



250 Broadway, 29th Floor
 New York, NY 10007
 212-386-0009 - Phone
 646-500-6271 - Fax
 www.nyc.gov/bsa

SPECIAL ORDER CALENDAR (SOC)
 Application Form

BSA APPLICATION NO. 87-12BZ

Section A

**Applicant/
 Owner**

Troutman Sanders LLP			A&J Properties, LLC		
NAME OF APPLICANT			OWNER OF RECORD		
875 Third Avenue, 16th Floor			2630 National Drive		
ADDRESS			ADDRESS		
New York	NY	10022	Brooklyn	NY	
CITY	STATE	ZIP	CITY	STATE	ZIP
212 704-6292			24 Hour Fitness, Inc. c/o Bally Total Fitness of Greater New York		
AREA CODE TELEPHONE			LESSEE / CONTRACT VENDEE		
212 704 5991			8700 West Bryn Mawr Avenue		
AREA CODE FAX			ADDRESS		
jed.candрева@troutmansanders.com			Chicago	Illinois	60631
EMAIL			CITY	STATE	ZIP

Section B

Site Data

1720 -1728 Sheepshead Bay Road
 STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

123 feet south of the intersection of Vorhies Avenue
 DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

8770	13	Brooklyn	15	None
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
Hon. Chaim M. Deutsch		C2-2/R4		29a
CITY COUNCIL MEMBER		ZONING DISTRICT		ZONING MAP NUMBER
		(include special zoning district, if any)		

Section C

Description

(LEGALIZATION YES NO IN PART)

Application to re-open and amend the Resolution in respect of BSA Calendar No. 87-12BZ to reflect a change in ownership from Bally Total Fitness to 24 Hour Fitness, Inc. The Application includes the replacement of accessory business signs to reflect the 24 Hour Fitness logo, minor alterations to interior partitions on the 1st floor and the re-purposing thereof, all as shown on the proposed plans.

Section D

Actions

APPLICATION IS HEREBY MADE TO:

- Waive of the Rules of Practice and Procedure (Explain in your statement)
- Extension of Time to:
 - Complete construction Obtain a Certificate of Occupancy Expiration Date: _____
- Amendment to Previous Board Approval
- Extension of Term of the:
 - Variance Special Permit For a term of ____ years Expiration Date: _____
- Other (Explain in your statement)

Authorizing Section(s) of the Zoning Resolution:

§ 11-411 § 11-412 § 11-413 §§ 72-01 and 72-22 § 73-11 Other 73-36

Section E

**Department
Of
Buildings
Information**

	YES	NO
1. Have plans been filed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Have plans been approved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Date Approved _____)		
3. Has a permit been obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Permit No. _____ Date Issued _____)		
4. Is work in progress?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Percentage of work completed _____%)		
5. Has a temporary or permanent Certificate of Occupancy been obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(If Yes, Expiration Date <u>6-26-04</u> Attach a copy)		

If you have answered "No" to any of these questions, include a paragraph in your statement describing the reason(s) for delay and the projected schedule of completion.

Section F

**Board
History**

List all prior Board actions associated with the subject Zoning Lot and attach one copy of each resolution:

On August 14, 2012, when the Zoning District was C2-2/R4, an application was granted by the Board under Section 73-36 to permit:

the existing PCE for a term of ten (10) years. The existing special permit expires on August 14, 2022. The prior PCE associated with this property (BSA Calendar No. 830-86BZ lapsed and was not timely renewed.

Section G

**Inspection
and
Compliance**

	YES	NO
1. Have you reviewed the Board's case file?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Have you recently inspected the premises and surrounding area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(If Yes, date of most recent site inspection _____)		
3. Did you find:		
a. Compliance with the terms and conditions of the Board's resolution?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attach a completed Certificate of Inspection and Compliance		
b. Any significant condition changes (e.g. rezoning, city map amendments, recent developments) within the affected area since the Board's last action on this application?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If the answer is "yes" to any of the questions below, explain further in your statement.		
4. Is there currently a proposal before the City Planning Commission to change the subject Zoning District, or any other action which includes the premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(File / CP No. _____)		
5. Are there any outstanding violation(s) on the premises?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(If Yes, submit a DOB BIS printout)		
6. Is there any other application before the Board which affects the premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Cal No. _____)		
7. Is there any other application at any government agency which affects the premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section H

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Jeremiah H. Candreva
Authorized Representative

SWORN TO ME THIS 8th DAY OF SEP 2015

Lisa Coniglio
NOTARY PUBLIC
Notary Public, State of New York
No. 01CO5048711
Qualified in New York County
Commission Expires August 28, 2017

STATEMENT IN SUPPORT OF AN APPLICATION TO REOPEN AND AMEND THE SPECIAL PERMIT ISSUED BY THE NEW YORK CITY BOARD OF STANDARDS AND APPEALS IN RESPECT OF BSA CALENDAR NO. 87-12BZ TO PERMIT A CHANGE IN OWNERSHIP OF THE PHYSICAL CULTURE ESTABLISHMENT FROM BALLY TOTAL FITNESS OF GREATER NEW YORK TO 24 HOUR FITNESS, THE REPLACEMENT OF CERTAIN ACCESSORY BUSINESS SIGNS TO REFLECT THE LOGO OF 24 HOUR FITNESS, MINOR ALTERATIONS TO INTERIOR PARTITION WALLS ON THE FIRST FLOOR AND THE RE-PURPOSING OF SUCH SPACES, ALL AS SHOWN ON THE PROPOSED PLANS.

Affected Premises:

1720-28 Sheepshead Bay Road
(Block 8770, Lot 13)
Community District 15, Brooklyn.

Troutman Sanders LLP
The Chrysler Building
405 Lexington Avenue
New York, New York 10174
Attention: Jeremiah H. Candreva, Esq.

STATEMENT OF FACTS

PART I

INTRODUCTION

This statement is submitted in support of an application to re-open and amend the Resolution of the Board in respect of BSA Calendar No. 87-12BZ to reflect a recent change in ownership from Bally Total Fitness of Greater New York to 24 Hour Fitness, Inc. The Application includes the replacement of accessory business signs to reflect the 24 Hour Fitness logo and minor alterations to certain interior partitions on the first floor of the PCE and the re-purposing thereof, all of which are reflected on the proposed plans (“Application”). The existing special permit was approved by the Board on August 14, 2012 (BSA Calendar No. 87-12BZ) for a term of ten (10) years. The existing special permit expires on August 14, 2022.

The PCE, issued pursuant to BSA Calendar No. 87-12BZ, permits the occupancy of a total of 37,363 square feet of floor area (which area is comprised of a 15,110 square feet on the 1st floor, a 15,700 square feet on the 2nd floor and 6,553 square feet on the mezzanine level) within the existing building. The applicant is not proposing to undertake any changes to the existing hours of operation or the area of the building currently utilized by the PCE. The applicant proposes minor alterations to certain interior partitions located on the first floor and the re-purposing thereof.

Prior History

The BSA history in respect of the property that is subject to the special permit includes the following milestones and conditions:

BSA CALENDAR No. 87-12BZ

August 14, 2012

Conditions associated with the Board's approval of the PCE on August 14, 2012 are as follows:

- That the term of this grant will expire on August 14, 2022;
- That there will be no change in ownership or operating control of the physical culture establishment without prior application to and approval from the Board;
- That all massages must be performed by New York State licensed massage therapists;
- That the site will be maintained free of graffiti;
- That the above conditions will appear on the Certificate of Occupancy;
- That local law 58/87 compliance will be as reviewed and approved by DOB;
- That fire safety measures will be installed and/or maintained as shown on the Board-approved plans;
- That the Department of Buildings will review the legality of the PCE's existing signage;
- That the approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objections;
- That the approved plans will be considered approved only for the portions related to the specific relief granted; and
- That the Department of Buildings must ensure compliance with all of the applicable provisions of the Zoning Resolution, Administrative Code, and any other relevant laws under its jurisdiction irrespective of plans/configurations not related to the relief granted.

BSA CALENDAR NO. 830-86BZ

The previous special permit, issued pursuant to BSA Calendar No. 830-86BZ, also permitted the occupancy of a total of 37,363 square feet of floor area (which area is comprised of a 15,110 square feet on the 1st floor, a 15,700 square feet on the 2nd floor and 6,553 square feet on the mezzanine level) within the existing building.

September 9, 2003

On September 9, 2003, the Board approved an extension of time to obtain a certificate of occupancy.

Conditions associated with this approval are as follows:

- That the premises shall be maintained free of debris and graffiti;
- That graffiti located on the premises shall be removed within 48 hours;
- That the above conditions and all conditions from prior resolutions shall appear on the Certificate of Occupancy;
- That the approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objections; and

- That the Department of Buildings must ensure compliance with all of the applicable provisions of the Zoning Resolution, Administrative Code, and any other relevant laws under its jurisdiction irrespective of plans/configurations not related to the relief granted.

September 21, 1999

On September 21, 1999, the Board waived its rules of practice and procedure and reopened and amended the previous resolutions that were adopted on May 5, 1987, as amended through June 27, 1989, expiring on May 5, 1997, so that the amended portion of the resolution in part stated:

"That this amended resolution shall continue for a term of ten years to expire May 5, 2007, that the hours of operation may be increased, that the mezzanine space shall be used for general fitness, that a small retail space be added on the first floor, that the racquetball courts be removed and that a portion of the first floor be used for therapeutic services...."

Conditions associated with this approval are as follows:

- That the premises remain graffiti free at all times;
- That the hours of operation be from 6 am to 11pm Monday through Thursday, 6 am to 10 pm Friday, 7 am to 10 pm Saturday and 9am to 5 PM Sunday;
- That any contractors providing massage services on the subject premises be presented to the Board for approval;
- That all signs shall be maintained in accordance with BSA approved plans;
- That the premises shall be maintained in substantial compliance with the proposed drawings submitted with the application marked "Received May 11, 1999 (10) sheets and Received September 8, 1999 (1) sheet;" and
- That other than as herein amended the resolution above cited shall be complied with in all respects, and a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution.

June 27, 1989

On June 27, 1989, the Board approved an amendment to the prior Resolution dated May 5, 1987 to permit a change in ownership of the PCE facility, a change in the hours of operation of the PE facility and a waiver of loading berths. No new conditions were incorporated into this June 27, 1989 Resolution from that which existed in the Resolution dated May 5, 1987.

May 5, 1987

On May 5, 1987 when the zoning district was C2-2 under the present calendar number the Board granted pursuant to Z.R. §§72-21 and 73-36 a change of use from skating rink (Use Group 12) to physical culture establishment requiring a special permit and enlargement of the existing structure to permit construction of (i) the second floor which replaced an existing partial floor and (ii) the mezzanine for use as a running track.

Conditions associated with this Board approval are as follows:

- That all work shall substantially conform to drawings as they apply to the objections noted above, filed with this application marked "Received August 27, 1986 – 6 sheets, December 3, 1986 – 5 sheets and April 14, 1987 – 1 sheet;
- That the owner shall comply with the conditions set forth in the conditional negative declaration;
- That the special permit be limited to a term of ten (10) years;
- That there shall be no change in ownership or operating control of the physical culture establishment without prior application to and approval from the Board;
- That the hours of operation of the PCE be from 6:30 am to 10pm Monday through Friday, 9 am to 6 pm Saturday and 9am to 5pm Sunday;
- That the mezzanine above the second floor be used as a running track only;
- That the above conditions shall appear on the Certificate of Occupancy;
- That the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and
- That substantial construction be completed in accordance with Section 72-23 ZR.

BSA Calender No. 854-76-BZ

May 3, 1977

On May 3, 1977 when the zoning district was C1-2 under Calender No. 854-76-BZ the Board granted pursuant to Z.R. §72-21 an enlargement in the existing structure (movie theater) and conversion to a skating rink with accessory uses (Use Group 12).

EXISTING/PROPOSED CONDITIONS

PART II

The existing two story commercial building located at 1720-28 Sheepshead Bay Road (Block 8770, Lot 13) is within the block bounded by Shore Parkway, East 16th Street, Voorhies Avenue and Sheepshead Bay Road, Brooklyn. This part of Brooklyn is mixed in its development, which consists of major transportation roadways (immediately across the street are the Belt and Shore Parkways) and thriving commercial establishments north and south along Sheepshead Bay Road.

24 Hour Fitness seeks to reopen and amend the Resolution of the Board to reflect a recent change in ownership from Bally Total Fitness of Greater New York to 24 Hour Fitness, Inc. The Application includes the replacement of accessory business signs to reflect the 24 Hour Fitness logo, minor alterations to certain interior partition walls on the first floor of the PCE and re-purposing thereof, all of which are reflected on the proposed plans. The applicant is not seeking to increase the 37,363 square foot area authorized pursuant to BSA Calendar No. 87-12BZ. Further, the applicant is not proposing to undertake any changes to the existing hours of operation of the PCE.

STATEMENT OF FINDINGS

PART III

Special Permit Pursuant to ZR Sections 73-00 & 73-36

The PCE requires a special permit in accordance with Section 73-36 of the Zoning Resolution, which states in part:

12/15/61

73-00

Special Permit Uses and Modifications

SECTION 73-00 FINDINGS REQUIRED FOR SPECIAL PERMIT

12/18/80

Section 73-03
General Findings Required for All Special Permit
Uses and Modifications

The Board of Standards and Appeals shall have the power ... and subject to such appropriate conditions and safeguards as the Board shall prescribe, to grant special permit uses ... as specifically provided in this Chapter, provided in each case:

- (a) The Board shall make all of the findings required in the applicable sections of this Chapter with respect to each such special permit use ... and shall find that, under the conditions and safeguards imposed, the hazards or disadvantages to the community at large of such special permit use ... at the particular site are outweighed by the advantages to be derived by the community by the grant of such special permit. In each case the Board shall determine that the adverse effect, if any, on the privacy, quiet, light, and air in the neighborhood of such special permit use ... will be minimized by appropriate conditions governing location of the site, design, and method of operation.

The applicant is not proposing to undertake any changes to the existing hours of operation or the area of the building currently utilized by the PCE. The Application includes the replacement of accessory business signs to reflect the 24 Hour Fitness logo and minor alterations to certain interior partition walls on the first floor of the PCE and re-purposing thereof, all of which are reflected on the proposed plans.

This part of Brooklyn is mixed in its development, which consists of major transportation roadways (immediately across the street are the Belt and Shore Parkways) and thriving commercial establishments north and south along Sheepshead Bay Road. The subject block is located within a C2-2(R4) zoning district. South of Voorhies Avenue, east and west of the site, are several blocks (located between East 15th Street and Ocean Parkway) that are mapped entirely within commercial overlay zoning districts (e.g., C2-2 and C1-2).

The exercise activities taking place within the club on the first, second and mezzanine levels will not adversely impact on the privacy, quiet, light and air in the neighborhood.

- (b) In all cases the Board shall deny a special permit whenever such proposed special permit use ... will interfere with any public improvement project (including housing, highways, public buildings or facilities, redevelopment or renewal projects, or right-of-way for sewers, transit, or other public facilities) which is approved by or pending before the Board of Estimate, Site Selection Board or City Planning Commission as determined from the calendars of each such agency issued prior to the date of the public hearings before the Board of Standards and Appeals.

The health club will not interfere with any public improvement project.

- (c) Not applicable.
- (d) Not applicable.
- (e) If a term of years is specified in the applicable section, the Board shall establish a term of years not to exceed such maximum. For those special permit uses ... for which a maximum term has not been specified, the Board may fix an appropriate term for any such special permit use...

The applicant is not requesting an amendment of the existing term.

(f) Not applicable.

(g) The Board may permit the ... extension of any existing use, which, if new, would be permitted by special permit in the specified districts under the provisions of Section 73-01 and other applicable provisions of this Chapter, provided that before granting any such permit for ... extension within the permitted districts, the Board shall make all of the required findings applicable to the special permit use.

For the reasons set forth herein, the Board should grant the proposed amendment to the special permit.

2/2/11

Section 73-36

Specific Findings Required for Physical Culture
Or Health Establishments

(a) In ... C2 ... Districts ... the Board of Standards and Appeals may permit physical culture or health establishments ... for a term not to exceed ten years, provided the following findings are made:

(1) That such use is so located as not to impair the essential character or the future use or development of the surrounding area; and

The PCE, issued pursuant to BSA Calendar No. 87-12BZ, permits the occupancy of a total of 37,363 square feet (which area is comprised of a 15,110 square foot area on the 1st floor, a 15,700 square foot area on the 2nd floor and a 6,553 square foot area on the mezzanine level) within the existing building.

The applicant is not proposing to undertake any changes to the existing hours of operation or the area of the building currently utilized by the PCE. The applicant proposes minor alterations to certain interior partitions located on the first floor in proximity to the reception area.

This part of Brooklyn is mixed in its development, which consists of major transportation roadways (immediately across the street are the Belt and Shore Parkways) and thriving commercial establishments north and south along Sheepshead Bay Road.

The subject block is located within a C2-2(R4) zoning district. South of Voorhies Avenue, east and west of the site, are several blocks (located between East 15th Street and Ocean Parkway) that are mapped entirely within commercial overlay zoning districts (e.g., C2-2 and C1-2).

The exercise activities taking place within the club on the first, second and mezzanine levels will not impair the essential character or the future use or development of the surrounding area.

(2) That such use contains:

- (i) One or more of the following regulation size sports facilities: handball courts, basketball courts, squash courts, paddleball courts, racquetball courts, tennis courts; or
- (ii) A swimming pool of a minimum 1,500 square feet; or
- (iii) Facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics or martial arts; or
- (iv) Facilities for the practice of massage by New York State licensed masseurs or masseuse.

Therapeutic or relaxation services may be provided only as accessory to programmed facilities as described in (a)(2)(i) through (a)(2)(iv) above.

The health club provides exercise areas for free weights, strength training, aerobics, stretching, cardio, multi-purpose and offer classes, instruction and programs for physical improvement.

CONCLUSION

The proposed amendment to the special permit will not adversely impact the quality of the neighborhood. The change in ownership does not affect any of the required findings for the PCE special permit. Accordingly, it is respectfully requested that the Board grant the application described herein.

BSA History

The PCE was most recently authorized by the Board, pursuant to ZR Section 73-36, on August 14, 2012 for a term of ten (10) years. The term of the existing PCE expires on August 14, 2022.

The BSA history in respect of the property that is subject to the special permits includes the following milestones and conditions:

BSA CALENDAR No. 87-12BZ

August 14, 2012

Conditions associated with the Board's approval of the PCE on August 14, 2012 are as follows:

- That the term of this grant will expire on August 14, 2022;
- That there will be no change in ownership or operating control of the physical culture establishment without prior application to and approval from the Board;
- That all massages must be performed by New York State licensed massage therapists;
- That the site will be maintained free of graffiti;
- That the above conditions will appear on the Certificate of Occupancy;
- That local law 58/87 compliance will be as reviewed and approved by DOB;
- That fire safety measures will be installed and/or maintained as shown on the Board-approved plans;
- That the Department of Buildings will review the legality of the PCE's existing signage;
- That the approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objections;
- That the approved plans will be considered approved only for the portions related to the specific relief granted; and
- That the Department of Buildings must ensure compliance with all of the applicable provisions of the Zoning Resolution, Administrative Code, and any other relevant laws under its jurisdiction irrespective of plans/configurations not related to the relief granted.

BSA CALENDAR NO. 830-86BZ

The previous PCE, issued pursuant to BSA Calendar No. 830-86BZ, permitted the occupancy of a total of 37,363 square feet (which area is comprised of a 15,110 square foot area on the 1st floor, a 15,700 square foot area on the 2nd floor and a 6,553 square foot area on the mezzanine level) within the existing building.

September 9, 2003

On September 9, 2003, the Board approved an extension of time to obtain a certificate of occupancy. Conditions associated with this approval are as follows:

- That the premises shall be maintained free of debris and graffiti;
- That graffiti located on the premises shall be removed within 48 hours;
- That the above conditions and all conditions from prior resolutions shall appear on the Certificate of Occupancy;
- That the approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objections; and
- That the Department of Buildings must ensure compliance with all of the applicable provisions of the Zoning Resolution, Administrative Code, and any other relevant laws under its jurisdiction irrespective of plans/configurations not related to the relief granted.

September 21, 1999

On September 21, 1999, the Board waived its rules of practice and procedure and reopened and amended the previous resolutions that were adopted on May 5, 1987, as amended through June 27, 1989, expiring on May 5, 1997, so that the amended portion of the resolution in part stated:

"That this amended resolution shall continue for a term of ten years to expire May 5, 2007, that the hours of operation may be increased, that the mezzanine space shall be used for general fitness, that a small retail space be added on the first floor, that the racquetball courts be removed and that a portion of the first floor be used for therapeutic services...."

Conditions associated with this approval are as follows:

- That the premises remain graffiti free at all times;
- That the hours of operation be from 6 am to 11pm Monday through Thursday, 6 am to 10 pm Friday, 7 am to 10 pm Saturday and 9am to 5 PM Sunday;
- That any contractors providing massage services on the subject premises be presented to the Board for approval;
- That all signs shall be maintained in accordance with BSA approved plans;
- That the premises shall be maintained in substantial compliance with the proposed drawings submitted with the application marked "Received May 11, 1999 (10) sheets and Received September 8, 1999 (1) sheet;" and
- That other than as herein amended the resolution above cited shall be complied with in all respects, and a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution.

June 27, 1989

On June 27, 1989, the Board approved an amendment to the prior Resolution dated May 5, 1987 to permit a change in ownership of the PCE facility, a change in the hours of operation of the PE facility and a waiver of loading berths. No new conditions were incorporated into this June 27, 1989 Resolution from that which existed in the Resolution dated May 5, 1987.

May 5, 1987

On May 5, 1987 when the zoning district was C2-2 under the present calendar number the Board granted pursuant to Z.R. §§72-21 and 73-36 a change of use from skating rink (Use Group 12) to physical culture establishment requiring a special permit and enlargement of the existing structure to permit construction of (i) the second floor which replaced an existing partial floor and (ii) the mezzanine for use as a running track.

Conditions associated with this Board approval are as follows:

- That all work shall substantially conform to drawings as they apply to the objections noted above, filed with this application marked "Received August 27, 1986 – 6 sheets, December 3, 1986 – 5 sheets and April 14, 1987 – 1 sheet;
- That the owner shall comply with the conditions set forth in the conditional negative declaration;
- That the special permit be limited to a term of ten (10) years;
- That there shall be no change in ownership or operating control of the physical culture establishment without prior application to and approval from the Board;
- That the hours of operation of the PCE be from 6:30 am to 10pm Monday through Friday, 9 am to 6 pm Saturday and 9am to 5pm Sunday;
- That the mezzanine above the second floor be used as a running track only;
- That the above conditions shall appear on the Certificate of Occupancy;
- That the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and
- That substantial construction be completed in accordance with Section 72-23 ZR.

BSA CALENDAR No. 854-76BZ

May 3, 1977

On May 3, 1977 when the zoning district was C1-2 under Calender No. 854-76-BZ the Board granted pursuant to Z.R. §72-21 an enlargement in the existing structure (movie theater) and conversion to a skating rink with accessory uses (Use Group 12).

BSA CALENDAR NO.

BLOCK 8770

LOT 13

SUBJECT SITE ADDRESS

1720-1728 SHEEPSHEAD BAY ROAD

APPLICANT

TROUTMAN SANDERS LLP

ZONING DISTRICT C2-2 in R4

PRIOR BSA #

COMPLIANT: "Y"

SPECIAL/HISTORIC DISTRICT

IF NOT: "N" and

COMMUNITY BOARD 15

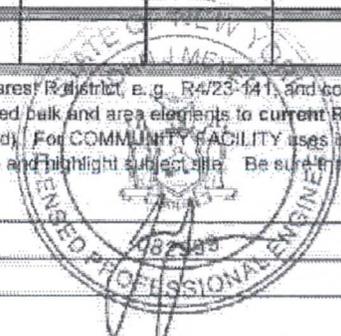
INDICATE AMT

	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	OVER/UNDER
LOT AREA	24,162				24,162		N/A
LOT WIDTH					VARIES		N/A
USE GROUP (S)	32-18	1-9		PCE	PCE	PCE	N
FA RESIDENTIAL	23-10	18,122		0	0	0	N/A
FA COMMUNITY FACILITY	33-121	48,324		0	0	0	N/A
FA COMMERCIAL/INDUST.	33-121	24,162		45,401	45,401	45,401	Y-BSA VAR*
FLOOR AREA TOTAL	33-121	48,324		45,401	45,401	45,401	Y-BSA VAR*
FAR RESIDENTIAL	23-141	0.75		0	0	0	N/A
FAR COMMUNITY FACILITY	33-121	2.0		0	0	0	N/A
FAR COMMERCIAL/INDUST.	33-121	1.0		1.54	1.54	1.54	Y-BSA VAR*
FAR TOTAL	33-121	2.0		1.54	1.54	1.54	Y-BSA VAR*
OPEN SPACE	N/A						
OPEN SPACE RATIO	N/A						
LOT COVERAGE (%)	N/A						
NO. DWELLING UNITS	N/A						
WALL HEIGHT	33-431						
TOTAL HEIGHT	33-431	30		55	55	55	Y-BSA VAR*
NUMBER OF STORIES				2+MEZZ.	2+MEZZ.	2+MEZZ.	Y
FRONT YARD	33-20		NONE	NONE	NONE	NONE	Y
SIDE YARD	33-25		8 FT	>8 FT	>8 FT	>8 FT	Y
SIDE YARD	33-25		0	0	0	0	Y
REAR YARD	33-261/33-303		20 FT	15FT/20FT	15FT/20FT	15FT/20FT	Y-BSA VAR*
SETBACK (S)	33-431		30 FT	0	0	0	Y-BSA VAR*
SKY EXP. PLANE (SLOPE)	33-431	1 TO 1					
NO. PARKING SPACES	36-21		62	0	0	0	Y-BSA VAR*
LOADING BERTH (S)	36-62		2	0	0	0	Y-BSAperC/O*
OTHER:							

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to current R district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES: Existing PCE is 37,363 SF.

*830-86BZ & 854-76BZ

** No change per C/O.



BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS

REVISED JANUARY 2004

BSA CALENDAR NO: _____

LOCATION: 1720-1728 SHEEPSHEAD BAY ROAD BOROUGH BROOKLYN

BLOCK 8770

APPLICANT: TROUTMAN SANDERS LLP

LOT 13

ZONING DISTRICT: C2-2/R4

SPECIAL DISTRICT _____

LOT AREA: 24,162 SF

EQUIVALENT C DISTRICT _____

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS	YES	YES
ADVERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS	N/A	N/A
TOTAL SURFACE AREA - ALL SIGNS C1 - C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = 150SF / FRONTAGE (150SF MAX)	67.54	YES
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 50SF / FRONTAGE (150SF MAX)	39.84	YES
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 50SF (150SF MAX)	27.7	YES
ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = _____	N/A	N/A
ILLUMINATED OR FLASHING SIGNS IN C8 DISTRICTS - BUSINESS OR ADVERTISING	32-645	TOTAL SURFACE AREA OF ALL SUCH SIGNS < 5X STREET FRONTAGE OF ZONING LOT; EACH SIGN < 500 SF	N/A	N/A
PERMITTED PROJECTION C6-5, C6-7, C7 SEE SECTION 32-653 FOR ADD'L REGS	32-651	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 8'	N/A	N/A
PERMITTED PROJECTION FOR ALL REMAINING COMMERCIAL DISTRICTS	32-652	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 18" FOR DOUBLE OR MULTI-FACETED SIGNS OR 12" FOR ALL OTHERS	<12"	YES
REGULATIONS FOR PROJECTING BUSINESS SIGNS: AWNINGS, CANOPIES, SIGNS ON MARQUEES C1 - C8	32-653	- AWNING OR CANOPY: NON-ILLUM. < 12SF, LETTERS < 12", FOR IDENTIFICATION ONLY; - SIGN ON MARQUEE: MUST PROJECT < 48" ABOVE, > 12" BELOW, EXCEPT C6-5, C6-7, C7	N/A FOR PCE	YES
MAXIMUM HEIGHT OF SIGNS C8	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS	N/A	N/A
MAXIMUM HEIGHT OF SIGNS C1 - C7	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION	12'-3"	YES
MAXIMUM HEIGHT ABOVE ROOF C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL	N/A	N/A
ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED	N/A	N/A
ADDITIONAL REGULATIONS FOR SIGNS OTHER THAN ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-661	IF WITHIN 200' OF ARTERIAL HIGHWAY OR PARK SIGN SHALL NOT EXCEED 500sf SURFACE AREA IF WITHIN VIEW. SEE EXCEPTIONS	N/A	N/A
ADDITIONAL REGULATIONS FOR ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-662	NONE PERMITTED WITHIN 200' OF ARTERIAL HIGHWAY OR PARK, IF WITHIN VIEW	N/A	N/A
WATERWAY ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS	N/A	N/A
PROVISION FOR DIST. BOUNDARIES C2 - C8	32-67	IF WITHIN 100' OF RESIDENCE DISTRICT OR ADJ. TO PARK AND SIGN < 165 DEG., SEE C1 REGS.	N/A	N/A
RESIDENTIAL OR MIXED BUILDINGS C1 - C6	32-68	FOR UG 1, 2 or RESIDENTIAL USES, SEE RESIDENTIAL REGULATIONS. FOR NON-RESIDENTIAL USE ON 2 FLOORS - NON-ILLUM. SIGNS ONLY AND BELOW 3RD STORY	N/A	N/A
ADULT ESTABLISHMENTS	32-69	SEE SECTION	N/A	N/A



women's Fantasy



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Saturday 8am-7pm
Sunday 8am-9pm

2012 JUN 20 A 11:17
 DAL NO.

FIRE PROTECTION LEGEND

- ☉ INTERNALLY ILLUMINATED DIRECTIONAL EXIT SIGN
- ⌂ EMERGENCY LIGHTING
- ⚡ MANUAL FIRE ALARM ACTUATING DEVICE
- 🔊 FIRE ALARM COMBINATION HORN/STROBE 110 CD MIN. STROBE INTENSITY
- 🔥 FIRE EXTINGUISHER
- 📺 FIRE ALARM CONTROL PANEL

GENERAL FIRE PROTECTION NOTES

1. ENTIRE SPACE FULLY SPRINKLERED. (AUTOMATIC WET SPRINKLER)
2. FIRE EXTINGUISHERS THROUGHOUT.

NOTE:

1. MINIMUM 3'-0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED, INCLUDING FROM ANY GYMNASIUM EQUIPMENT.
2. AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PCE SPACE. THE SYSTEM WILL INCLUDE THE FOLLOWING:
 - AREA SMOKE DETECTOR.
 - MANUAL PULL STATIONS AT EACH REQUIRED EXIT.
 - LOCAL AUDIBLE AND VISUAL ALARMS.
 - CONNECTION OF THE INTERIOR FIRE ALARM TO A FDNY APPROVED CENTRAL STATION.
3. LOCAL LAW 58/87 SHALL BE COMPLIED WITH AS APPROVED BY DOB.

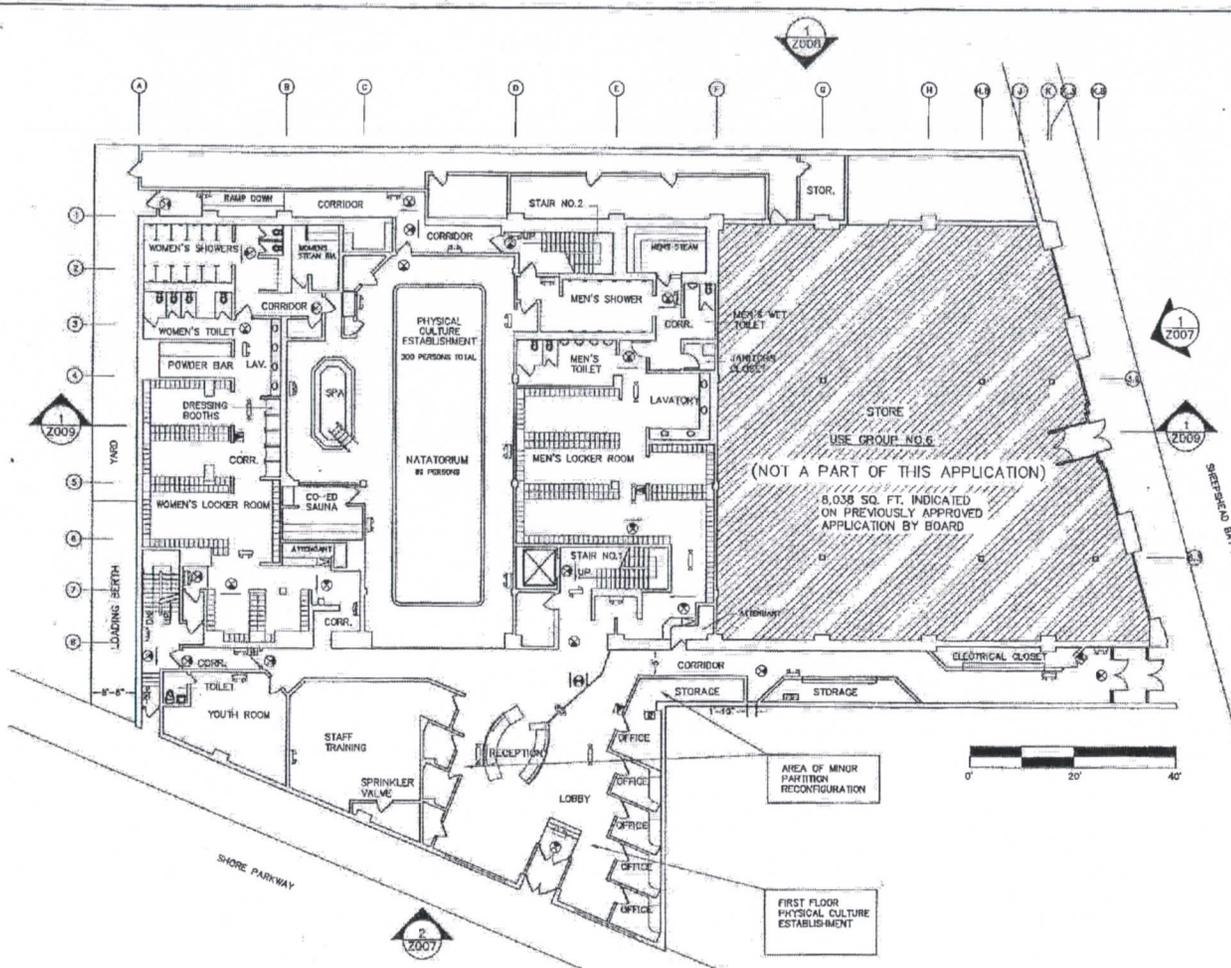
NO 09/12/2012 FOR FILING
 NO DATE COMMENT

BALLY TOTAL FITNESS
 1725-1728 SHEEPSHEAD BAY ROAD
 BROOKLYN, NY
BSA SPECIAL PERMIT

PROPOSED FIRST FLOOR PLAN



PROJECT NO. 111120
 DRAWING BY: CRV
 CHECKED BY: JM
 DRAWING NO. Z-004
 NTS 4 OF 8



1 PROPOSED FIRST FLOOR PLAN
 NTS 2004

EXISTING OCCUPANCY -- PHYSICAL CULTURE ESTABLISHMENT
 PER CERTIFICATE OF OCCUPANCY #237738
 FLOOR -- OCCUPANT LOAD
 FIRST FLOOR -- 700 PERSONS (300 PERSONS PHYSICAL CULTURE ESTABLISHMENT)

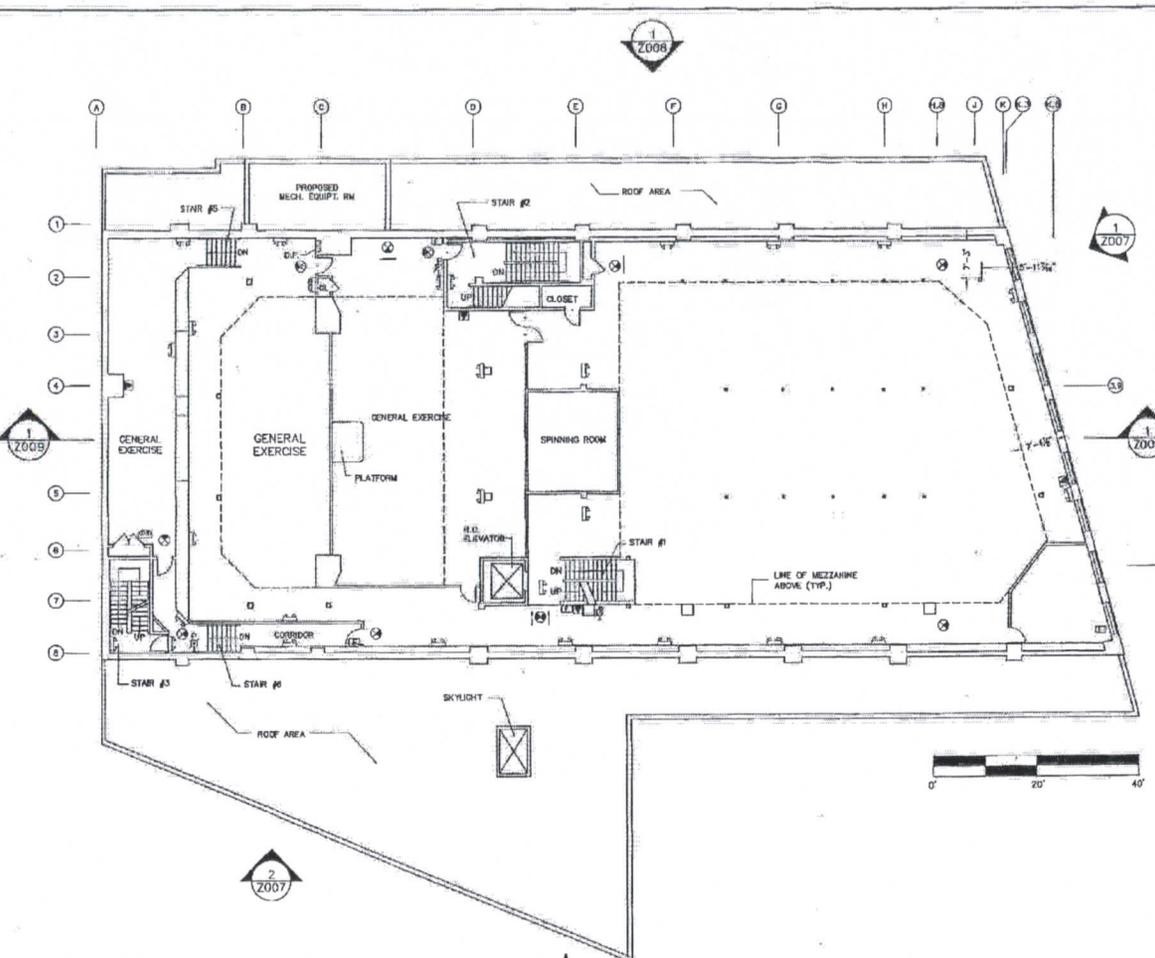
APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

The approval of these plans is limited solely to the relief granted by the BSA. Plans are subject to Department of Buildings review for compliance with other applicable laws, rules and regulations.
 Refer to the Certified Resolution language for the scope and specific description of the BSA approval.

87-12-BZ-



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- FIRE PROTECTION LEGEND**
- ⊗ INTERNALLY ILLUMINATED DIRECTIONAL EXIT SIGN
 - ⌚ EMERGENCY LIGHTING
 - ⚡ MANUAL FIRE ALARM ACTUATING DEVICE
 - 🔊 FIRE ALARM COMBINATION HORN/STROBE 110 C/D MIN. STROBE INTENSITY
 - 🧯 FIRE EXTINGUISHER
 - 🔧 FIRE ALARM CONTROL PANEL

- GENERAL FIRE PROTECTION NOTES**
- ENTIRE SPACE FULLY SPRINKLERED. (AUTOMATIC WET SPRINKLER)
 - FIRE EXTINGUISHERS THROUGHOUT.

- NOTE:**
- MINIMUM 3'-0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED, INCLUDING FROM ANY GYMNASIUM EQUIPMENT.
 - AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PCE SPACE; THE SYSTEM WILL INCLUDE THE FOLLOWING:
 - AREA SMOKE DETECTOR
 - MANUAL PULL STATIONS AT EACH REQUIRED EXIT.
 - LOCAL AUDIBLE AND VISUAL ALARMS.
 - CONNECTION OF THE INTERIOR FIRE ALARM TO A FDNY APPROVED CENTRAL STATION.
 - LOCAL LAW 58/87 SHALL BE COMPLIED WITH AS APPROVED BY DOB.



EXISTING/PROPOSED SECOND FLOOR PLAN
NTS

EXISTING OCCUPANCY - PHYSICAL CULTURE ESTABLISHMENT
PER CERTIFICATE OF OCCUPANCY #237738
FLOOR - OCCUPANT LOAD
SECOND FLOOR - 300 PERSONS

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

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Refer to the Certified Resolution language for the scope and specification of the BSA approval.

87-12-BZ-

NO. DATE COMMENT

BALLY TOTAL FITNESS
1720-1726 SHEEPHEAD BAY ROAD
BROOKLYN, NY
BSA SPECIAL PERMIT

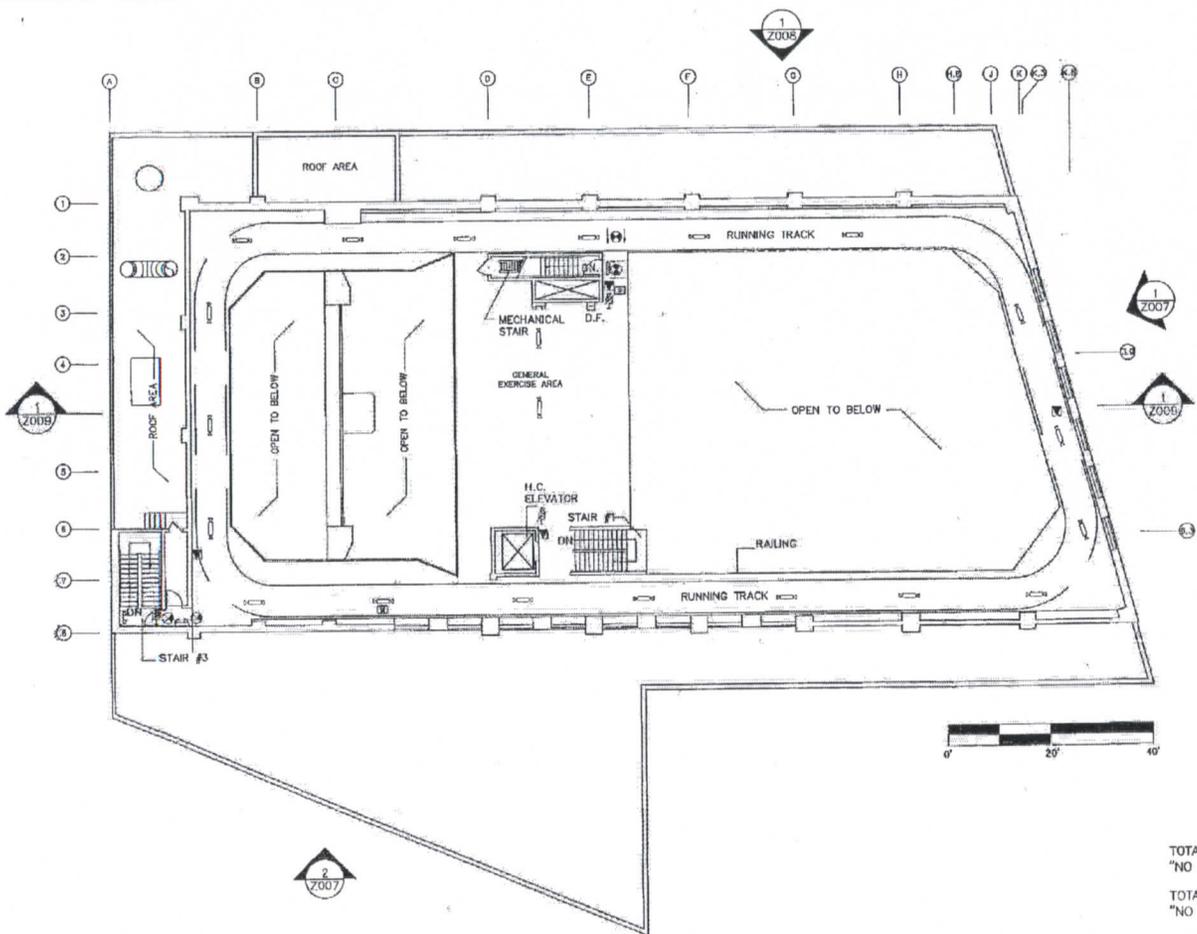
EXISTING / PROPOSED
SECOND FLOOR PLAN



PROJECT NO. 111120
DRAWN BY: CRV
DESIGNED BY: JM
CHECKED BY: JM
DATE: 6/26/12
Z-005
NTS 6 OF 8



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FIRE PROTECTION LEGEND

- Ⓢ INTERNALLY ILLUMINATED DIRECTIONAL EXIT SIGN
- Ⓛ EMERGENCY LIGHTING
- Ⓜ MANUAL FIRE ALARM ACTUATING DEVICE
- Ⓢ FIRE ALARM COMBINATION HORN/STROBE 110 CD MIN. STROBE INTENSITY
- Ⓛ FIRE EXTINGUISHER
- Ⓢ FIRE ALARM CONTROL PANEL

GENERAL FIRE PROTECTION NOTES

1. ENTIRE SPACE FULLY SPRINKLERED.
(AUTOMATIC WET SPRINKLER)
2. FIRE EXTINGUISHERS THROUGHOUT.

NOTE:

1. MINIMUM 3'-0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED, INCLUDING FROM ANY GYMNASIUM EQUIPMENT.
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 -AREA SMOKE DETECTOR.
 -MANUAL PULL STATIONS AT EACH REQUIRED EXIT.
 -LOCAL AUDIBLE AND VISUAL ALARMS.
 -CONNECTION OF THE INTERIOR FIRE ALARM TO A FDNY APPROVED CENTRAL STATION.
3. LOCAL LAW 58/87 SHALL BE COMPLIED WITH AS APPROVED BY DOB.

TOTAL SF PREVIOUSLY APPROVED BY BOARD (EXCLUDING "NO OCCUPANCY AREA")	4,470 SF
TOTAL SF "NO OCCUPANCY AREA"	2,083 SF
TOTAL SF EXISTING MEZZANINE	6,553 SF

1 EXISTING/PROPOSED SECOND FLOOR (MEZZANINE) PLAN
 NTS

EXISTING OCCUPANCY - PHYSICAL CULTURE ESTABLISHMENT
 PER CERTIFICATE OF OCCUPANCY #237738
 FLOOR - OCCUPANT LOAD
 MEZZANINE - 30 PERSONS (PHYSICAL CULTURE ESTABLISHMENT)

APPROVED PLANS BOARD OF STANDARDS AND APPEALS
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 or to the Certified Resolution language for the scope and specific caption of the BSA approval.

87-12-BZ-

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BALLY TOTAL FITNESS
 1729-1728 SHEEPSHEAD BAY ROAD
 BROOKLYN, NY
BSA SPECIAL PERMIT
 EXISTING /PROPOSED
 SECOND FLOOR
 (MEZZANINE) PLAN



PROJECT NO. 111120
 DRAWING BY: CRV
 DESIGNER BY: JJA
 CHECKED BY: JJA
 COMMENT:
Z-006
 NTS 6 OF 9

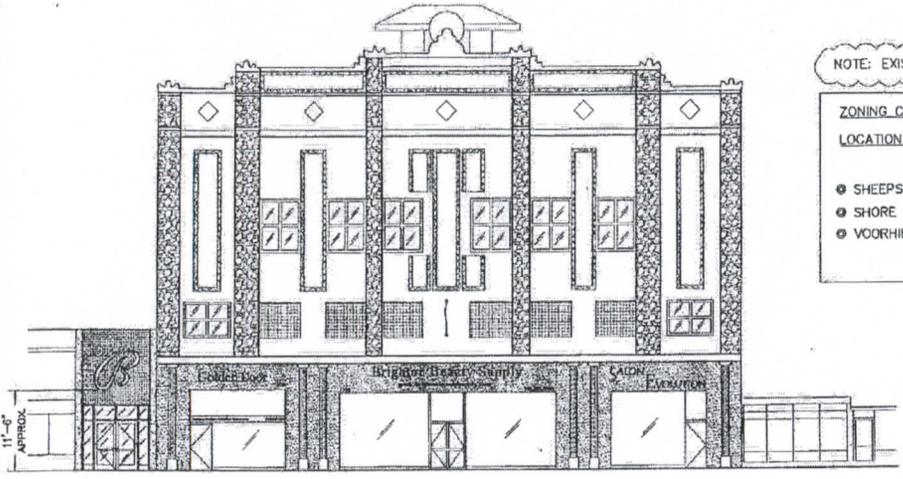


NOTE: EXISTING SIGNS ARE SUBJECT TO A SEPARATE REVIEW AND APPROVAL BY NYC DEPARTMENT OF BUILDINGS

ZONING CALCULATIONS FOR PROPOSED SIGNAGE:

LOCATION	BALLY'S SIGNAGE: (ILLUMINATED)	OTHERS SIGNAGE: (NON-ILLUMINATED)	TOTAL SIGNAGE:
● SHEEPSHEAD BAY ROAD:	9.18 SQ. FT. +	39.84 SQ. FT. =	49.02 SQ. FT.
● SHORE PARKWAY:	29.44 SQ. FT. +	NONE =	29.44 SQ. FT.
● VOORHIES AVE.:	30.27 SQ. FT. +	NONE =	30.27 SQ. FT.
	68.89 SQ. FT. +	39.84 SQ. FT. =	108.73 TOTAL SQ. FT.

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1 EXISTING/PROPOSED ELEVATION AT SHEEPSHEAD BAY ROAD
2007 NTS

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

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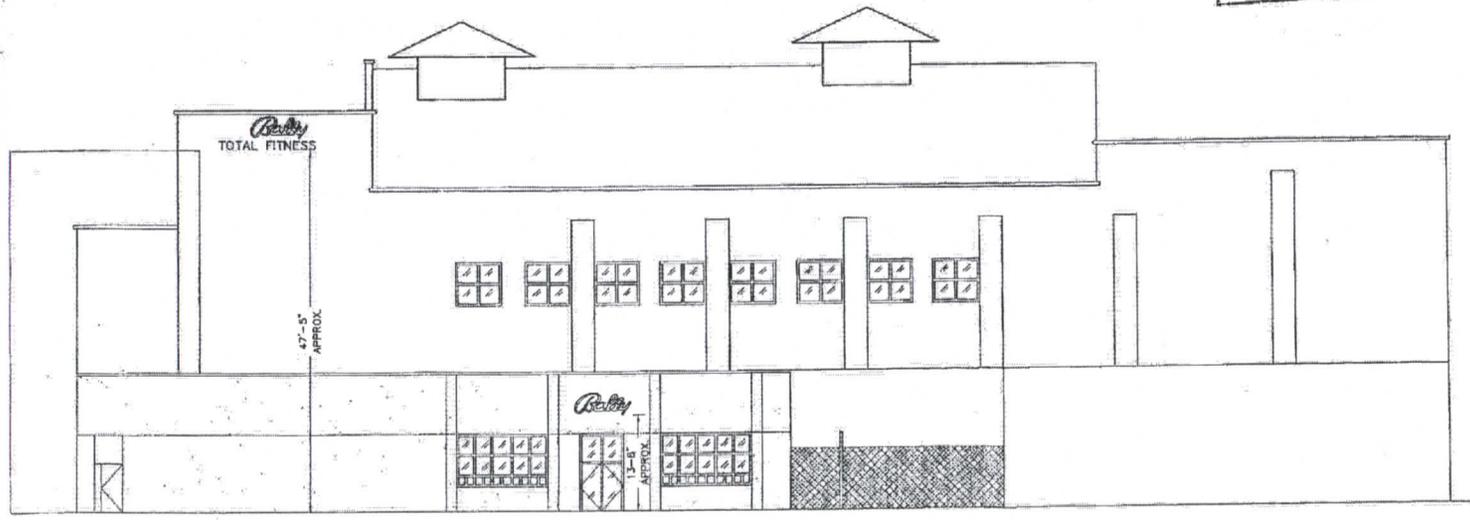
Refer to the Certified Resolution language for the scope and specification of the BSA approval.

01 08/09/2012 SIGNAGE NOTE
00 03/01/2012 FOR FILING
NO. DATE COMMENT

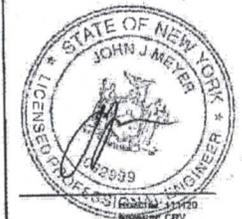
BALLY TOTAL FITNESS
1726-1728 SHEEPSHEAD BAY ROAD
BROOKLYN, NY
BSA SPECIAL PERMIT

EXISTING / PROPOSED
ELEVATIONS I

87-12-BX



2 EXISTING/PROPOSED ELEVATION AT SHORE PARKWAY
2007 NTS



DESIGNED BY: CRV
CHECKED BY: JM
DRAWING NO. Z-007

NTS 7 OF 8

NOTE: EXISTING SIGNS ARE SUBJECT TO A SEPARATE REVIEW AND APPROVAL BY NYC DEPARTMENT OF BUILDINGS

ZONING CALCULATIONS FOR PROPOSED SIGNAGE:

LOCATION	BALLY'S SIGNAGE: (ILLUMINATED)		OTHERS SIGNAGE: (NON-ILLUMINATED)		TOTAL SIGNAGE:
● SHEEPSHEAD BAY ROAD:	9.18 SQ. FT.	+	39.84 SQ. FT.	=	49.02 SQ. FT.
● SHORE PARKWAY:	29.44 SQ. FT.	+	NONE	=	29.44 SQ. FT.
● VOORHIES AVE.:	30.27 SQ. FT.	+	NONE	=	30.27 SQ. FT.
	68.89 SQ. FT.	+	39.84 SQ. FT.	=	108.73 TOTAL SQ. FT

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APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

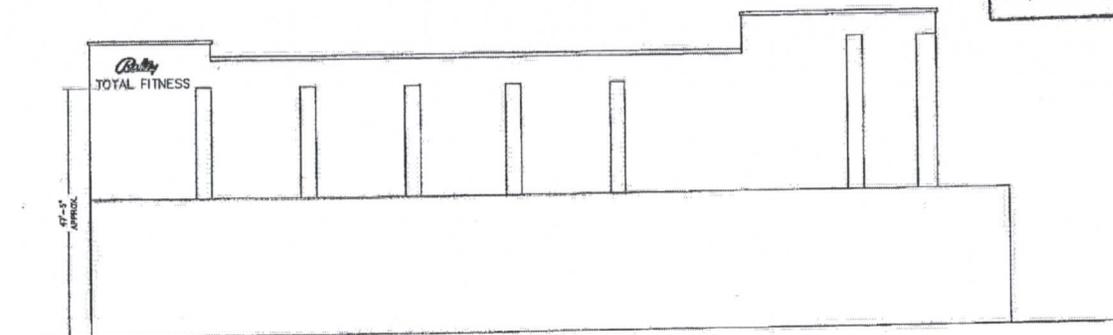
The approval of these plans is limited solely to the relief granted by the Board of Standards and Appeals. All plans are subject to Department of Buildings review for compliance with all other applicable laws, rules and regulations.
Reference to the Certified Resolution language for the scope and specific description of the BSA approval.

NO.	DATE	COMMENT
01	08/06/2012	SIGNAGE NOTE
02	03/01/2012	FOR FILING

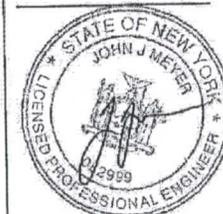
BALLY TOTAL FITNESS
1730 1728 SHEEPSHEAD BAY ROAD
BROOKLYN, NY
BSA SPECIAL PERMIT

EXISTING / PROPOSED
ELEVATIONS II

87-12-B7



1 EXISTING/PROPOSED NORTH ELEVATION AT VOORHIES AVE.
2008 NTS

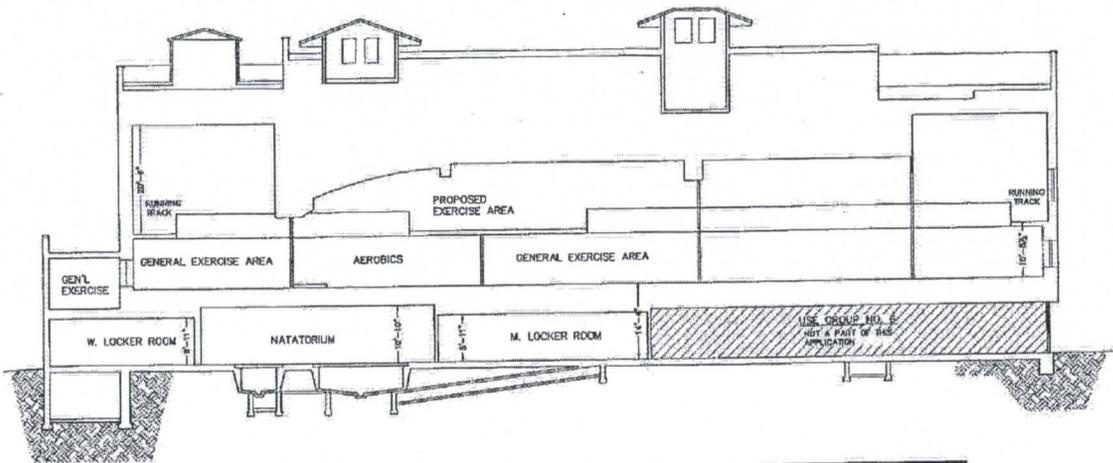


PROJECT: 111120
DRAWING: CRV
DESIGNED BY: JM
CHECKED BY: JM

Z-008
NTS 8 OF 8



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1 EXISTING/PROPOSED BUILDING SECTION
2009 NTS



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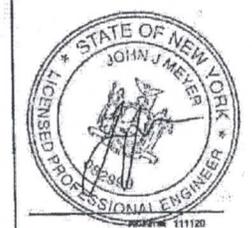
01	08/09/2012	SIGNAGE NOTE
02	08/01/2012	FOR FILING
NS	DATE	COMMENT

BALLY TOTAL FITNESS
1720-1728 SHEEPSHEAD BAY ROAD
BROOKLYN, NY

BSA SPECIAL PERMIT

EXISTING / PROPOSED
BUILDING SECTION

87-12-B 1/2



111120
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DRAWING NO.:
Z-009
NTS 9 OF 9

