



**Community Board 12 - Manhattan
Washington Heights & Inwood**

530 West 166th St. 6th Floor, New York, NY 10032

Phone: (212) 568-8500, Fax: (212) 740-8197

Website: www.nyc.gov/mcb12

George Fernández Jr., Chairman
Ebenezer Smith, District Manager

PUBLIC HEARING

WHAT: Obtain public comment on the application submitted to the Board of Standards and Appeals (BSA) to modify applicable zoning regulations to enable the development of a 16-story, 235,458-square foot mixed-used building at 4452 Broadway (intersection of Broadway and Fairview Avenue). Among the zoning modifications requested are: an increase in residential floor area ratio (FAR) from 3.6 to 9.1; an increase in the maximum building height from 80 feet to 165.25 feet; an increase in the maximum number of units from 128 to 241; and a decrease to the required parking spaces from 121 to 50.

WHEN: Wednesday, September 2, 2015 at 7:00 PM

WHERE: Offices of Community Board 12M
530 West 166th Street, 6th Floor
(Between St. Nicholas and Audubon Avenues)



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HOST: Land Use Committee

By providing your input and voicing your concerns YOU help to ensure that the community is heard.