.

# 4 East 77<sup>th</sup> Street Extension of Term Application Community Board 8 Meeting

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96-00-BZIII

January 21, 2025







## 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.

### MAP KEY

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

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C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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.

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](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

ZONING  
MAP 8C



# History of 4 East 77<sup>th</sup> Street

- 1957 — First commercial art gallery use at 4 East 77<sup>th</sup> 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 77<sup>th</sup> 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 77<sup>th</sup> Street





# 4 East 77th Street, Manhattan

## Radius Diagram / Land Use Map

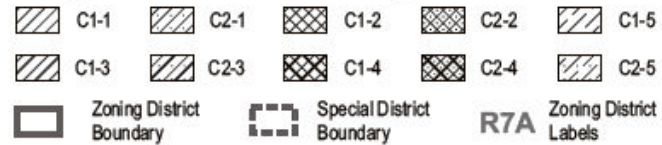
Block: 1391, Lot 69

Zoning District: R8B, R10

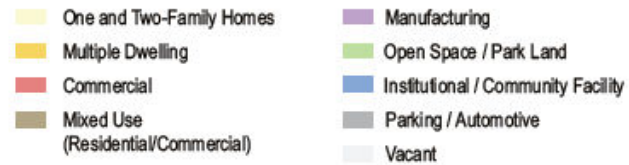
Zoning Map: 08c

Special District: n/a

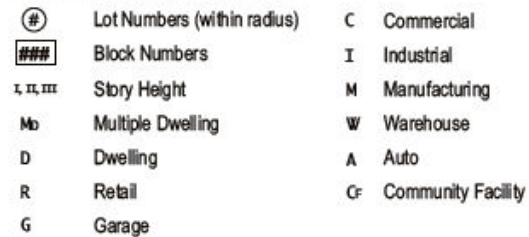
### Zoning Districts and Commercial Overlays



### Land Uses



### Lot and Building Information



### 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

