

16-93-BZ

APPLICANT – Carl A. Sulfarò, for 110 Christopher Street, LLC, owner.

SUBJECT – Application November 15, 2013 – Extension of Term (§11-411) of a previously approved variance (§72-21) which permitted retail (UG 6) in the cellar of an existing five-story and multiple dwelling, which expires on February 23, 2014. R6 zoning district.

PREMISES AFFECTED – 110 Christopher Street, south side of Christopher street 192'-6.26 West of Bleeker Street, Block 588, Lot 51, Borough of Manhattan.

COMMUNITY BOARD #2M

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Chair Srinivasan, Vice Chair Collins, Commissioner Otteley-Brown, Commissioner Hinkson and Commissioner Montanez5

Negative:.....0

THE RESOLUTION –

WHEREAS, this application is for a reopening and an extension of term for a variance, which expired on February 24, 2014; and

WHEREAS, a public hearing was held on this application on February 4, 2014, after due notice by publication in *The City Record*, and then to decision on February 25, 2014; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by Chair Srinivasan and Commissioner Montanez; and

WHEREAS, Community Board 2, Manhattan, recommends approval of this application; and

WHEREAS, the subject site is located on the south side of Christopher Street between Bedford Street and Bleecker Street, within an R6 zoning district; and

WHEREAS, on February 24, 1994, under the subject calendar, the Board granted an application to permit, in an R6 zoning district, the reestablishment of an expired variance, originally granted under BSA Cal. No. 50-60-BZ, which permitted the use of the cellar space for three small offices; and

WHEREAS, the term of the grant was extended on May 25, 2004, to expire on February 24, 2014; on that same date, the grant was also amended to permit the conversion of the cellar space from offices to a custom dressmaking and sales shop; and

WHEREAS, the applicant now seeks an extension of term; and

A true copy of resolution adopted by the Board of Standards and Appeals, February 25, 2014.

Printed in Bulletin Nos. 8-9, Vol. 99.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.

WHEREAS, based on its review of the record, the Board finds that the proposed extension of term is appropriate with certain conditions set forth below.

Therefore it is Resolved, that the Board of Standards and Appeals, *reopens* and *amends* the resolution, dated February 24, 1994, so that as amended the resolution reads: "to permit an extension of the term of the variance for a period of ten (10) years from February 25, 2014, to expire on February 25, 2024; *on condition* that the premises will be maintained in substantial compliance with the BSA-approved drawings; and *on further condition*;

THAT the grant will expire on February 25, 2024;

THAT the above conditions and all conditions from prior resolutions required to be on the certificate of occupancy will appear on the new certificate of occupancy;

THAT egress requirements will be approved by the Department of Buildings;

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s);

THAT the approved plans will be considered approved only for the portions related to the specific relief granted; and

THAT DOB must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s) and/or configuration(s) not related to the relief granted." (DOB Application No. 103579487)

Adopted by the Board of Standards and Appeals, February 25, 2014.

