



Board of Standards and Appeals

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

ZONING (BZ) CALENDAR
Application Form

BSA APPLICATION NO. **2017-15271 BZ**
CEQR NO. **17-BSA-125M**

RECEIVED
BD STANDARDS AND APPEALS
2017 MAY 18 A 12:54
CAL. NO.

<p>Section A Applicant/ Owner</p> <p>Law Offices of Marvin B. Mitzner LLC 600 Third Avenue, 2nd Floor New York NY 10171 CITY STATE ZIP 212 739-7900 AREA CODE TELEPHONE 212 739-9607 AREA CODE TELEPHONE mbm@mmitznerlaw.com EMAIL</p>	<p>Penrith URF LLC c/o Dixon Advisory OWNER OF RECORD 1000 Plaza Two, 10th Fl Jersey City NJ 07311 CITY STATE ZIP LESSEE / CONTRACT VENDEE ADDRESS CITY STATE ZIP</p>
--	---

Section B
Site Data

104 East 10th Street 10003
STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

south side of East 10th Street between 2nd and 3rd Avenues
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

465 BLOCK	109 LOT(S)	Manhattan BOROUGH	3 COMMUNITY DISTRICT	n/a LANDMARK/HISTORIC DISTRICT
Rosie Mendez CITY COUNCIL MEMBER	R8B / C6-2A ZONING DISTRICT (include special district, if any)	12c ZONING MAP NUMBER		

Section C
Dept of Building Decision

BSA AUTHORIZING SECTION(S) 72-21 for VARIANCE SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 23-52(b), 23-541

DOB Decision (Objection/ Denial) date: April 18, 2017 Acting on Application No: 122704644

Section D
Description

(LEGALIZATION YES NO IN PART)

Propose to enlarge the existing building to add a two story vertical addition set back from the street wall. The proposed addition creates a non-complying rear yard where a 10-foot rear yard is required.

Section E
BSA History and Related Actions

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

	YES	NO
1. Has the premises been the subject of any previous BSA application(s)? PRIOR BSA APPLICATION NO(S): _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Are there any applications concerning the premises pending before any other government agency?....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the property the subject of any court action?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section F
Signature

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

Signature: [Signature] SWORN TO ME THIS 17 DAY OF May 2017

Marvin B. Mitzner attorney
Notary Public - State of New York
NO. 010V6352822
Qualified in New York County
My Commission Expires Dec 27, 2020



2017-152 BZ

MANHATTAN (1)
200 BROADWAY 3RD FLOOR
New York, NY 10007

RECEIVED
BOARD OF STANDARDS AND APPEALS
BRONX, NY 10457

BROOKLYN (3)
210 JOSEPH STREET
BROOKLYN, NY 11201

QUEENS (4)
120-55 QUEENS BLVD
QUEENS, NY 11424

STATEN ISLAND (5)
BORO HALL- ST. GEORGE
STATEN ISLAND, NY 10301

2017 MAY 18 Notice of Objections

Applicant: Fernando Papale
BP Architects
800 Second Avenue – Suite 800
New York, NY 10017

CAL. NO.

Tel (212) 710-6277
E-Mail: FP@BPARCHITECTURE.COM

Date: April 18, 2017
Job Application #: 122704644
Application Type: Alt 1 (BSA DENIAL)
Premises: 104 East 10th Street, NYC
Zoning District: R8B / C6-2A

Map: 12C
NYC Department of Buildings Examiner: Kenneth Fladen, R.A.

Examiner's Signature

To discuss and resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this objection sheet. To make the best possible use of the Plan Examiner's and your time, please make sure you are prepared to discuss and resolve these objections before arriving for your scheduled plan examination appointment.

Obj. #	Doc. #	Section of Code	Objection	Date Resolved	Comments
ZONING OBJECTIONS					
1		ZR 23-52(B)	The proposed enlargement increases the degree of the existing non-complying rear yard. A 10'-0" rear yard is required under ZR 23-52(B).		
<p>D E N I E D</p> <p>FOR APPEAL TO BOARD OF STANDARDS AND APPEALS</p> <p>DATE <u>4/18/17</u></p> <p>PER <u>[Signature]</u> Borough Commissioner</p> <p>RODNEY GITTENS, R.A. Deputy Borough Commissioner</p>					



Board of Standards and Appeals

BD STANDARDS AND APPEALS

250 Broadway, 29th Floor
New York, NY 10007
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2017-152 BZ

2017 MAY 18 A AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

CAL. NO.

Affidavit of Ownership

Kevin McAvey

, being duly sworn, deposes and says that (s)he resides

at 92 Grand St., in the City of Hoboken, in the County of Hudson, in the

State of New Jersey; that Penrith URF LLC is the owner in fee of all that certain

lot, piece or parcel of land located in the Borough of Manhattan, in the City of New York

and known and designated as Block 465, Lot(s) 109, Street and House Number

104 E. 10th Street, and that the statement of facts in the annexed application are true.

Check one of the following conditions:

- Sole property owner of zoning lot
- Cooperative Building
- Condominium Building
- Zoning lot contains more than one tax lot and property owner

Owner's Authorization

The owner identified above hereby authorizes Law Offices of Marvin B. Mitzner LLC

to make the annexed application in her/his behalf.

Signature of Owner


Kevin McAvey

Print Name

Print Title

Authorized Signatory

Sworn to before me this 3 day

of March 2017



BRIAN DISLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 02D16340564
Qualified in New York County
My Commission Expires 04-18-2020

CITY OF NEW YORK
BOARD OF STANDARDS AND APPEALS

-----X RECEIVED
BO STANDARDS AND APPEALS

2017 MAY 18 A 12:54

CAL. NO.

In the Matter of the Application of

104 East 10th Street (the "Site")

Premises: Block: 465; Lots: 109
Borough of Manhattan
Zoning District: C6-2A/R8B

-----X

STATEMENT IN SUPPORT OF APPLICATION

PRELIMINARY STATEMENT

This is an application pursuant to ZR §72-21 for a variance of the rear yard requirement under ZR 23-52(b) to allow the enlargement of the existing residential building that will increase the degree of non-compliance of the existing noncomplying rear yard. As detailed in the facts and findings below, the Site is a small, irregular shaped lot where a 10-foot rear yard is required on the eastern portion rather than a 30-foot rear yard because the lot is a shallow lot, less than 90 feet in depth. The western portion does not require a rear yard pursuant to ZR 23-541, as it is within 100 feet of the intersection of 3rd Avenue and 10th Street.

EXISTING SITE CONDITIONS

The Site is located on the south side of East 10th Street between Second and Third Avenues in the East Village neighborhood of Manhattan. The Site is also located within the St. Mark's Historic District, and, therefore, the proposed enlargement is subject to approval by the Landmarks Preservation Commission (LPC).

The Site lot is irregularly shaped containing approximately 820 square feet of lot area with 18'8" of frontage along East 10th Street and a lot depth which varies from 46'6" to 36'7". The Site is a split lot with the western 9'4" located within a C6-2A zoning district and the eastern 9'4" located within an R8B zoning district. As the western

portion of the lot is within 100 feet of the intersection of 3rd Avenue and 10th Street, the western portion of the lot is not required to have a rear yard (ZR 23-541). Since the lot depth of the eastern portion of the lot varies from being 43' 6" to 53' 5" less than 90 feet, the required rear yard in the eastern portion of the lot is 10 feet (ZR 23-52(b)) measured perpendicular to the rear lot line.

Throughout this application the bulk regulations governing the Site will consider the entire lot to be within the C6-2A (an R8A residential equivalent) because more than 50% of the lot area is located with the C6-2A and therefore the district boundary line can be relocated and the Site to be wholly located within the C6-2A. (ZR 77-11).

The Site is occupied with a three-story, basement and cellar residential building containing 2,724 zoning square feet of floor area with an FAR of approximately 3.32, well below the 6.02 maximum for this zoning district. The existing building is currently vacant and has no Certificate of Occupancy. The i-cards show that the building was a Class B converted dwelling as early as 1941.

Due to the shallow lot and irregular shape, the Site contains a non-complying rear yard in the eastern portion of the lot with the deepest point of such rear yard being at 8'3" and the shallowest point at 2'.

AS-OF-RIGHT DEVELOPMENT SCENARIO

Submitted herewith is an as-of-right depiction to show that an enlargement that meets the rear yard requirement is extremely impractical. As the attached plans indicate, a complying enlargement would be an unusual and cumbersome shape, not conducive to a residential use. The amount excluded to comply with the rear yard requirement for the eastern portion is small, 33.075 square feet, but its exclusion from the plans results in an awkward and undesirable living space.

PROPOSED CONDITIONS

It is proposed to construct a new fourth and fifth floor setback from the front wall containing 421 and 341 square feet on the fourth and fifth floors, respectively, for a total of 762 additional square feet. The proposed building would be comprised of five stories with a basement and cellar and contain 3,563 zoning square feet of floor area, which

equates to an FAR of 4.34. The proposed occupancy of the enlarged building will be a single-family home.

The existing non-complying rear yard and its trapezoidal shape will be maintained at the newly proposed 4th and 5th floors with the deepest part of the yard on the western portion of the lot will be 9'10" and the shallowest part on the eastern portion at 2'.

The proposed fourth floor will be setback 13'10" from the street wall and the 5th floor will be setback 18'1" to attempt to meet the LPC standard of being minimally visible from a public thoroughfare. The proposed total height of the building will increase from 39' 8-3/4" to 57' 5-3/4". The owner of the Site has an application pending before LPC to permit the rooftop enlargement.

DOB OBJECTION

On April 18, 2017, the Department of Buildings issued the following objection:

The proposed enlargement increases the degree of the existing non-complying rear yard. A 10-0" rear yard is required under ZR 23-52(B).

FINDINGS PURSUANT TO ZONING RESOLUTION § 72-21

- (A) **There are unique conditions peculiar to this particular zoning lot, which create practical difficulties and cause unnecessary hardship in strict compliance with the provisions of the Zoning Resolution. These practical difficulties and unnecessary hardship are not due to circumstances created generally by the strict application of the Zoning Resolution to the neighborhood.**

The Site suffers from certain unique physical conditions, which give rise to practical difficulties in developing the Site in conformance with the underlying district regulations. The Site is severely constrained by (1) its shallow lot depth and irregular lot shape, and (2) the existing building being under built.

(1) Shallow Lot Depth and Irregular Lot Shape

The lot is of irregular and narrow shape: its deepest portion is on the western side measuring 46'6" and shallowest portion on the east measuring 38'7", creating an unusual

trapezoid-like shape. The lot is also exceptionally narrow, with only 18'8" of frontage on East 10th Street. Due to the irregular and narrow shape of the lot, any enlargement to the existing building would only be compliant if, on the eastern side of the building, the enlargement angled to create the complying 10-foot rear yard, as shown in the as-of-right scenario plans attached. This constraint prevents any proper use of space for a livable room and reduces the overall square footage of the residence.

(2) Building Under-Built

The Site is significantly under-built for the R8A zoning district in which it is located. The Site is improved with a 3-story residential building, with an FAR of only 3.32, well below the permitted R8A zoning district residential FAR of 6.02. The majority of townhouses on the block are 5-story residential buildings. The Site and the building to its immediate west comprise two of the eight three-story residential buildings on the block. The other three-story residential buildings are not burdened with the irregular lot shape.

- (B) Due to the physical condition of the subject zoning lot there is no reasonable possibility that the development of the lot in strict conformity with the provisions of the Zoning Resolution will bring the owners a reasonable return.**

Without a grant of the requested variance, the construction of the enlargement will be impractical because of the creation of unusable space and the cost of construction that cannot be recouped. Further, the unusual configuration of the rear wall of the two-story enlargement will require structural support.

- (C) The variance, if granted, will not alter the essential character of the neighborhood or district in which it is located; and will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.**

The proposed enlargement will not alter the essential character of the neighborhood. The building to the west of the Site is a three-story town house, and

buildings to the east include several 4- and 5-story townhouses. The squaring of the rear building wall of the proposed enlargement will not be visible from the street level and will not detract from the character of the neighborhood. Renovations to the façade will allow the Site to be more cohesive with the rest of the block's appearance.

(D) The practical difficulties and unnecessary hardship affecting the Premises have not been created by the owner of the Premises or the predecessor in title.

The practical difficulties and unnecessary hardship affecting the Site have not been created by the owner or the predecessor in title. The irregular and narrow shape of the zoning lot and the underdeveloped building are inherent in the Site. The owner did not cause these conditions and hardships as the building was in existence prior to the date the owner took ownership.

(E) Within the intent of the Zoning Resolution, the instant request is the minimum variance necessary to afford relief.

The proposed enlargement is the minimum variance necessary to afford relief to the property owner and yield a reasonable return on the Site. The proposed enlargement does not decrease the size of the already non-compliant rear yard.

CONCLUSION

Based upon the foregoing and the materials submitted herewith we believe that the findings under ZR 72-21 have been met and we respectfully request that the application be granted.

Respectfully submitted,



Marvin B. Mitzner

STATE OF NEW YORK DEPARTMENT OF HEALTH AND HIGHER EDUCATION

TABLE 10.10 (continued) 2010

COUNTY	SEX	AGE	RACE	POPULATION		
				2000	2005	2010
Albany	Male	18-24	White	1,000	1,000	1,000
				1,000	1,000	1,000
Albany	Female	18-24	White	1,000	1,000	1,000
				1,000	1,000	1,000

COUNTY	SEX	AGE	POPULATION			
			2000	2005	2010	
Albany	Male	25-34	White	1,000	1,000	1,000
				1,000	1,000	1,000
Albany	Female	25-34	White	1,000	1,000	1,000
				1,000	1,000	1,000

AVENUE STREET

East 10

NO. *104*

UNIT *1*

DATE *9/29/41*

Story	Rooms	Use	Fams.	Floors Rented How?	Furniture Property of	Duration of Occupancy	Perm. or Trans.	Cook	Cook App. Property of	Fixtures Stale Where W. C.'s Are Located	Names of Occupant
<i>C</i>					<i>Stairs</i>	<i>Heating</i>					
<i>B</i>	<i>2</i>	<i>A</i>			<i>Kitchen + Parlor</i>		<i>P</i>	<i>✓</i>	<i>own</i>	<i>no shower sink in room</i>	
<i>1</i>	<i>2</i>	<i>BR</i>	<i>1</i>	<i>own</i>	<i>own</i>		<i>P</i>	<i>none</i>			
<i>2</i>	<i>3</i>	<i>B FR</i>	<i>W</i>		<i>"</i>		<i>T</i>	<i>none</i>		<i>no bath drain in hall</i>	
<i>3</i>	<i>4</i>	<i>B FR</i>	<i>W</i>		<i>"</i>		<i>T</i>	<i>none</i>			
									<i>C. J. Foley</i>	<i>9/29/41</i>	
									Inspector	Date	

Y = Yearly. M = Monthly. W = Weekly. P = Permanent. T = Transient.

(OVER)

BUILDING FRAME MASONRY HEIGHT *3* STORIES ~~2~~ C. B.

OWNER *Mr. Saul SHARISON* ADDRESS *170-2nd Ave. City*

LESSEE ADDRESS

AGENT ADDRESS

BUILDING OCCUPIED AS *21 x furnished rooms* SINCE

ARRANGEMENT OF BUILDING INDICATES ORIGINALLY ERECTED AS

C. J. Foley INSPECTOR DATE *9/29/41* # *H*

RECORDS—DIV. OF HOUSING *Survey Shows B* CLASSIFICATION RECORD BLOCK *H. 65*

RECORDS AND VIOLS.—DIV. OF BUILDINGS BUILDING FIREPROOF NON-FIREPROOF

THE ABOVE BUILDING IS HEREBY ACCEPTED AS *REBUILT* **B**

APPLY CHIEF INSPECTOR *[Signature]*

NOTICE OF CLASSIFICATION TO OWNER OCT 6 1941 DATE BY

NOTICE OF CLASSIFICATION TO FIRE DEPT. DATE BY

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS
DIVISION OF HOUSING

AVENUE
STREET

East 10 St.

No. 104

UNIT 2

DATE 8/18/65

Pin House No

SI Code

SI B Area

Pk. Lot.

104

17190

9106

465

9

No Multiple Dwelling Permit Action

1036 dated 2/2/65 shows the following

A Apts = 0

B Rooms = 11

O & A dated 9/29/41 indicates following

0 3 - 4 = 7 B Rooms AND 1 A apt.

2 - B - 1 - 2 - 3 = C Sty.

copy
7/20/61

Sal Gusmano prop

BOROUGH OF

(OVER)

BL 4684

AVENUE
STREET

CAVILLO

NO.

104

DATE

6

"B" CYCLE

SURVEY SHOWS F.R.

MAKE O & A

Rt. Bldg C. B. J. J.

Chief Inspector

Sir. Respectfully report following
above. Bldg arranged & occupied as 3 1/2 furnished
rooms - on main floor only, stairs up to

no outside cellar entrance

Exits to roof not adequate - scuttle in closet - in ladder
down removed - casing present.

Coating does not conform to law

Doors to halls not 5' 8".

spurt the system in halls - see spec to Bldg B.

Items 1-4 AB 10/20/41 J. J. J.

9/29/41

Form 1012, 39-1066-36-13a

INSPECTOR

DATE

Townement House Dept.

INSPECTOR

DATE

HCB
8/18/65

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS
DIVISION OF HOUSING

PL 465
Lot 9

104 EAST 10 ST.

STY	LOCATION	TYPE OF OCCUPANCY	No. OF ROOMS	ROOM DIMENSIONS	FLOOR AREA	NO ADULTS PERMITTED	PLUMBING FIXTURES EXISTING	REQUI
	Cellar			Storage And Heating				
Base	ENTIRE FLOOR	A	2				w/c Shower	
1	ENTIRE FLOOR	A	2				w/B	
Occupied by owner as Class A - See OIA DATED 9/29/44								
2	FRONT WEST ROOM	B	1	9'6" x 14'	130 ⁰	2	w/B	
2	FRONT EAST ROOM	B	1	6' x 8'6"	51 ⁰	1		
2	REAR ROOM	B	1	10' x 12'6"	125 ⁰	2	w/B	
2	PUBLIC HALL BATHROOM						w/c - w/B - B/T	1w/c
3	FRONT EAST ROOM	B	1	6' x 8'	48 ⁰	1		
3	FRONT WEST ROOM	B	1	7'6" x 14'	130 ⁰	2	w/B	
3	REAR EAST ROOM	B	1	6' x 9'	54 ⁰	1		
3	REAR WEST ROOM	B	1	11' x 14'	154 ⁰	2		(OVER)

STY	LOCATION	TYPE OF OCCUPANCY	No. OF ROOMS	ROOM DIMENSIONS	FLOOR AREA	NO ADULTS PERMITTED	PLUMBING FIXTURES EXISTING	REQUI
3	No Public Hall	WATER CLOSET ON 7th FLOOR - V.R.						1w/c
TOTAL						11	1w/c - 1w/B - 1B/T	2w/c 3B/T 1w/B
Viol Reported for 1w/c on 3rd sty and a bath. B or Shower								
Signature: [Illegible]								
Date: 8/18/65								

DIVISION OF HOUSING

CLASS "B" SURVEY C.O.

DEPARTMENT OF BUILDINGS

APARTMENT
STREET
OWNER
UNIT

EAST 10

No. 104

BORO. MANH

UNIT 2

DATE 8/18/65

S.S. SHARISSON

Address 30 Vesey St. N.Y.C.

MATERIALS

BRICK YES

FRAME

FIREPROOF

NOT

NON FIREPROOF

YES

FLOORS

SLEEPING ROOMS
CLASS B

OTHER
LIVING ROOMS
CLASS A

APARTMENTS

STORES

BUSINESS

	C	B	1	2	3	4	5	6	TOTAL
FLOORS									
SLEEPING ROOMS CLASS B				3	4				7
OTHER LIVING ROOMS CLASS A									1
APARTMENTS									
STORES									
BUSINESS									

CELLAR USED FOR LIVING NO. VIOL. SEC. 177

CELLAR CEILING IN NEED OF REPAIR NOT

HEATING PLANT PRESENT YES SMOKE PIPE O.K.

OUTSIDE CELLAR ENTRANCE YES ADEQ. YES

INSIDE CELLAR

STAIR ENCLOSED YES ADEQ. YES

* OCCUPIED BY OWNER AS CLASS A SEE O.I.N DATED 9/19/61
ANY UNPROTECTED OPENINGS BETWEEN CELLAR OR OTHER LOWEST STORY AND FLOOR ABOVE NOT

RUDDIER OR INFLAMMABLE MATERIAL

NOT

CELLAR

YARD

COURT

PAVEMENT IN NEED OF REPAIR

NOT

CELLAR

YARD

COURT

SECOND MEANS OF EGRESS PROVIDED

YES

ADEQUATE

YES

SPRINKLER SYSTEM PUBLIC HALLS

YES

CLASS B ROOMS SPRINKLERED SEC. 194

YES

SPRINKLER HEADS MISSING
OR PAINTED

NOT

O.S.V. VALVES SEALED OPEN

YES

EXTRA SPRINKLER HEADS
AND WRENCH PRESENT

YES

F.E.S. BAL. & STAIRS

P.N. F.E.S.

P.N. BAL.

F.E.S. HEAD PAINT

S.O.A.

STAIR TREADS & ANGLE IRON SUPPORTS

G.N.L. OR REG. STAIRWAY TO ROOF

OTHER PARTS IN GOOD REPAIR

YES

FIRE PASSAGE ADEQUATE

NOT REG.

EGRESS TO ROOF FROM PUBLIC HALL

YES

SCUTTLE YES

BULKHEAD

NOT

ADEQ. YES

(OVER)

SEC. 226 3.20

PUBLIC HALLS: ARTIFICIAL LIGHTING ADEQUATE

YES

APT. DOORS SELF CLOSING

YES

PLAIN GLASS DOOR PANELS & TRANSOMS

NOT

PARTITION SASH

NOT

FLOOR MATERIALS PROVIDED

YES

REQUIRED

YES

REGISTRATION POSTED

YES

SEC. 226 6.1 SANITARY FACILITIES: ONE W.C., ONE M.B., ONE TUB OR SHOWER PROVIDED FOR EACH 6 PERSONS

NOT

ONE W.C. PROVIDED EACH FLOOR FOR CL. "B" ROOMS

NOT

SEC. 226 3.0

SLEEPING ROOMS: SIGNS POSTED FOR LAWFUL MAXIMUM OCCUPANCY

YES

SLEEPING ROOMS CONFORM TO PERMITTED LAWFUL OCCUPANCY

YES

KITCHEN USED FOR SLEEPING PURPOSES.

NOT

SEC. 226 3.2

COOKING SPACES

None

ADEQUATE

SEC. 226 6.4

HUNGER PROVIDED OR REGULARLY PRESENT

YES

SEC. 226 3.2

DIAGRAM & STATEMENT ON PREMISES

YES

SEC. 226 3.22

ROOMING HOUSE PERMIT DISPLAYED

YES

SEC. 226 3.22

REGISTER OF OCCUPANTS ON PREMISES

YES

SEC. 226 3.21

CLASS "B" ROOMS OCCUPIED BY CHILDREN UNDER 16 YEARS OF AGE

NOT

Inspector's Signature

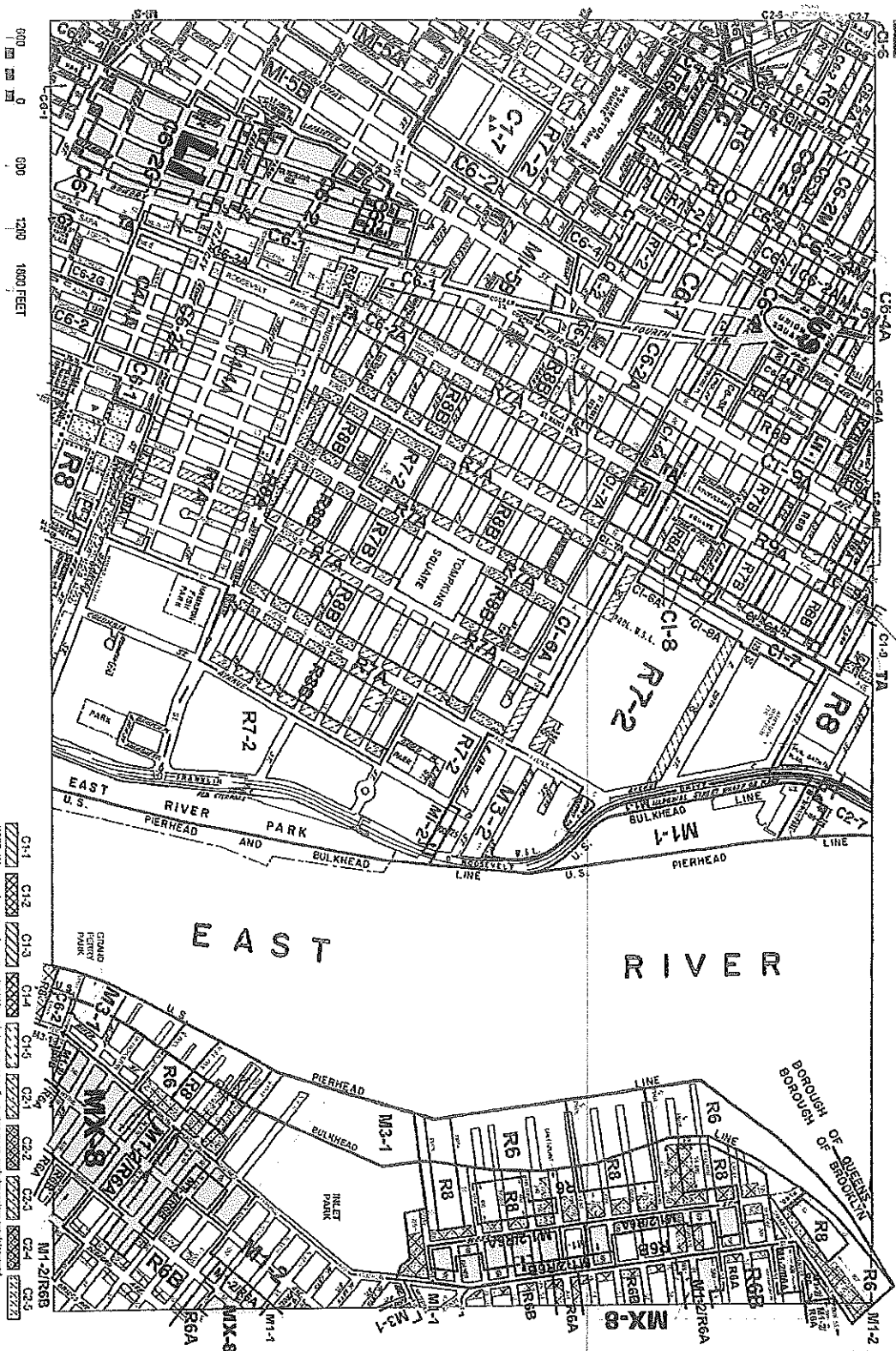
INSPECTOR

Inspector's Signature

DATE

8/18/65

Click blue box on map to view sketch map of proposed map change



SITE

NOTE: Where no dimensions for zoning district boundaries appear on the zoning map, such dimensions are determined in field by Copies of District Department of the zoning location.

ZONING MAP

THE CITY OF PLAINFIELD COMMISSION

Major Zoning Classifications:

- R - RESIDENTIAL SINGLE-FAMILY
- C - COMMERCIAL GENERAL
- M - MEDIUM-DENSITY RESIDENTIAL

Special Requirements:

Effective Date(s) of Rezoning:

Special Requirements:

AAA - ...

MAP KEY

8b	8d	9b
12a	12c	13a
12b	12d	13b

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BSA CALENDAR NO. _____ BLOCK 465 LOT 109
 SUBJECT SITE ADDRESS 104 East 10th Street
 APPLICANT Law Offices of Marvin B. Mitzner, LLC.
 ZONING DISTRICT C6-2A/R8B* PRIOR BSA # _____

COMPLIANT: "Y"
 IF NOT: "N" and
 INDICATE AMT
 OVER/UNDER

	* APPLICABLE	MAXIMUM	MINIMUM	LEGAL PER	EXISTING	PROPOSED	
	ZR SECTION	PERMITTED	REQUIRED	C of O or BSA			
LOT AREA	23-32		1,700	-	820	820	N
LOT WIDTH	23-32		18	-	18'8"	18'8"	Y
USE GROUP (S)	22-10	2-4		2	2	2	Y
FA RESIDENTIAL	23-153	4,936		-			Y
FA COMMUNITY FACILITY	-	-		-	-	-	-
FA COMMERCIAL/INDUST.	-	-		-	-	-	-
FLOOR AREA TOTAL	23-153	4,936		-		3,563	Y
FAR RESIDENTIAL	23-153	6.02		-			Y
FAR COMMUNITY FACILITY	-	-		-	-	-	-
FAR COMMERCIAL/INDUST.	-	-		-	-	-	-
FAR TOTAL	23-153	6.02		-			Y
OPEN SPACE	N/A		-	-	-	-	-
OPEN SPACE RATIO	N/A		-	-	-	-	-
LOT COVERAGE (%)	23-153	70%		-	82	82	N
NO. DWELLING UNITS	23-20	7		-	4	1	Y
WALL HEIGHT	23-66	85'		-	42'6"	42'6"	Y
TOTAL HEIGHT	23-66	120'		-	42'6"	55'7"	Y
NUMBER OF STORIES				-	4	6	Y
FRONT YARD	23-42		0	-	0	0	Y
SIDE YARD	23-46		0	-	0	0	Y
SIDE YARD	23-46		0	-	0	0	Y
REAR YARD	23-52(b)		10	-	9'11"	11'0"	Y
SETBACK (S)	23-60		-	-	-	-	Y
SKY EXP. PLANE (SLOPE)	N/A	-		-	-	-	Y
NO. PARKING SPACES	-	-	-	-	-	-	-
LOADING BERTH (S)	-	-	-	-	-	-	-
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: *per 77-11 the C6-2A regulations apply to the entire zoning lot.

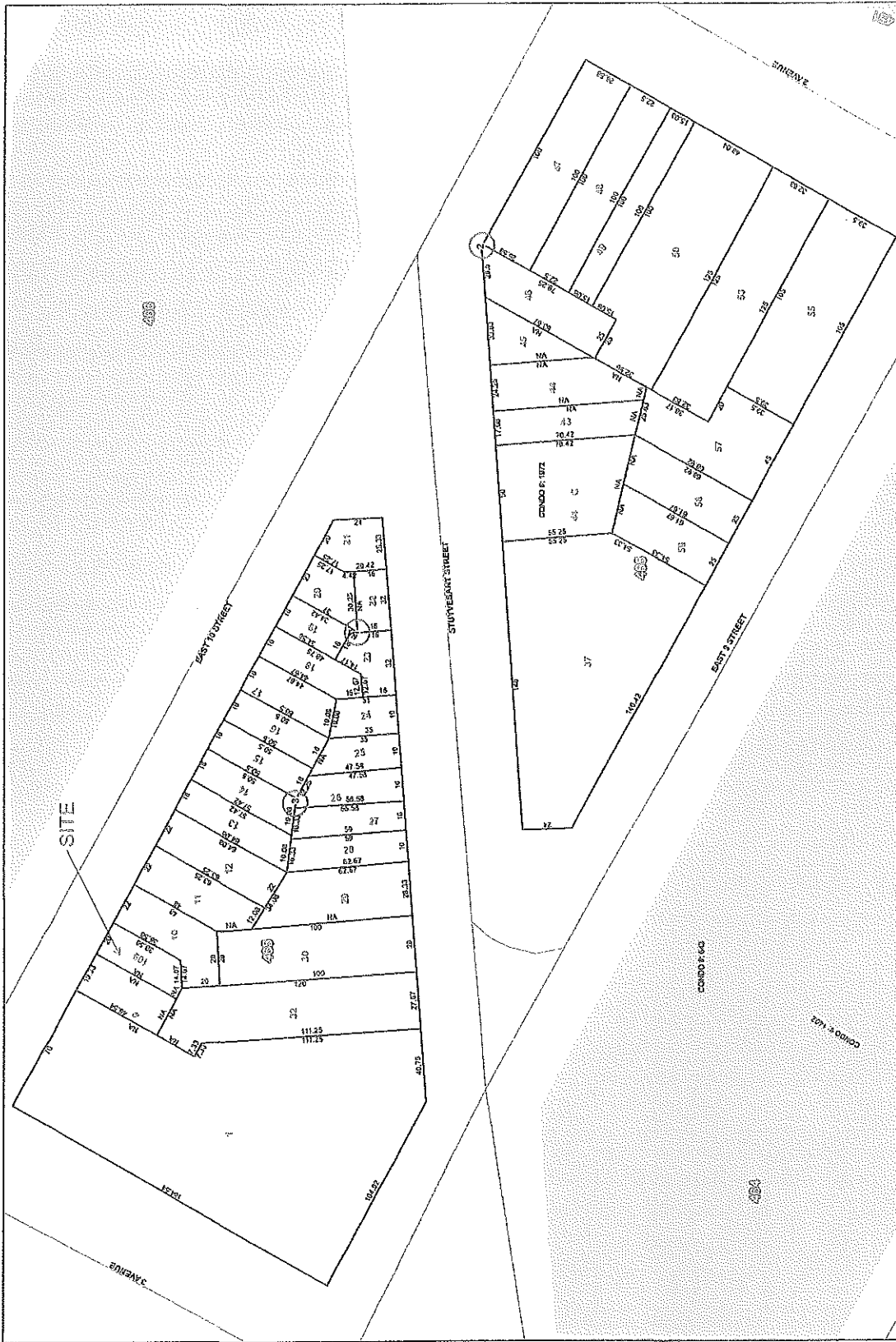


NYC Digital Tax Map

Effective Date : 03-15-2012 10:04:37
End Date : Current
Manhattan Block: 465

Legend

- Sheet
- Miscellaneous Text
- Boundary Lines
- Boundary Labels
- Lot Face Projection Heals
- Repair
- Underpass
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



Scale: 0 5 10 20 30 40 Feet



**Board of Standards
and Appeals**

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

**CITY ENVIRONMENTAL QUALITY REVIEW
VARIANCE AND SPECIAL PERMIT APPLICATIONS**

BSA Cal. No. _____

CEQR No. _____

Place an X in the box to the right of the category that applies to your application. If your project is a Type II, an environmental review is not required. If your project is a Type I, an Environmental Assessment Statement (EAS) is required. If you cannot find an appropriate item on the list, your project is most likely "unlisted" and requires the submission of an EAS.

If your application is unlisted or Type I, submit one (1) original and two (2) copies of the completed EAS and one (1) copy in PDF format on a CD. If your application is Type II, submit three (3) copies of the checklist.

If you require assistance in completing this form, please call the Board's CEQR Examiner at (212) 788-8749.

PREMISES AFFECTED BY YOUR APPLICATION

Street Address 104 East 10th Street Borough Manhattan

Tax Block 465 Tax Lot 109

Zoning District R8B/C6-2A

PROJECT DESCRIPTION: Identify the action (variance or special permit), ZR section the application is filed under, ZR sections to be waived, if applicable, and a description of the proposal, including use, new construction or rehabilitation, square footage of development, and number of stories of proposed building.

Proposed two-story addition to existing building. Proposed addition increases the degree of noncomplying rear yard.

GENERAL

1.	Any project or action which exceeds 25 percent of any threshold described in items 6-11 and 16 occurring wholly or partially within or substantially contiguous to any publicly-owned or operated parkland, recreation area or designated open space.	<input type="checkbox"/> Type I: EAS required
2.	Any unlisted action (unless the action is designed for the preservation of the facility or site) occurring wholly or partially within or substantially contiguous to any historic building, structure, facility, site or district or prehistoric site or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places (The National Register of Historic Places is established by 36 Code of Federal Regulation (CFR) Parts 60 and 63, 1994 (see section 617.17 of this Part).	<input type="checkbox"/> Type I: EAS required
3.	Any Unlisted action that exceeds a Type I threshold established by an involved agency pursuant to section 617.14 of this Part.	<input type="checkbox"/> Type I: EAS required
4.	Any structure exceeding 100 feet above original ground level in a locality without any zoning regulation pertaining to height.	<input type="checkbox"/> Type I: EAS required
5.	Maintenance or repair involving no substantial changes in an existing structure or facility.	<input type="checkbox"/> Type II: No EAS required
6.	Interpretations of an existing code, rule or regulation.	<input type="checkbox"/> Type II: No EAS required
7.	Minor temporary uses of land having negligible or no permanent effect on the environment.	<input type="checkbox"/> Type II: No EAS required
8.	Mapping of existing roads, streets, highways, natural resources, land uses and ownership patterns.	<input type="checkbox"/> Type II: No EAS required

NEW CONSTRUCTION

9.	Any new office structure which has a minimum of 200,000 square feet of floor area and exceeds permitted floor area under existing zoning by more than 20 percent.	<input type="checkbox"/> Type I: EAS required
10.	Activities, other than residential construction, which meet or exceed any of the following thresholds:	
	(a) Parking for 1,000 or more vehicles.	<input type="checkbox"/> Type I: EAS required
	(b) A facility with more than 240,000 square feet of gross floor area.	<input type="checkbox"/> Type I: EAS required
11.	Any new community or public facility containing at least 100,000 square feet of floor area, or the expansion of an existing facility by more than 50 percent of floor area where the total size of the expanded facility exceeds 100,000 square feet of floor area.	<input type="checkbox"/> Type I: EAS required
12.	Granting of individual setback and lot line variances.	<input checked="" type="checkbox"/> Type II: No EAS required
13.	Granting of an area variance(s) for a single-family, two-family or a three-family residence.	<input checked="" type="checkbox"/> Type II: No EAS required
14.	Construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (11) and the installation, maintenance and/or upgrade of a drinking water well and a septic system.	<input checked="" type="checkbox"/> Type II: No EAS required

15.	Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.	<input type="checkbox"/> Type II: No EAS required
16.	Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.	<input type="checkbox"/> Type II: No EAS required

EXPANSION, MAINTENANCE, ACCESSORY STRUCTURES

17.	Expansion of an existing office facility by more than 50 percent of its floor area, where the total size of the expanded facility exceeds 240,000 square feet of floor area.	<input type="checkbox"/> Type I: EAS required
18.	Expansion of an existing non-residential facility which exceeds the following thresholds:	
	(a) Parking for 500 or more vehicles.	<input type="checkbox"/> Type I: EAS required
	(b) A facility with more than 120,000 square feet of gross floor area.	<input type="checkbox"/> Type I: EAS required
19.	Replacement, rehabilitation or construction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building and fire codes unless such a facility meets or exceeds any of the thresholds in section 617.4 of this Part.	<input type="checkbox"/> Type II: No EAS required
20.	Maintenance of existing landscaping or natural growth.	<input type="checkbox"/> Type II: No EAS required
21.	License, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities.	<input type="checkbox"/> Type II: No EAS required
22.	Routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings.	<input type="checkbox"/> Type II: No EAS required

AFFIRMATION: I state that I am duly authorized by the fee owner/conditional owner of the said subject premises to make this application to the Board of Standards and Appeals. I have read this application thoroughly. I understand its contents and affirm to the best of my knowledge that the representations made above are true.

SIGNATURE



Affix seal, if Registered Architect or Professional Engineer.

NOTE: This CEQR checklist is not exclusive and lists the Type II actions typically filed at the Board of Standards and Appeals. For further reference, see New York State's Environmental Quality Review Act (SEQRA), Article 8 of the New York State Environmental Conservation Law, New York State Department of Environmental Conservation's SEQRA Regulations at 6 N.Y.C.R.R. '617, including 6 N.Y.C.R.R. '617.5 (Type II actions); 6 N.Y.C.R.R. '617.4 (Type I actions); Official Compilation of the Rules of the City of New York, Title 62, Chapter 5, Appendix A, '6.04 (exempt actions) and '6-15(a)(1), (2) (additional New York City Type I thresholds from Executive Order No. 91 of 1977 as amended); Rules of Procedure for City Environmental Quality Review (CEQR), DCP #91-15, September 1991.

July 21, 2010

Site Information

Block 465, Lot 109

Zoning Map: 12c

Zoning District: R8B, C6-2A

Special District: n/a

Lot and Building Information

- Lot Numbers (within radius)

- Block Numbers

I, II, III - Story Height

Md - Multiple Dwelling

D - Dwelling

R - Retail

G - Garage

C - Commercial

I - Industrial









M - Manufacturing

W - Warehouse



A - Auto

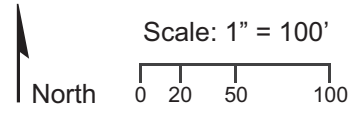
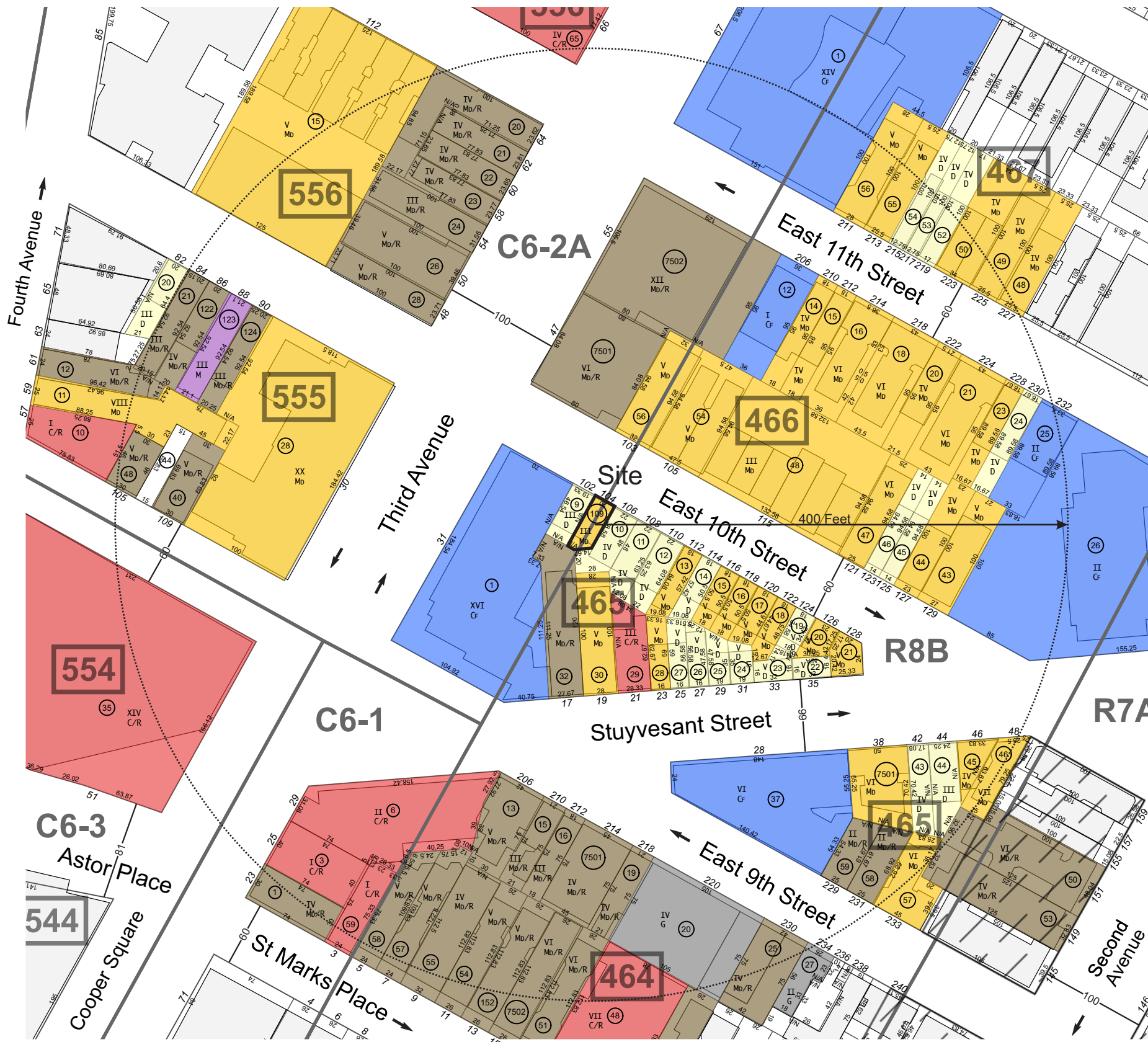
Cf - Community Facility

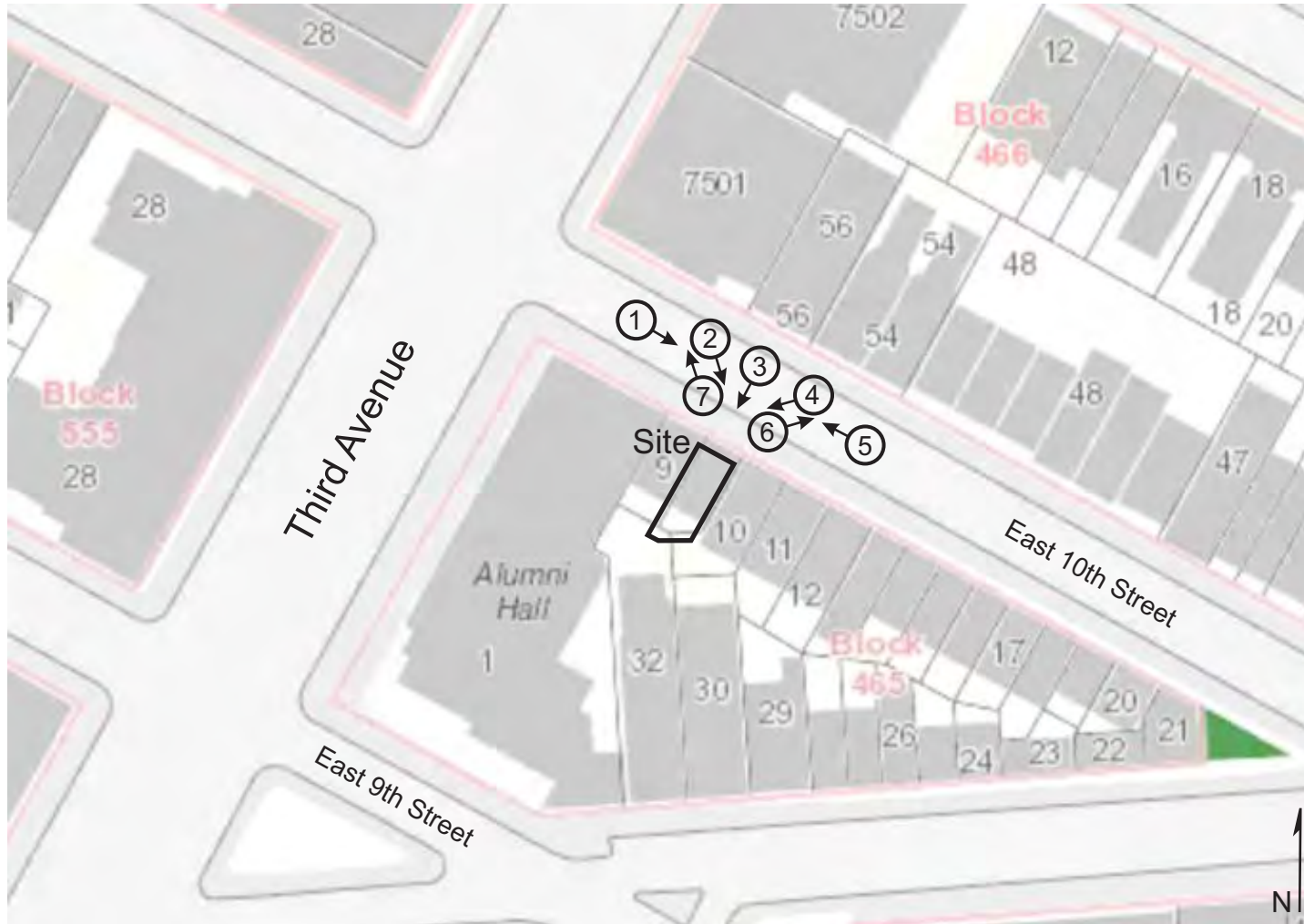
Zoning Districts and Commercial Overlays

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

Land Uses

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













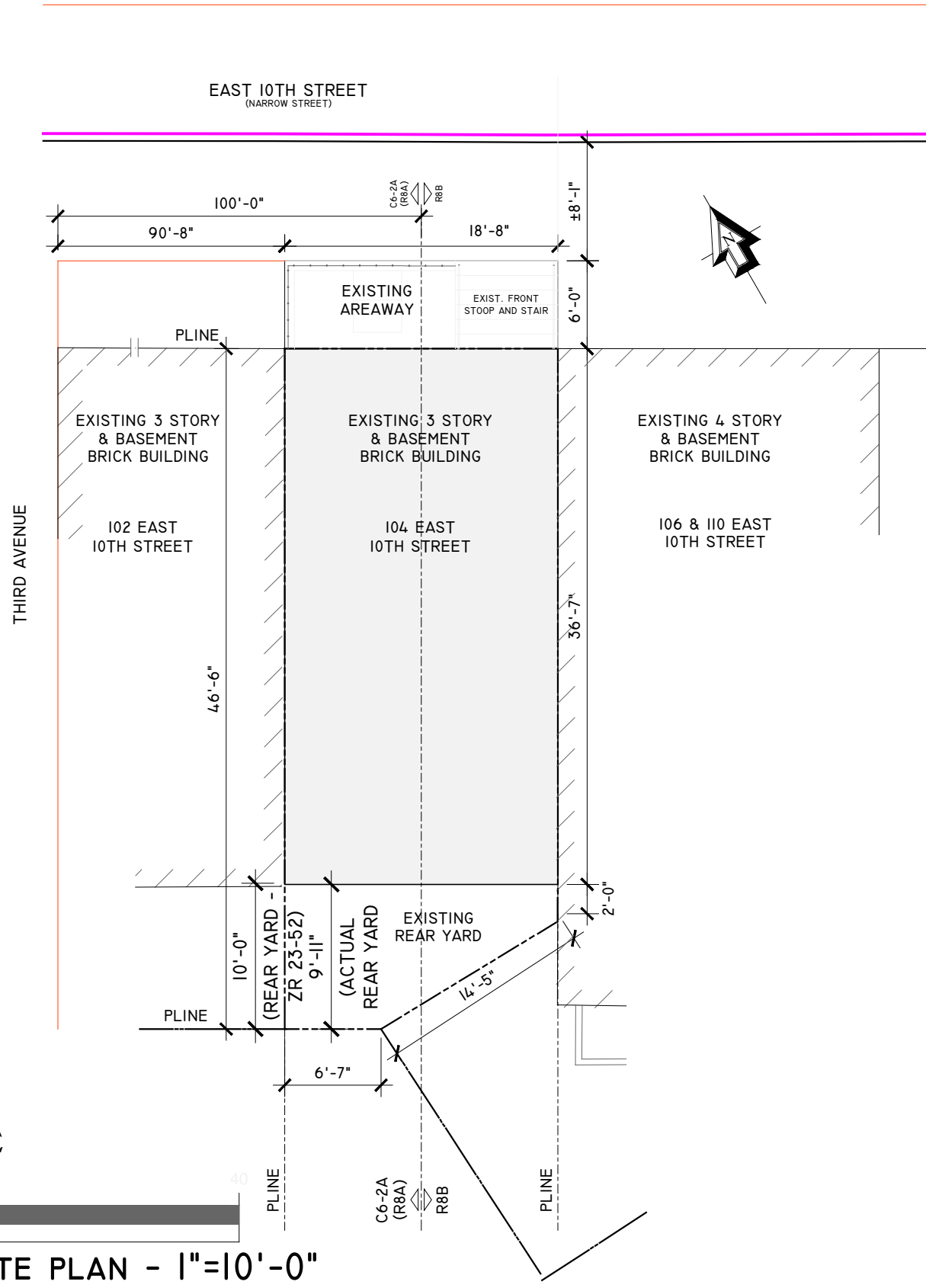




East 10th Street



ZONING CALCULATIONS	
C6-2A (R8A - EQUIV.)/R8B SPLIT LOT MAXIMUM FAR = 6.02	
ZONING DISTRICT:	R8B/C6-2A
LOT AREA:	820 SF (APPROX.)
MAX F.A.R.:	6.02
BUILDABLE PER F.A.R.:	4936 SF
EXISTING AREA	
CELLAR	N/A (736 SF)
BASEMENT	754 SF
FIRST FLOOR	683 SF
SECOND FLOOR	683 SF
THIRD FLOOR	683 SF
TOTAL	2803 SF

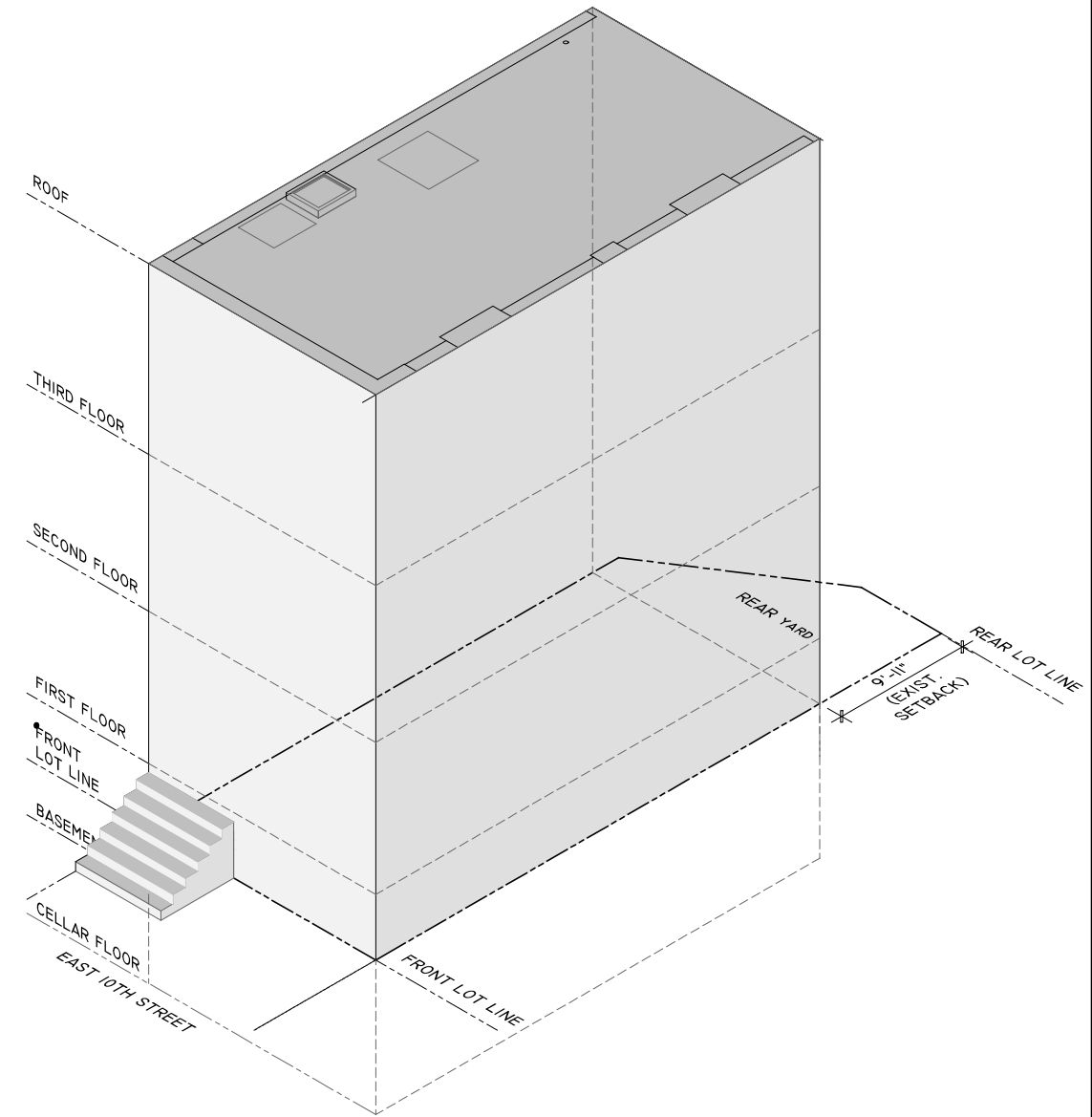


GRAPHIC SCALE



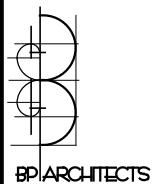
(IN FEET)
1 inch = 10 ft.

SITE PLAN - 1"=10'-0"



MASSING AXONOMETRIC

SEAL & SIGNATURE:



ARCHITECTURE - DESIGN - IMAGING
800 2ND AVENUE SUITE 800
NEW YORK, NY 10017
PHONE : 212 710 6277
FAX: 888 730 4016
EMAIL: info@bparchitecture.com

**104 EAST 10TH STREET
NY, NY 10024**

EXISTING CONDITIONS

ADDRESS: 104 EAST 10TH STREET NY, NY 10024
JOB #: A14-008

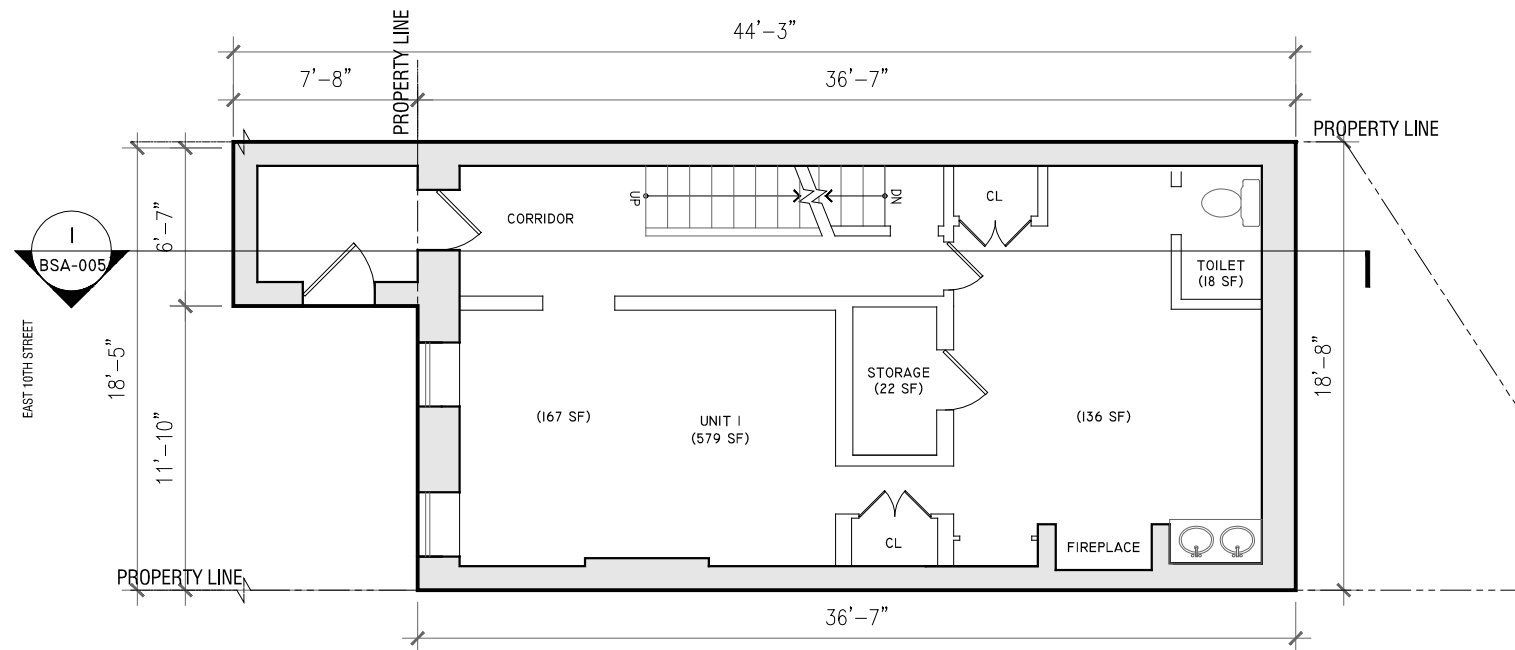
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SITE PLAN - EXISTING

SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	DL	FP	05/05/17

DWG NO:

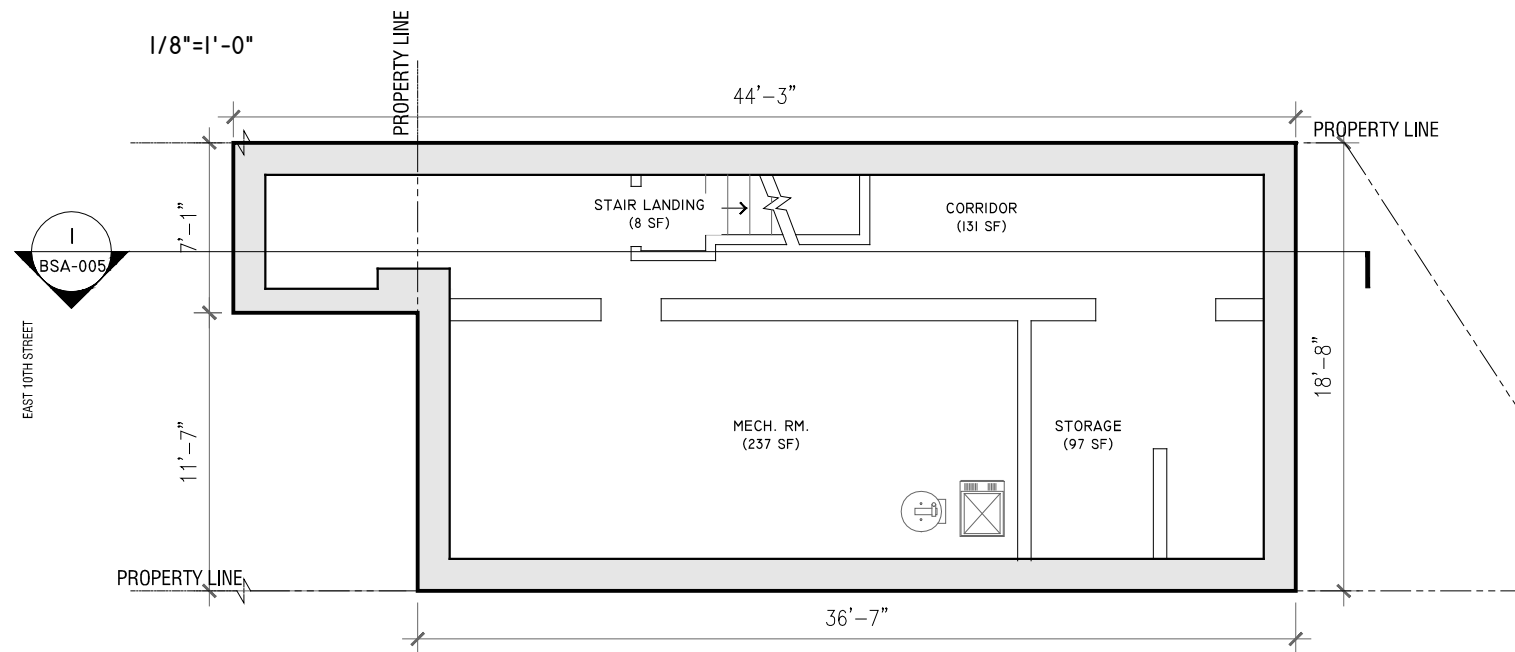
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BASEMENT FLOOR PLAN

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CELLAR FLOOR PLAN

1/8"=1'-0"

SEAL & SIGNATURE:

DWG NO:
BSA-002

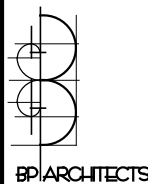
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EMAIL: info@bparchitecture.com

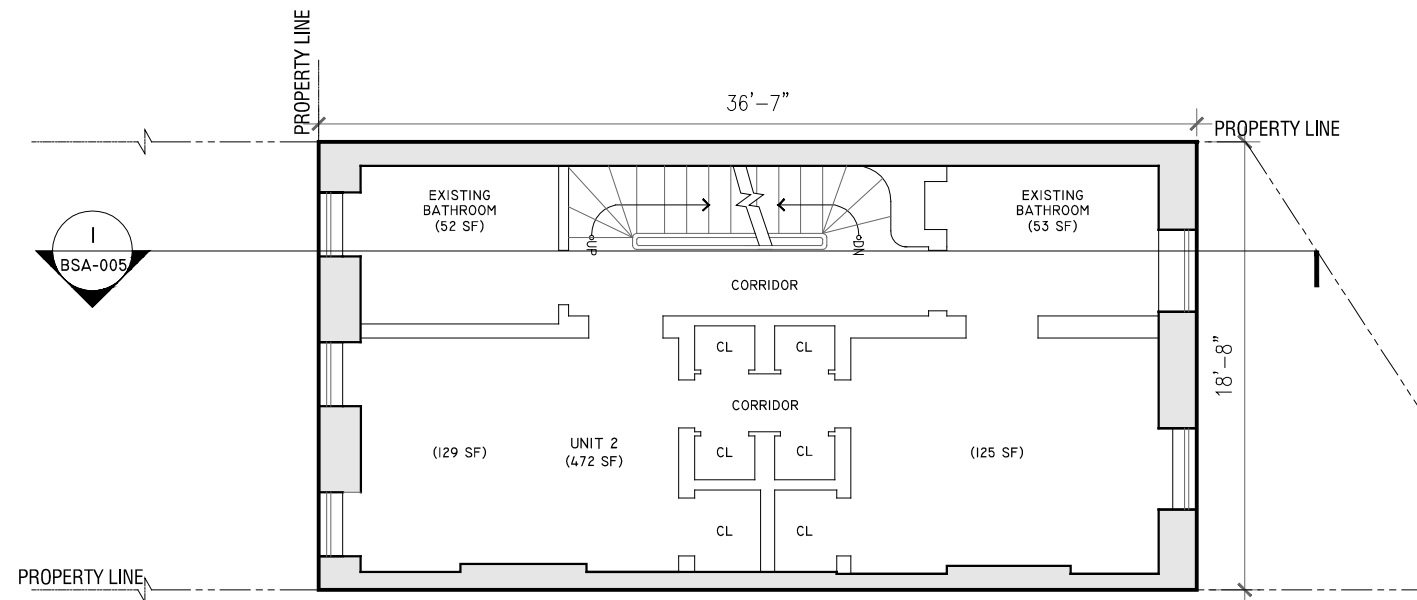
**104 EAST 10TH STREET
NY, NY 10024**

EXISTING CONDITIONS	
ADDRESS:	104 EAST 10TH STREET NY, NY 10024
JOB #:	A14-008

FILE NAME: CELLAR AND BASEMENT FLOOR PLANS			
SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	DL	FP	05/05/17

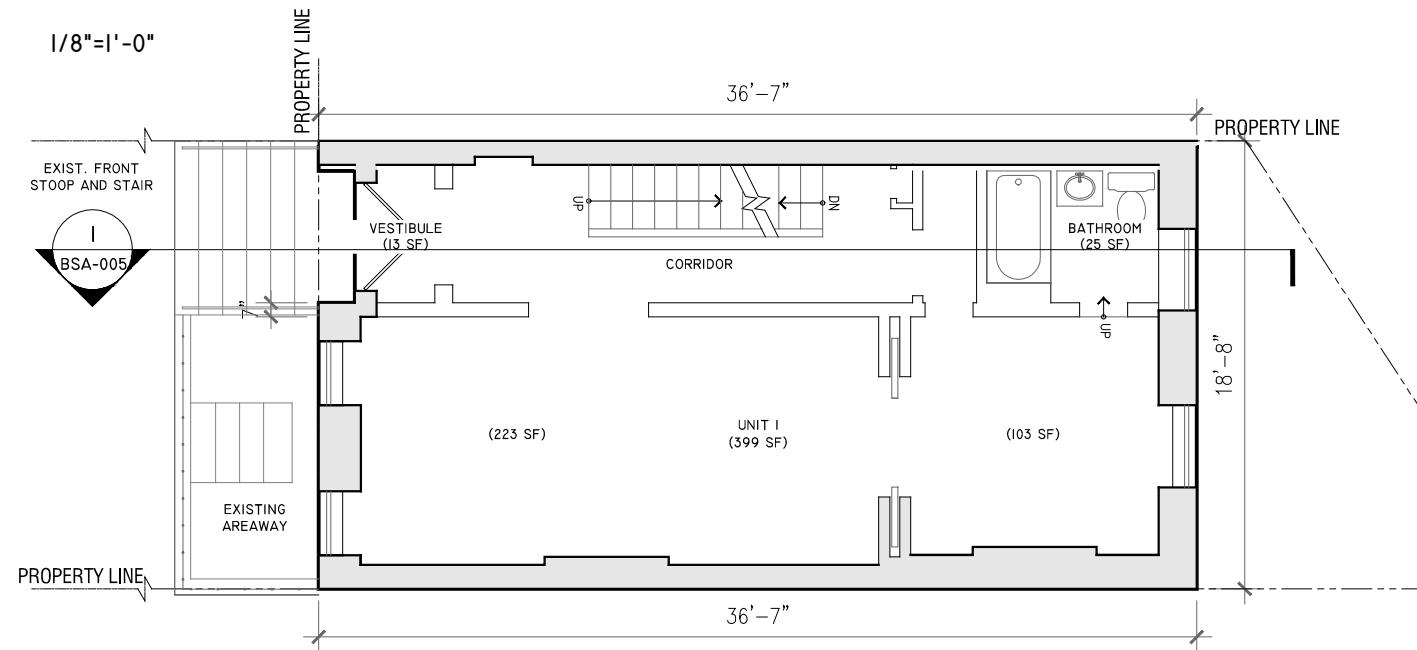
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SECOND FLOOR PLAN

1/8"=1'-0"



FIRST FLOOR PLAN

1/8"=1'-0"

SEAL & SIGNATURE:

DWG NO:

BSA-003

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 EMAIL: info@bparchitecture.com

**104 EAST 10TH STREET
 NY, NY 10024**

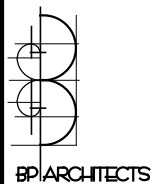
EXISTING CONDITIONS

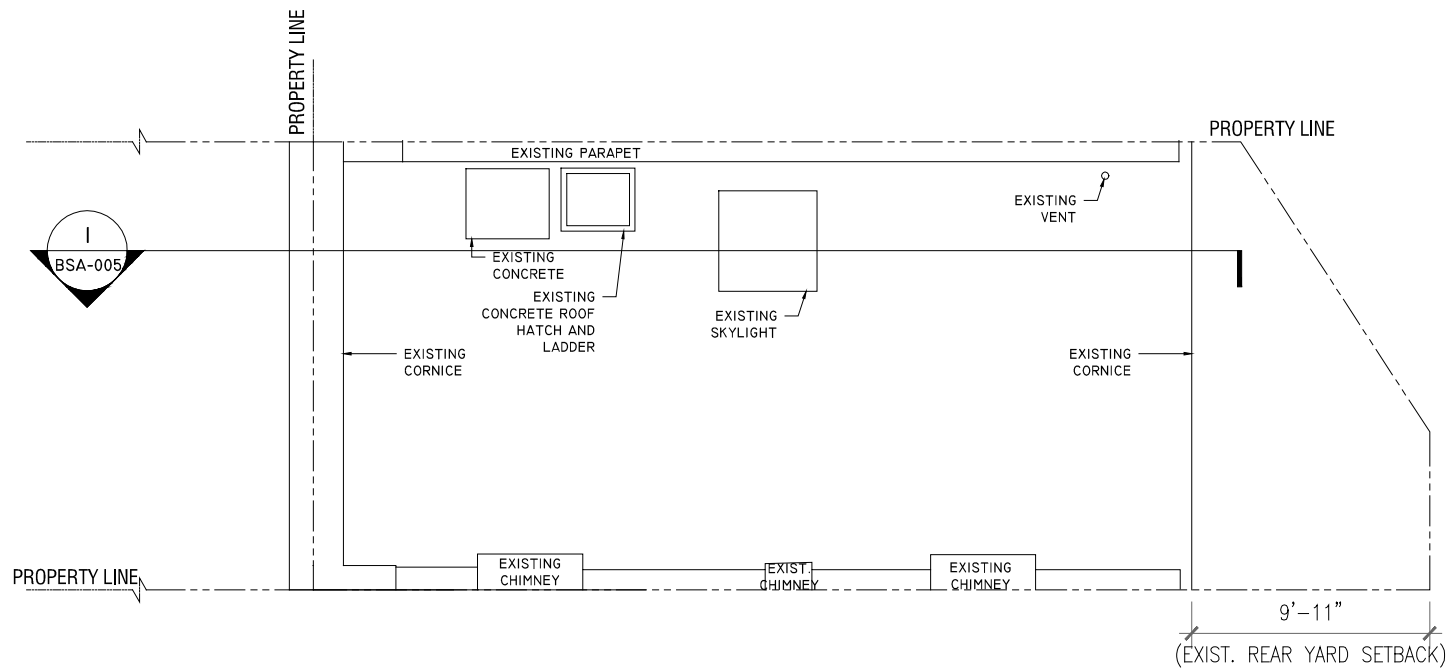
ADDRESS: 104 EAST 10TH STREET NY, NY 10024
 JOB #: A14-008

FILE NAME:
 FIRST AND SECOND FLOOR PLANS

SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	DL	FP	05/05/17

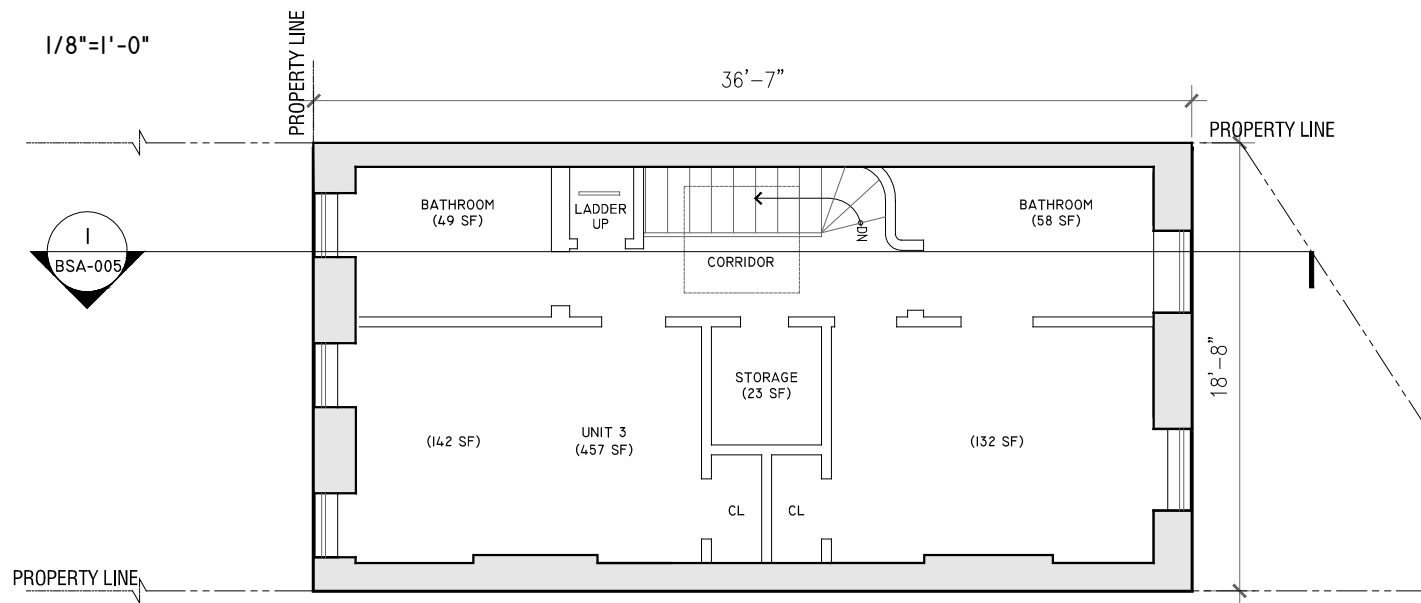
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ROOF PLAN

1/8"=1'-0"



THIRD FLOOR PLAN

1/8"=1'-0"

SEAL & SIGNATURE:

DWG NO:
BSA-004

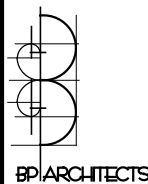
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NEW YORK, NY 10017
PHONE : 212 710 6277
FAX: 888 730 4016
EMAIL: info@bparchitecture.com

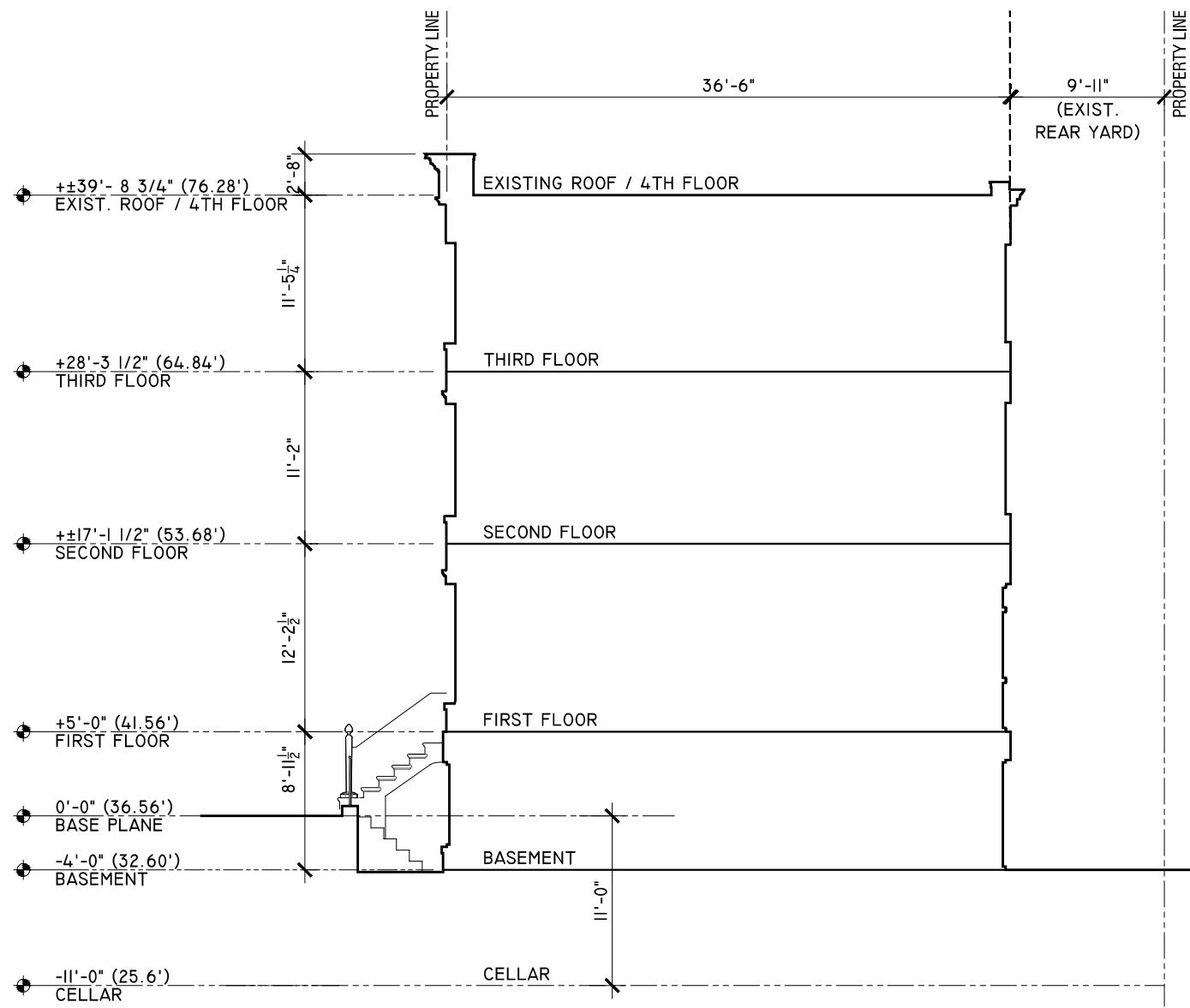
**104 EAST 10TH STREET
NY, NY 10024**

EXISTING CONDITIONS	
ADDRESS:	104 EAST 10TH STREET NY, NY 10024
JOB #:	A14-008

FILE NAME: THIRD FLOOR AND ROOF PLANS			
SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	DL	FP	05/05/17

5/8/2017 10:04:18 AM, d1





BUILDING SECTION

3/32"=1'-0"



FRONT ELEVATION (NORTH) REAR ELEVATION (SOUTH)

3/32"=1'-0"

3/32"=1'-0"

SEAL & SIGNATURE:

DWG NO:

BSA-005

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**104 EAST 10TH STREET
 NY, NY 10024**

EXISTING CONDITIONS	
ADDRESS:	104 EAST 10TH STREET NY, NY 10024
JOB #:	A14-008

FILE NAME: BUILDING ELEVATIONS AND SECTION			
SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	DL	FP	05/05/17

SEAL & SIGNATURE:

ZONING CALCULATIONS

C6-2A (R8A - EQUIV.)/R8B SPLIT LOT
 MAXIMUM FAR = 6.02

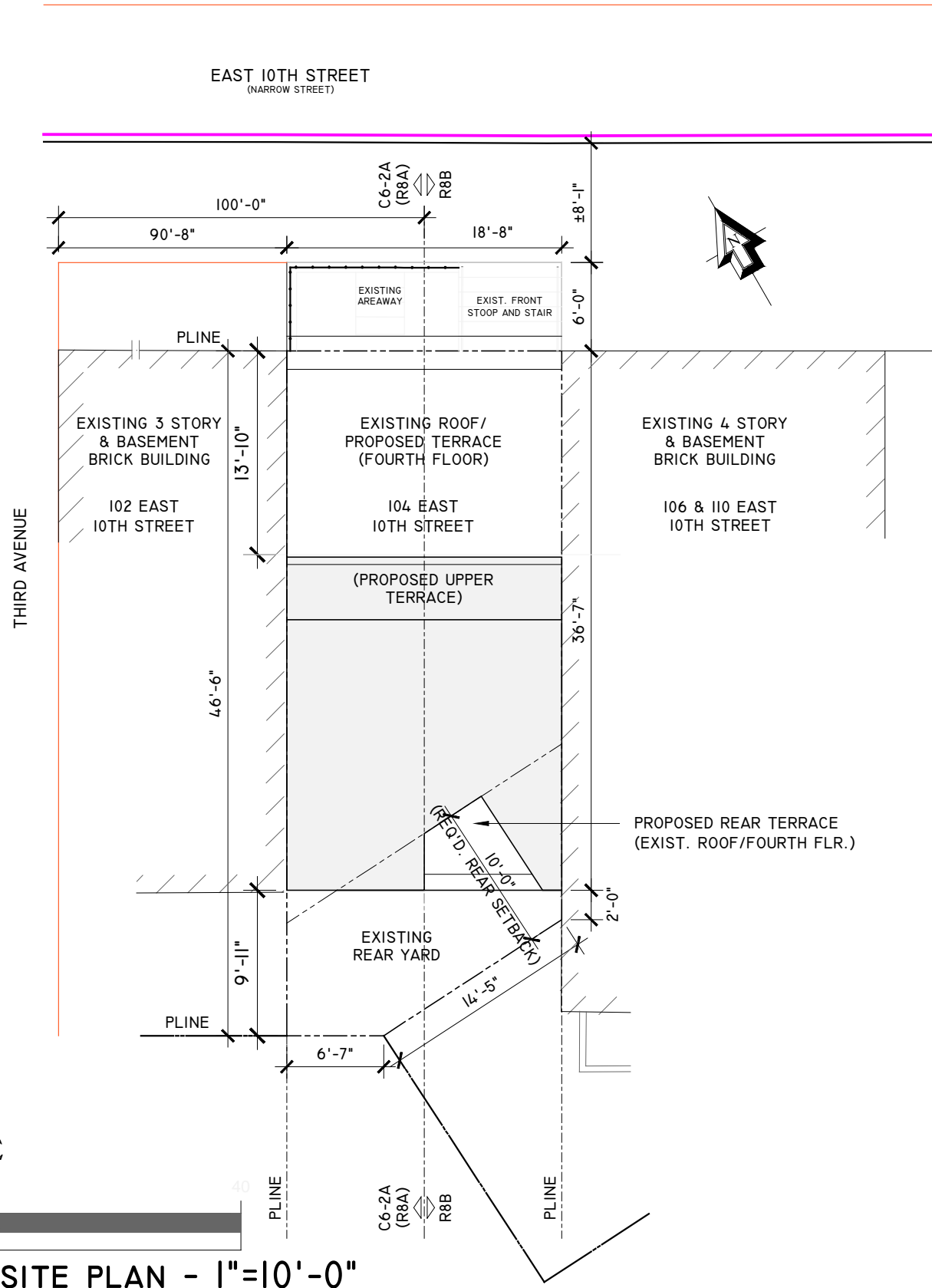
ZONING DISTRICT:	R8B/C6-2A
LOT AREA:	820 SF (APPROX.)
MAX F.A.R.	6.02
BUILDABLE PER F.A.R.	4936 SF

EXISTING AREA

CELLAR	N/A (736 SF)
BASEMENT	754 SF
FIRST FLOOR	683 SF
SECOND FLOOR	683 SF
THIRD FLOOR	683 SF
TOTAL	2803 SF

PROPOSED AREA - AS-OF-RIGHT

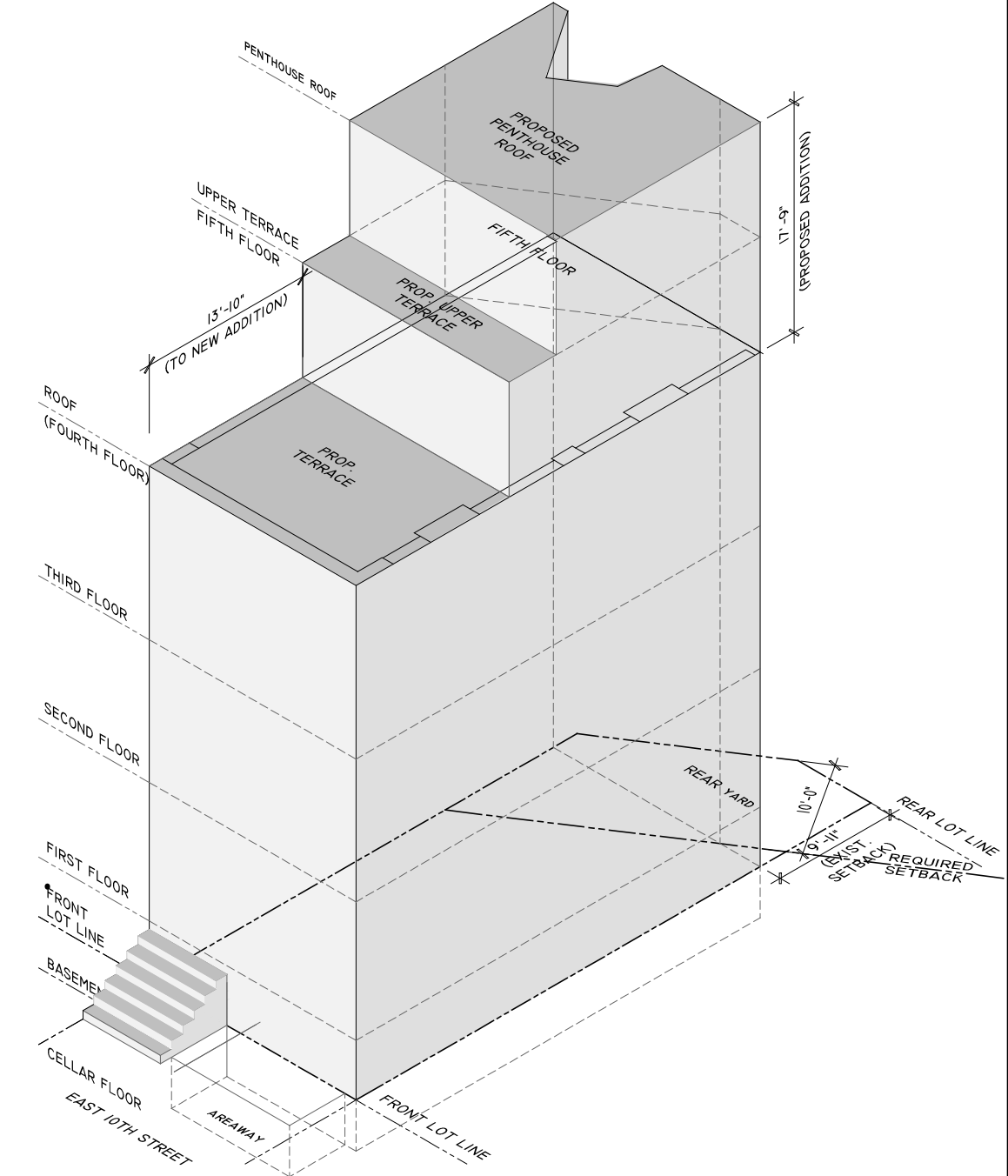
CELLAR	N/A (736 SF)
BASEMENT	754 SF
FIRST FLOOR	683 SF
SECOND FLOOR	683 SF
THIRD FLOOR	683 SF
FOURTH FLOOR	346 SF
FIFTH FLOOR	346 SF
PENTHOUSE ROOF	N/A (264 SF)
AS-OF-RIGHT F.A.R.	3495 SF



GRAPHIC SCALE



SITE PLAN - 1"=10'-0"



MASSING AXONOMETRIC

SEAL & SIGNATURE:

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 NEW YORK, NY 10017
 PHONE : 212 710 6277
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 EMAIL: info@bparchitecture.com

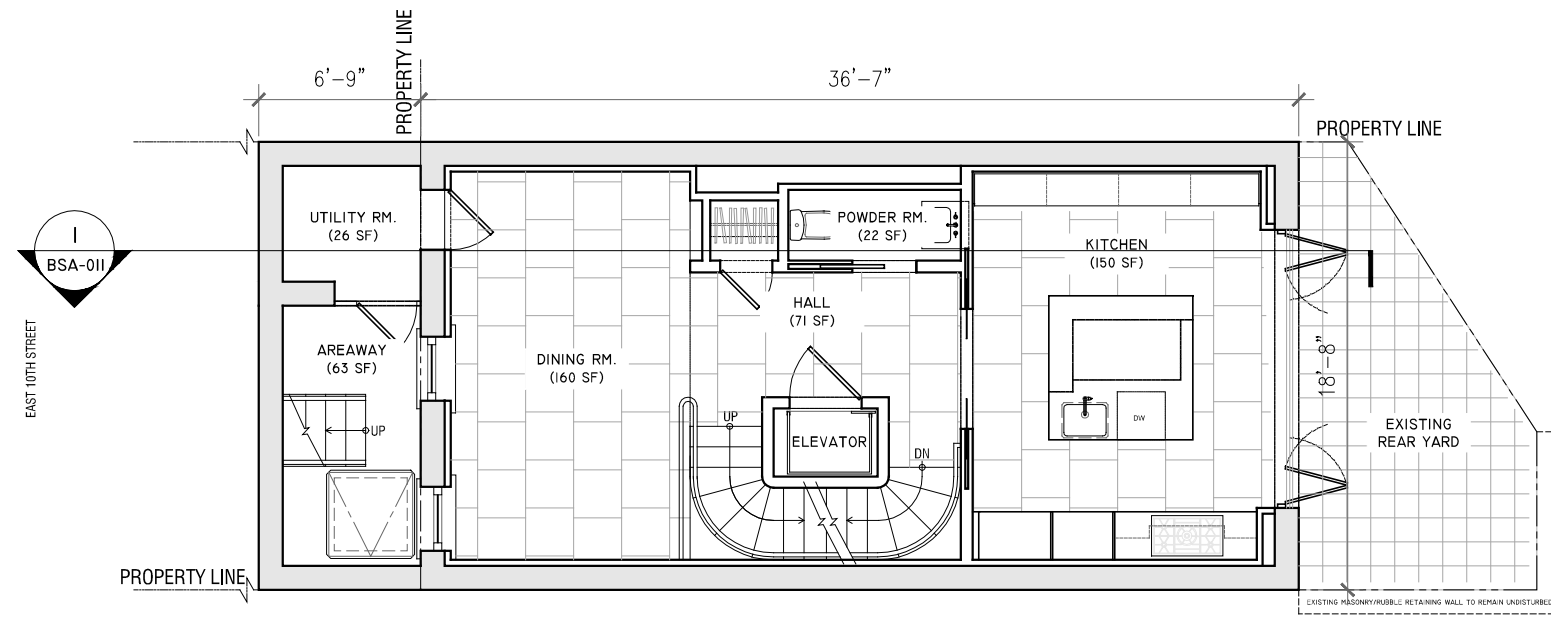
**390 WEST END AVENUE
 NEW YORK NY**

AS-OF-RIGHT	
ADDRESS:	390 WEST END AVENUE NEW YORK NY
JOB #:	A14-008

FILE NAME: SITE PLAN - AS-OF-RIGHT			
SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	AS/CM	FP	5/5/2017

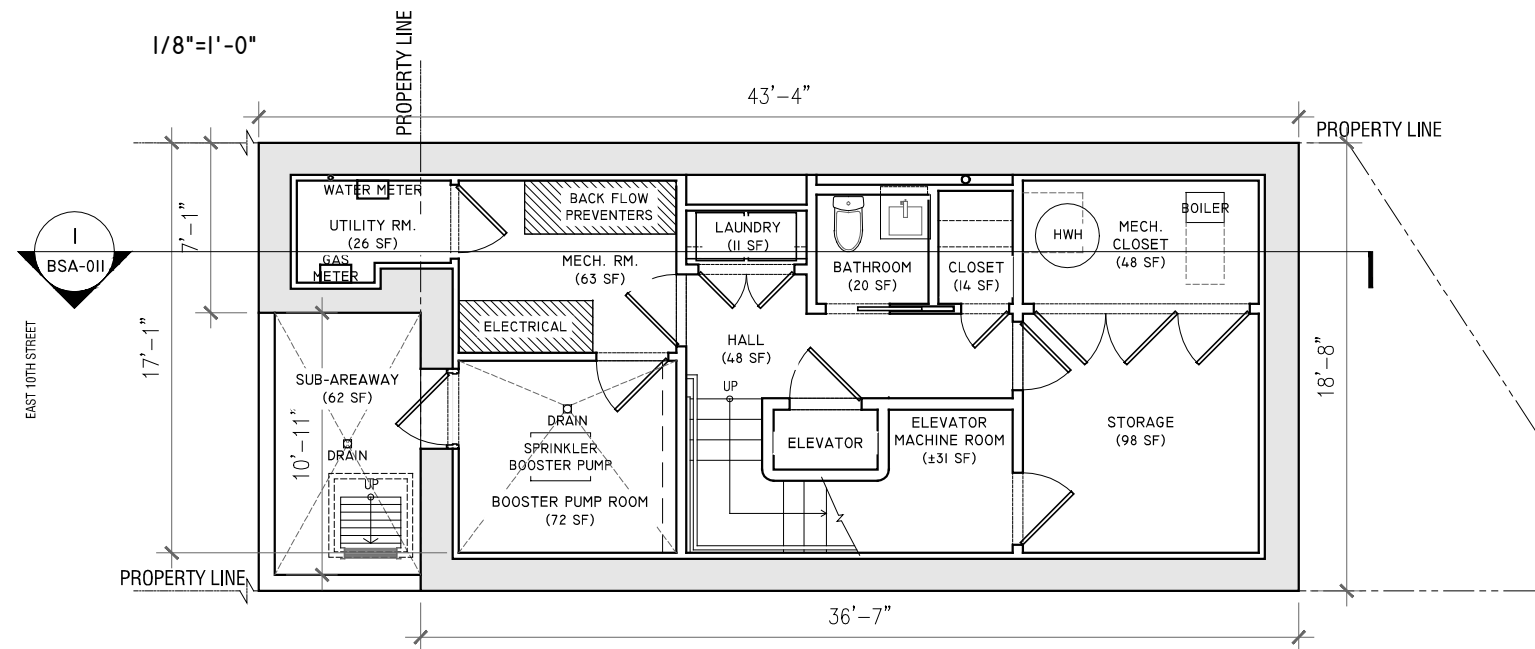
DWG NO:
BSA-006

5/5/2017 6:44:33 PM, .d



BASEMENT FLOOR PLAN

1/8"=1'-0"



CELLAR FLOOR PLAN

1/8"=1'-0"

SEAL & SIGNATURE:

DWG NO:

BSA-007

AS-OF-RIGHT FLOOR PLANS

FILE NAME:

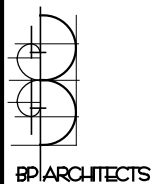
CELLAR AND BASEMENT FLOOR PLANS

ADDRESS: 104 EAST 10TH STREET NY, NY 10024
 JOB #: A14-008

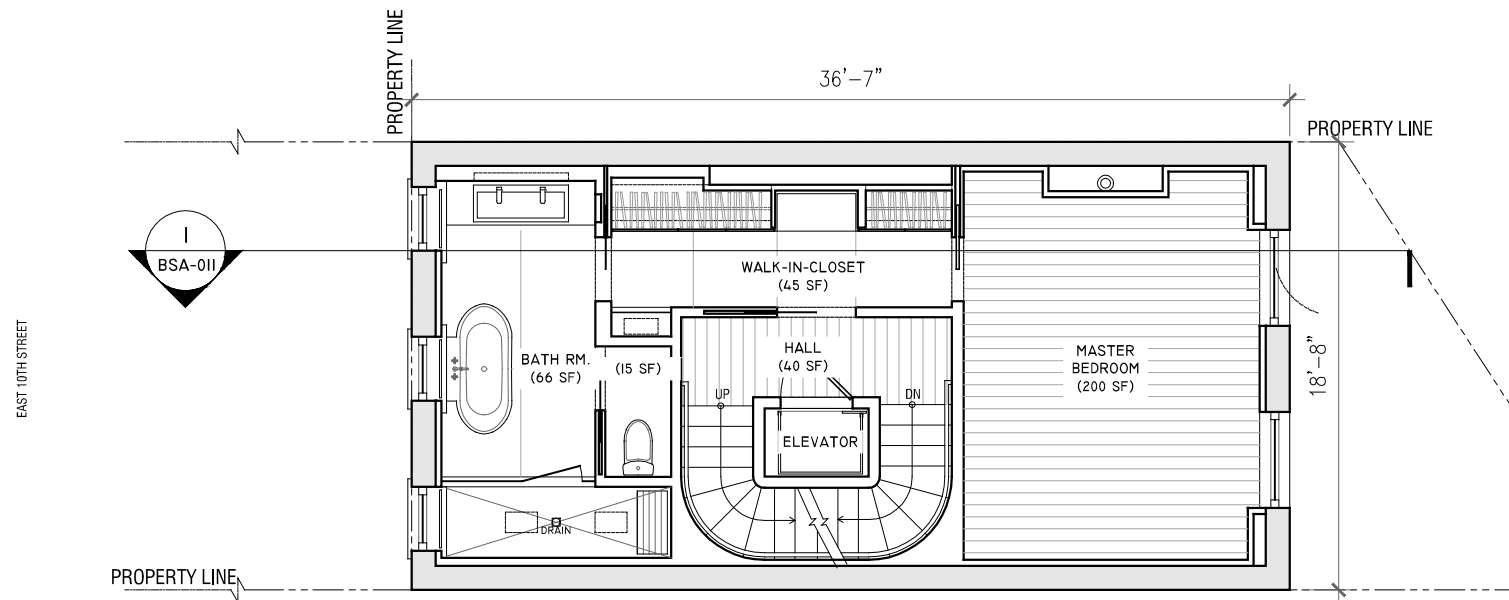
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AS NOTED	DL	FP	05/05/17

ARCHITECTURE - DESIGN - IMAGING
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 NEW YORK, NY 10017
 PHONE : 212 710 6277
 FAX: 888 730 4016
 EMAIL: info@bparchitecture.com

**104 EAST 10TH STREET
 NY, NY 10024**

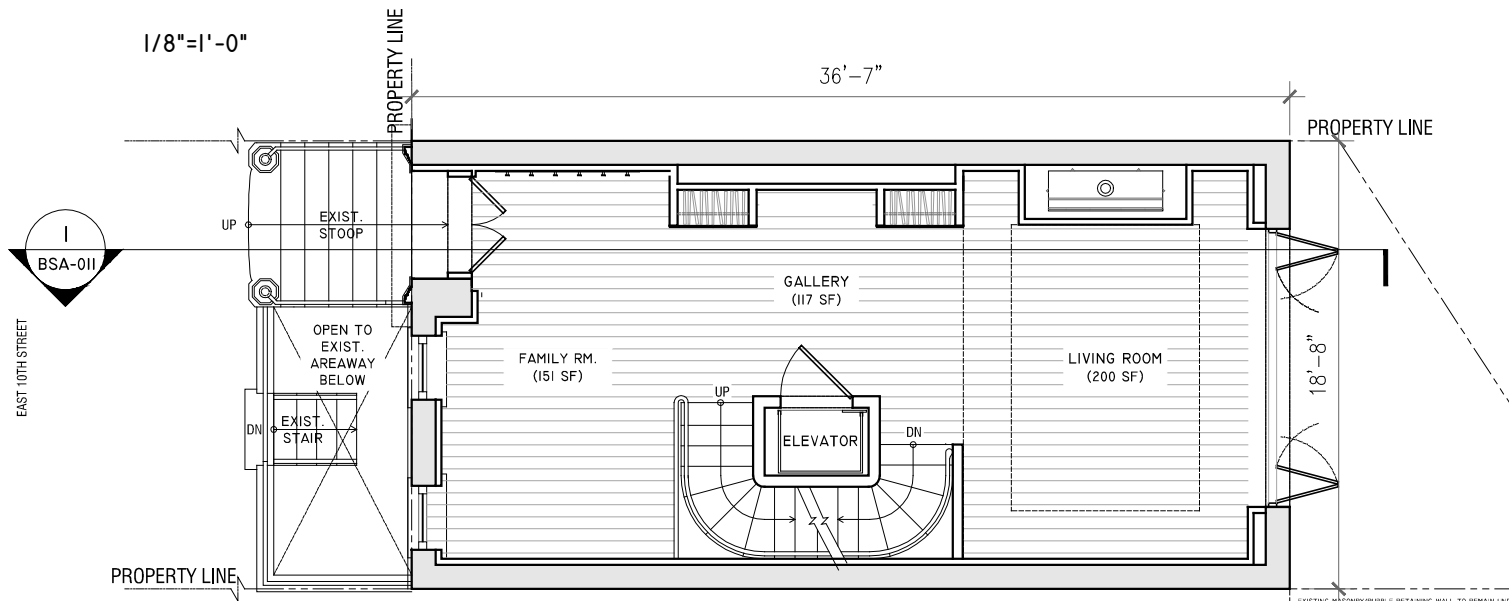


5/8/2017 10:08:04 AM, d1



SECOND FLOOR PLAN

1/8"=1'-0"



FIRST FLOOR PLAN

1/8"=1'-0"

SEAL & SIGNATURE:

DWG NO:
BSA-008

ARCHITECTURE - DESIGN - IMAGING
800 2ND AVENUE SUITE 800
NEW YORK, NY 10017
PHONE : 212 710 6277
FAX: 888 730 4016
EMAIL: info@bparchitecture.com

**104 EAST 10TH STREET
NY, NY 10024**

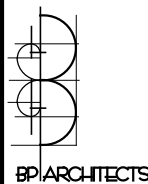
AS-OF-RIGHT FLOOR PLANS

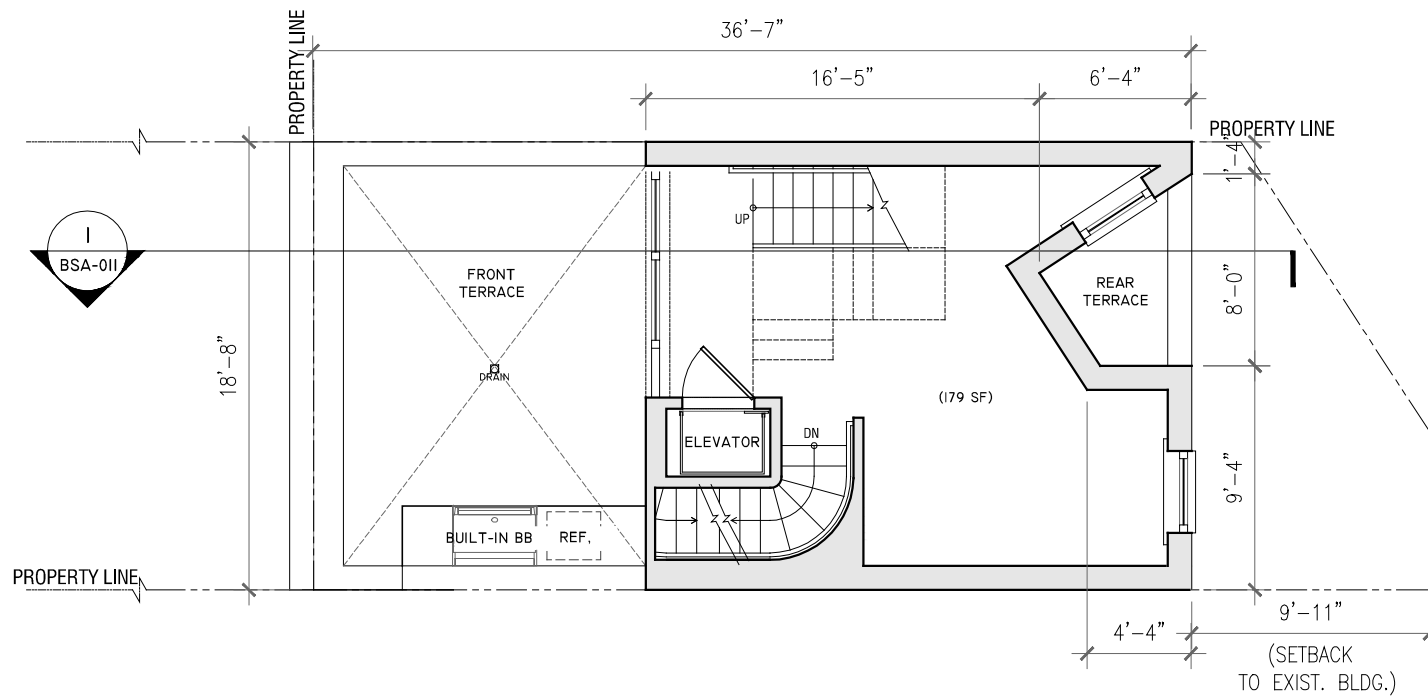
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JOB #: A14-008

FILE NAME: FIRST AND SECOND FLOOR PLANS			
SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	DL	FP	05/05/17

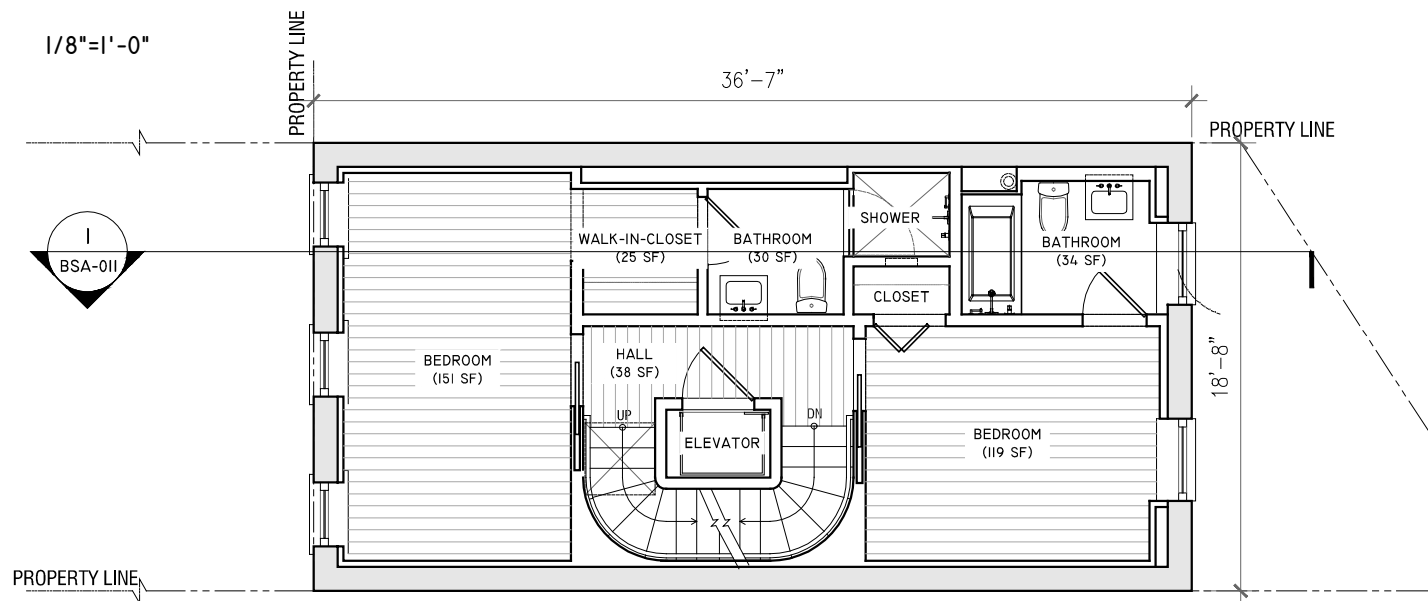
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FOURTH FLOOR PLAN

1/8"=1'-0"



THIRD FLOOR PLAN

1/8"=1'-0"

SEAL & SIGNATURE:

DWG NO:

BSA-009

ARCHITECTURE - DESIGN - IMAGING
 800 2ND AVENUE SUITE 800
 NEW YORK, NY 10017
 PHONE : 212 710 6277
 FAX: 888 730 4016
 EMAIL: info@bparchitecture.com

**390 WEST END AVENUE
 NEW YORK NY**

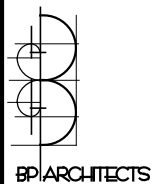
AS-OF-RIGHT FLOOR PLANS

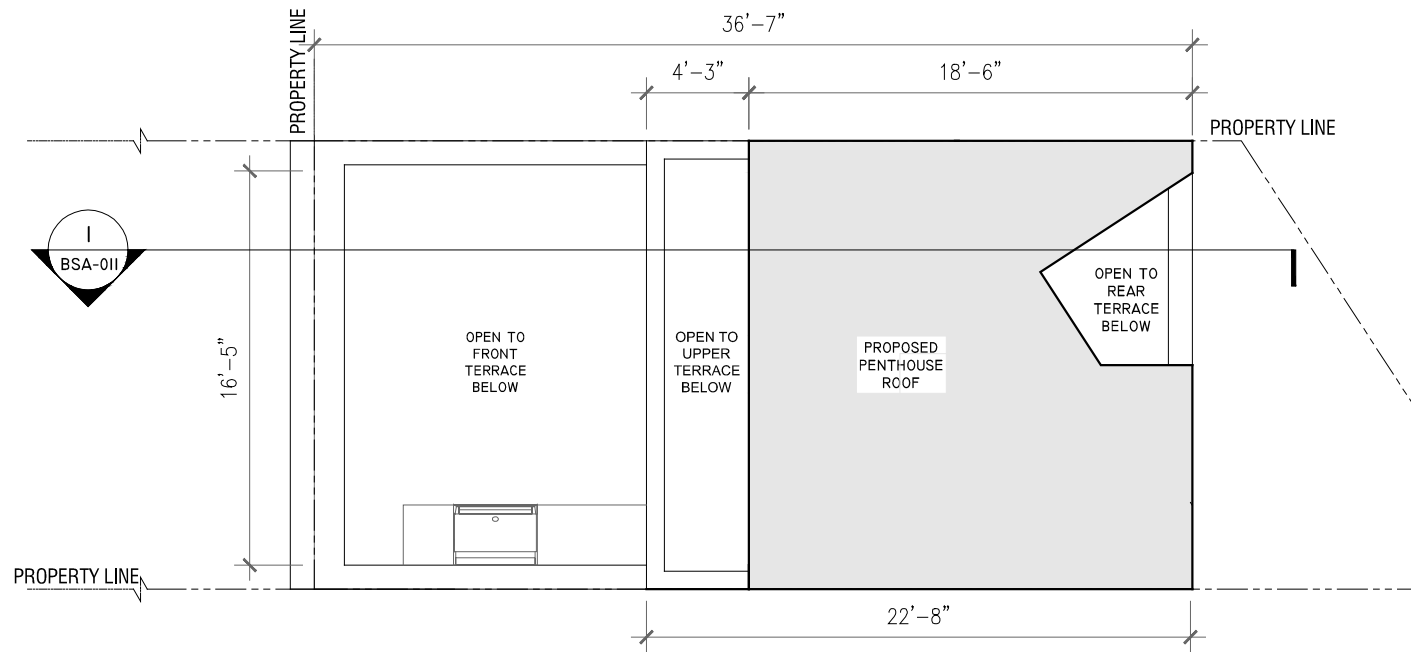
ADDRESS: 390 WEST END AVENUE NEW YORK NY
 JOB #: A14-008

FILE NAME:
 THIRD AND FOURTH FLOOR PLANS (REV)

SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	AS/CM	FP	5/5/2017

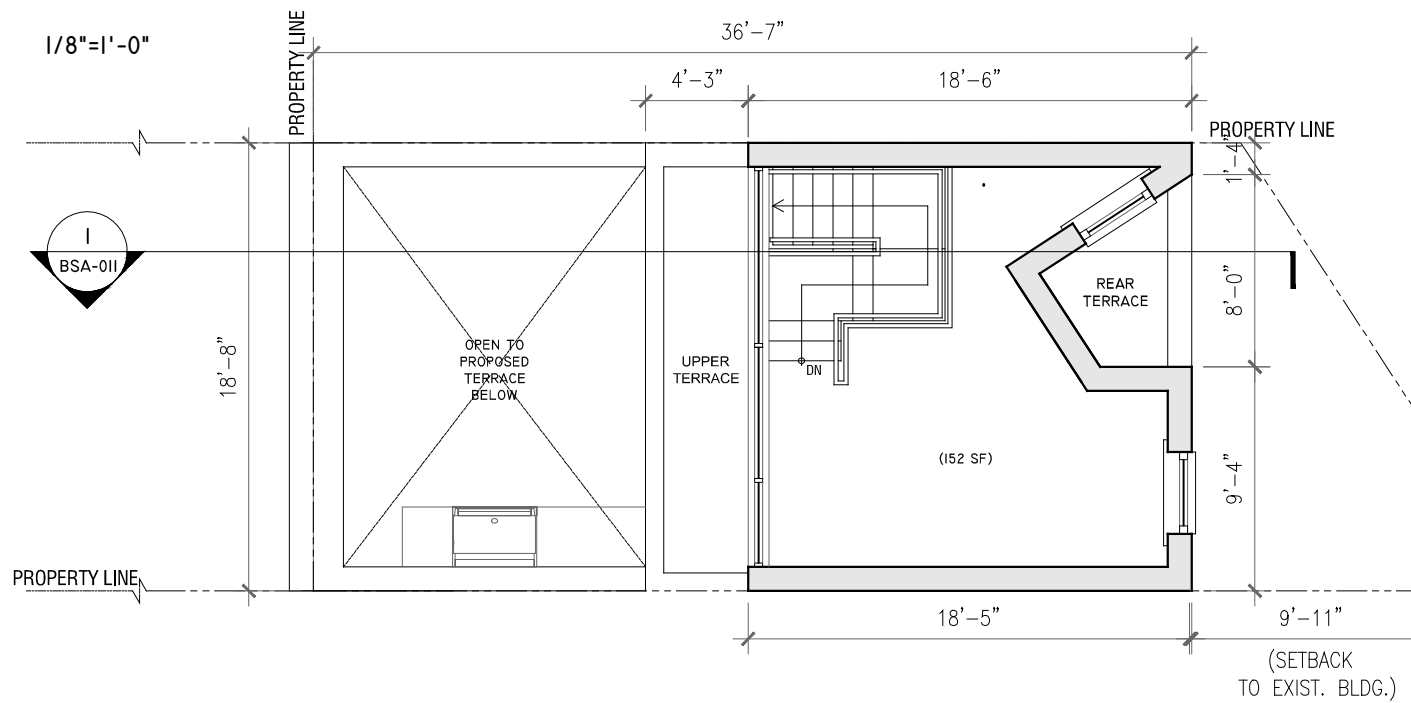
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ROOF PLAN

1/8"=1'-0"



FIFTH FLOOR PLAN

1/8"=1'-0"

SEAL & SIGNATURE:

DWG NO:

BSA-010

ARCHITECTURE - DESIGN - IMAGING
 800 2ND AVENUE SUITE 800
 NEW YORK, NY 10017
 PHONE : 212 710 6277
 FAX: 888 730 4016
 EMAIL: info@bparchitecture.com

**390 WEST END AVENUE
 NEW YORK NY**

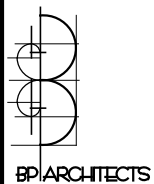
AS-OF-RIGHT FLOOR PLANS

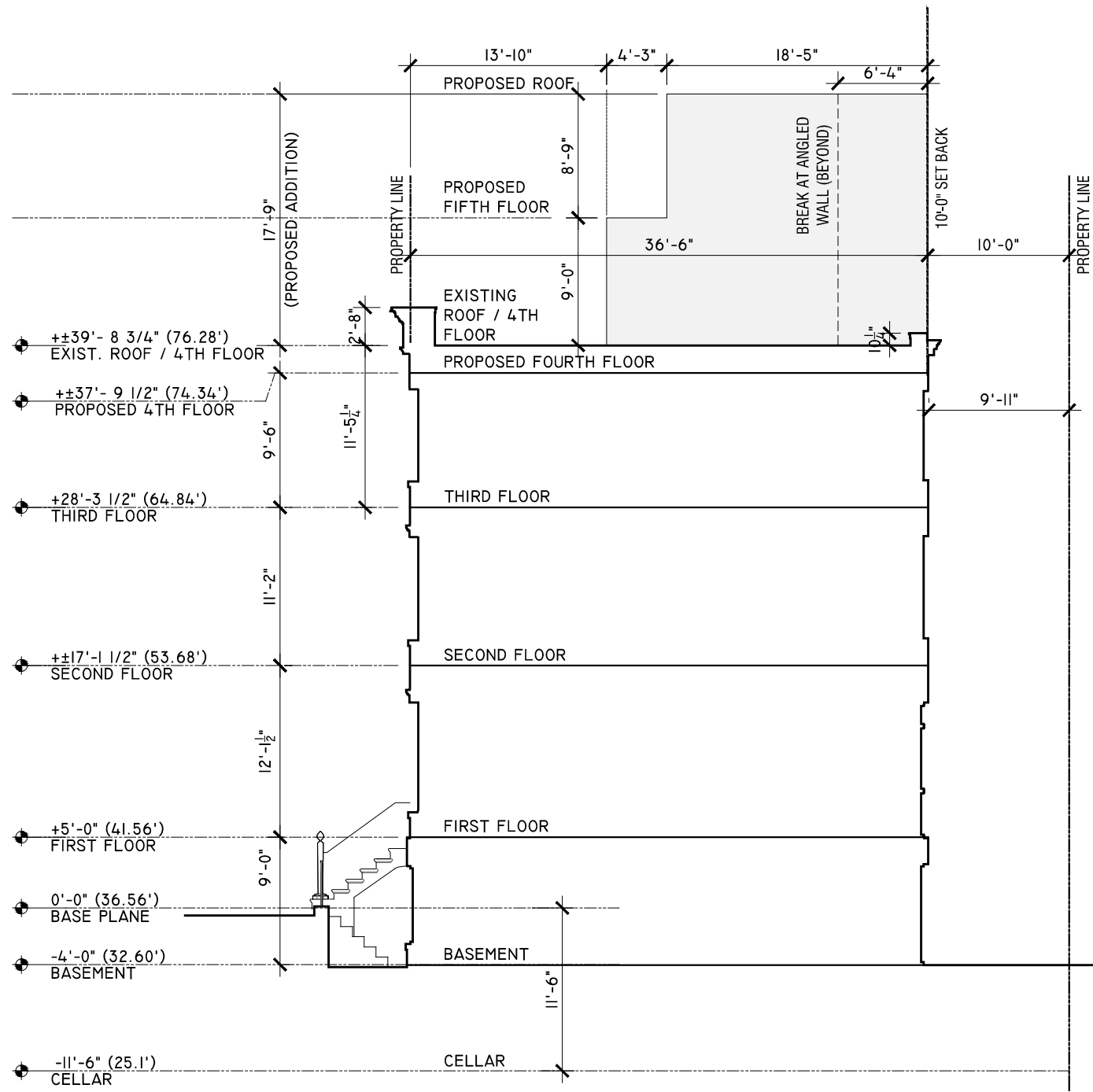
ADDRESS: 390 WEST END AVENUE NEW YORK NY
 JOB #: A14-008

FILE NAME:
 FIFTH FLOOR AND ROOF PLANS (REV)

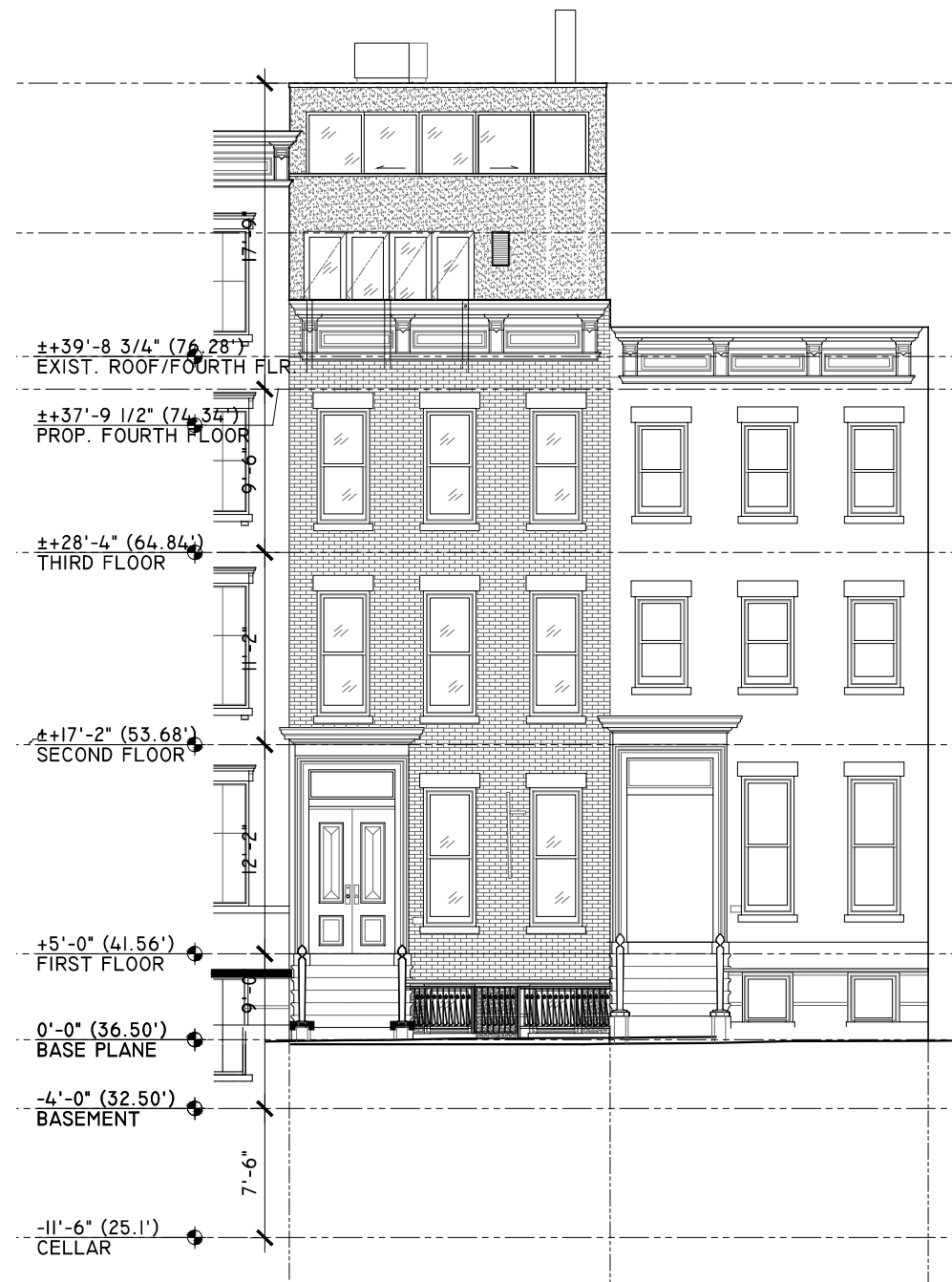
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AS NOTED	AS/CM	FP	5/5/2017

5/5/2017 6:42:32 PM, .d





BUILDING SECTION



FRONT ELEVATION (NORTH)



REAR ELEVATION (SOUTH)

SEAL & SIGNATURE:

5/5/2017 6:50:22 PM, .d


 ARCHITECTURE - DESIGN - IMAGING
 800 2ND AVENUE SUITE 800
 NEW YORK, NY 10017
 PHONE : 212 710 6277
 FAX: 888 730 4016
 EMAIL: info@bparchitecture.com

390 WEST END AVENUE
NEW YORK NY

AS-OF-RIGHT BLDG. SECTION & ELEVATIONS	
ADDRESS:	390 WEST END AVENUE NEW YORK NY
JOB #:	A14-008

FILE NAME: BUILDING ELEVATIONS AND SECTION (REV)			
SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	AS/CM	FP	5/5/2017

DWG NO:
BSA-011

ZONING CALCULATIONS

C6-2A (R8A - EQUIV.)/R8B SPLIT LOT
 MAXIMUM FAR = 6.02

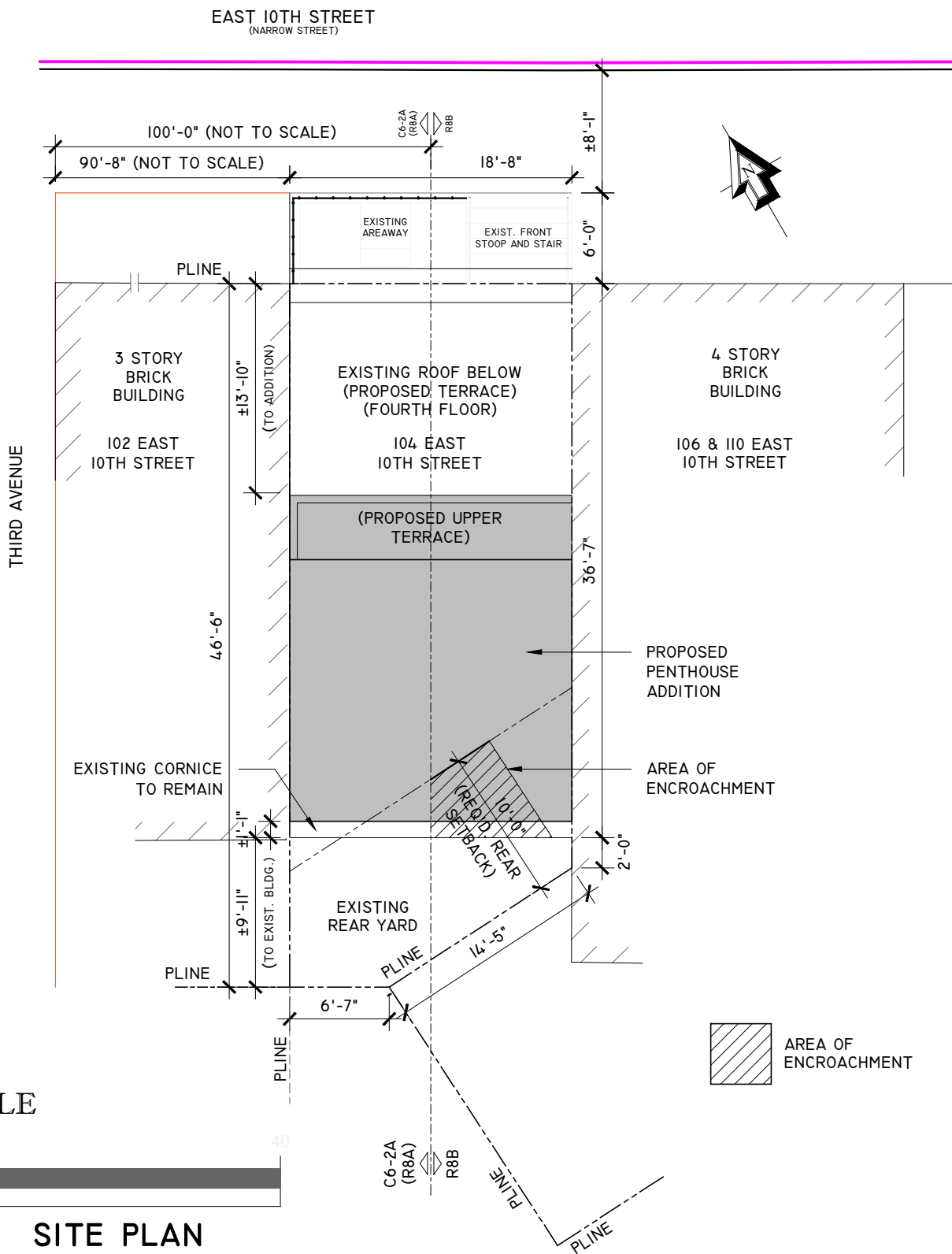
ZONING DISTRICT:	R8B/C6-2A
LOT AREA:	820 SF (APPROX.)
MAX F.A.R.	6.02
BUILDABLE PER F.A.R.	4936 SF

EXISTING AREA

CELLAR	N/A (736 SF)
BASEMENT	754 SF
FIRST FLOOR	683 SF
SECOND FLOOR	683 SF
THIRD FLOOR	683 SF
TOTAL	2803 SF

PROPOSED AREA

CELLAR	N/A (736 SF)
BASEMENT	754 SF
FIRST FLOOR	683 SF
SECOND FLOOR	683 SF
THIRD FLOOR	681 SF
FOURTH FLOOR	421 SF
FIFTH FLOOR	341 SF
F.A.R.	3563 SF

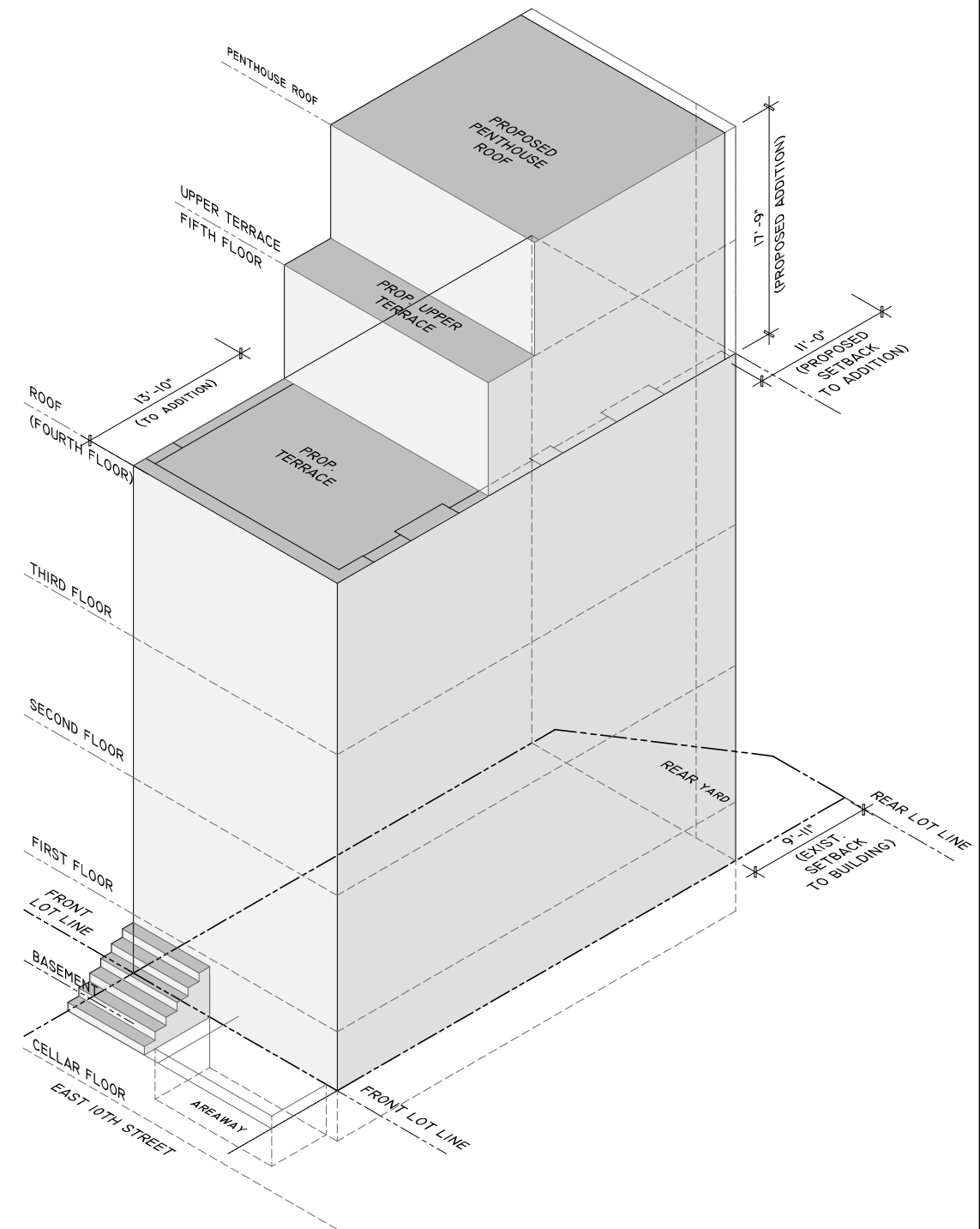


GRAPHIC SCALE



(IN FEET)
 1 inch = 10 ft.

SITE PLAN



MASSING AXONOMETRIC

SEAL & SIGNATURE:

DWG NO:

BSA-012

PROPOSED CONDITIONS

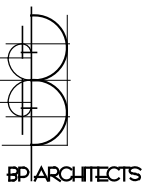
ADDRESS:	390 WEST END AVENUE NEW YORK NY
JOB #:	A14-008

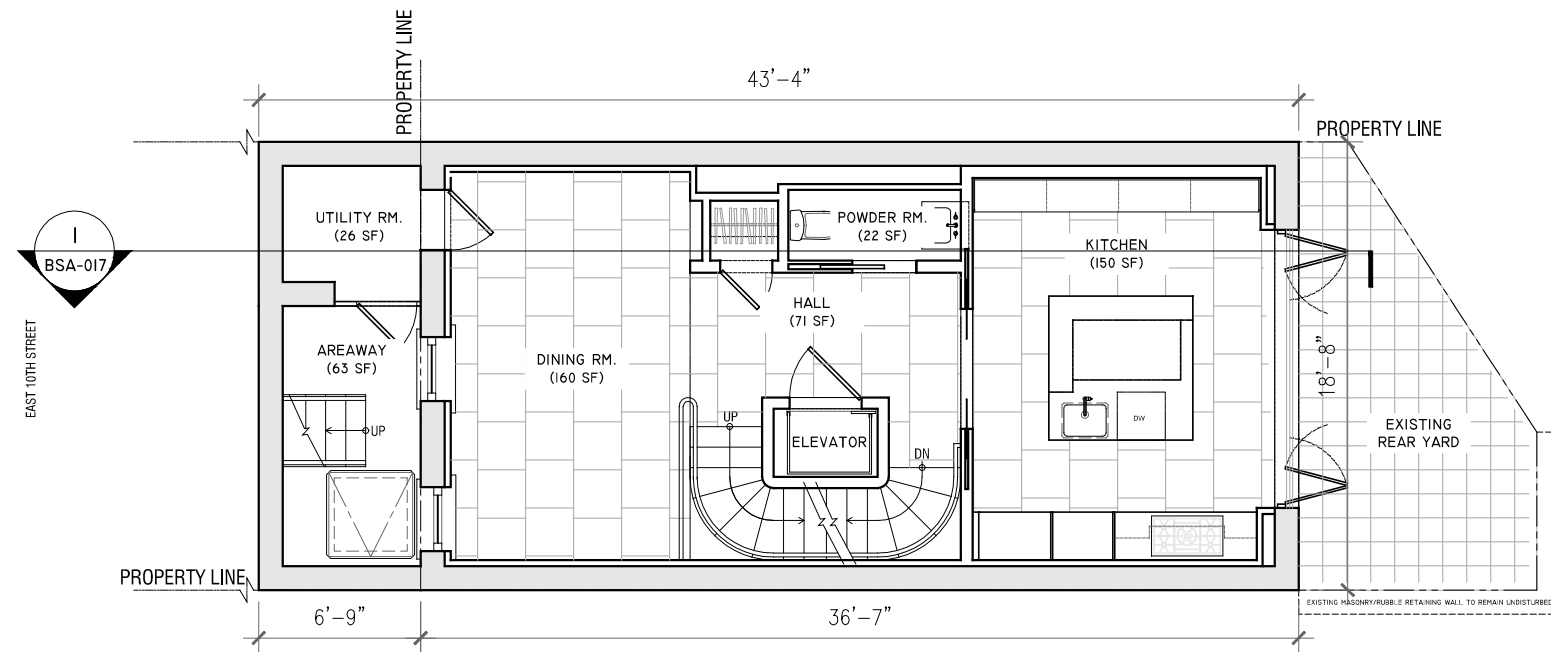
FILE NAME:
 SITE PLAN

SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	AS/CM	FP	5/5/2017

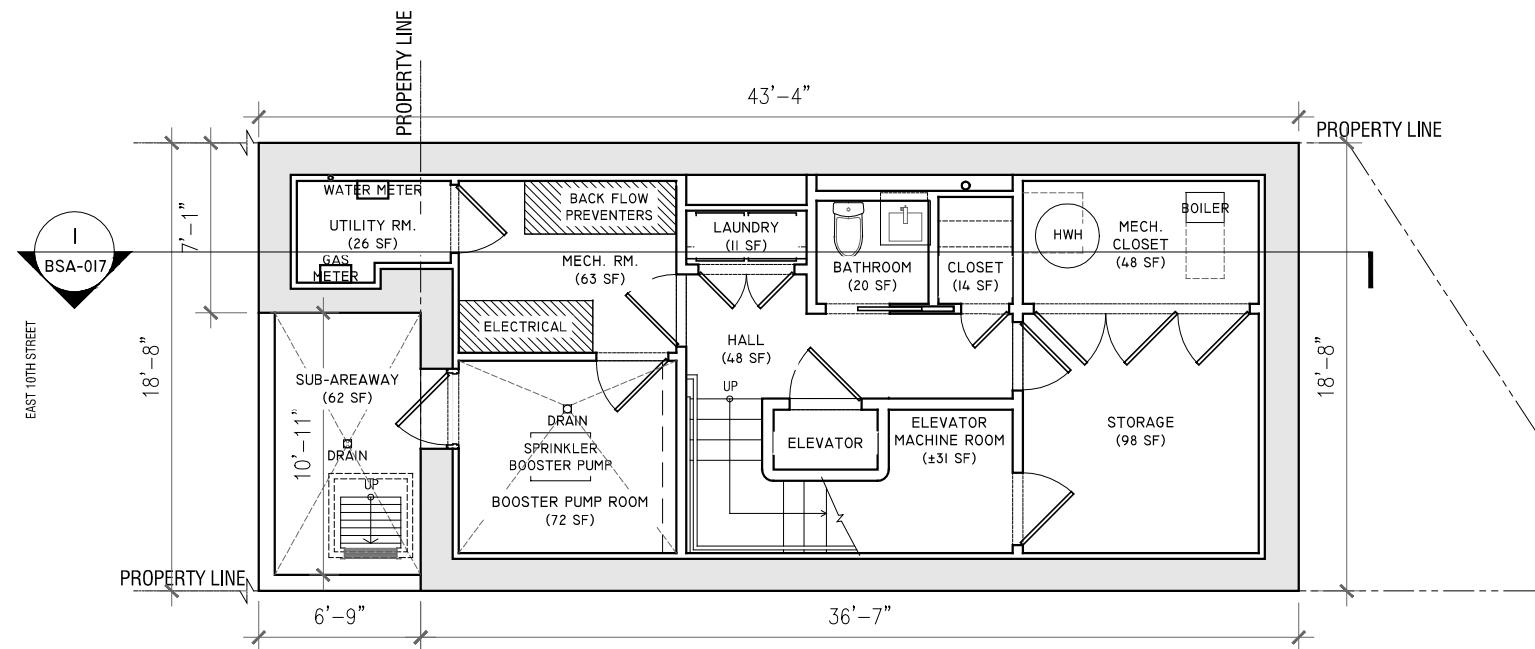
ARCHITECTURE - DESIGN - IMAGING
 800 2ND AVENUE SUITE 800
 NEW YORK, NY 10017
 PHONE : 212 710 6277
 FAX: 888 730 4016
 EMAIL: info@bparchitecture.com

**390 WEST END AVENUE
 NEW YORK NY**





BASMENT FLOOR PLAN



CELLAR FLOOR PLAN

SEAL & SIGNATURE:

DWG NO:

BSA-013

ARCHITECTURE - DESIGN - IMAGING
 800 2ND AVENUE SUITE 800
 NEW YORK, NY 10017
 PHONE : 212 710 6277
 FAX: 888 730 4016
 EMAIL: info@bparchitecture.com

**104 EAST 10TH STREET
 NY, NY 10024**

PROPOSED FLOOR PLANS

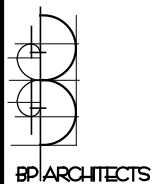
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 JOB #: A14-008

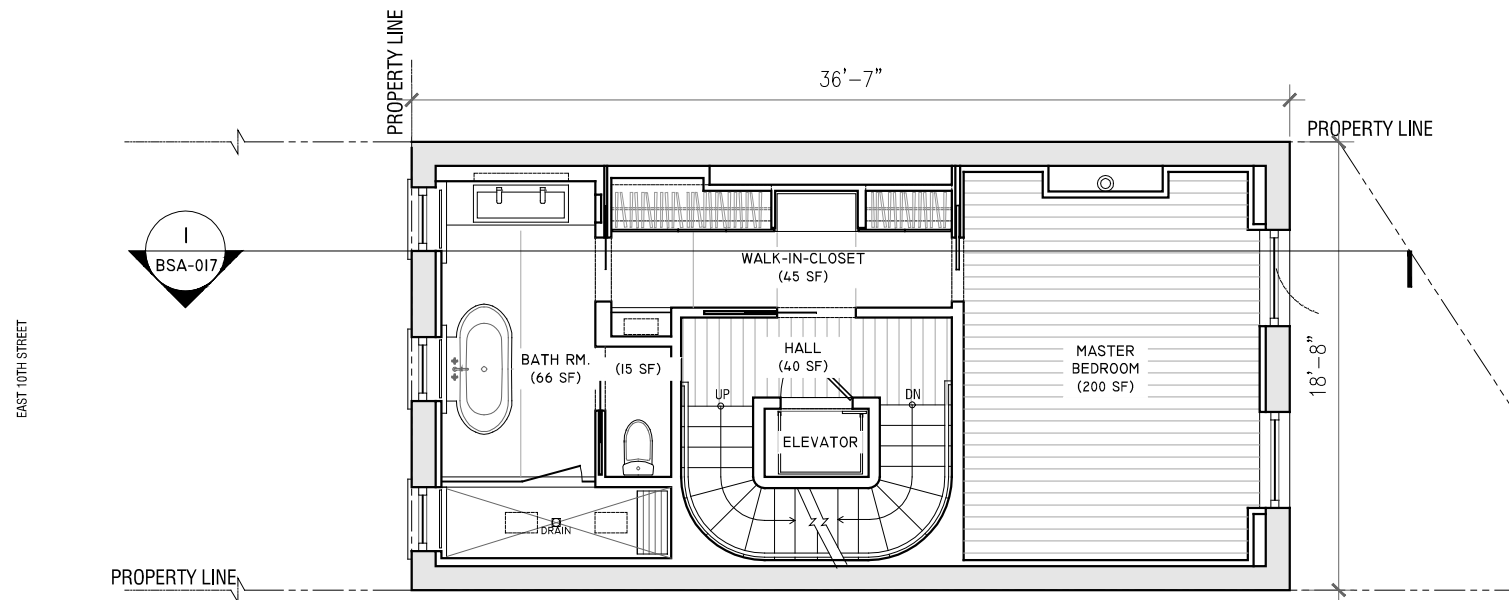
FILE NAME:

CELLAR AND BASEMENT FLOOR PLANS

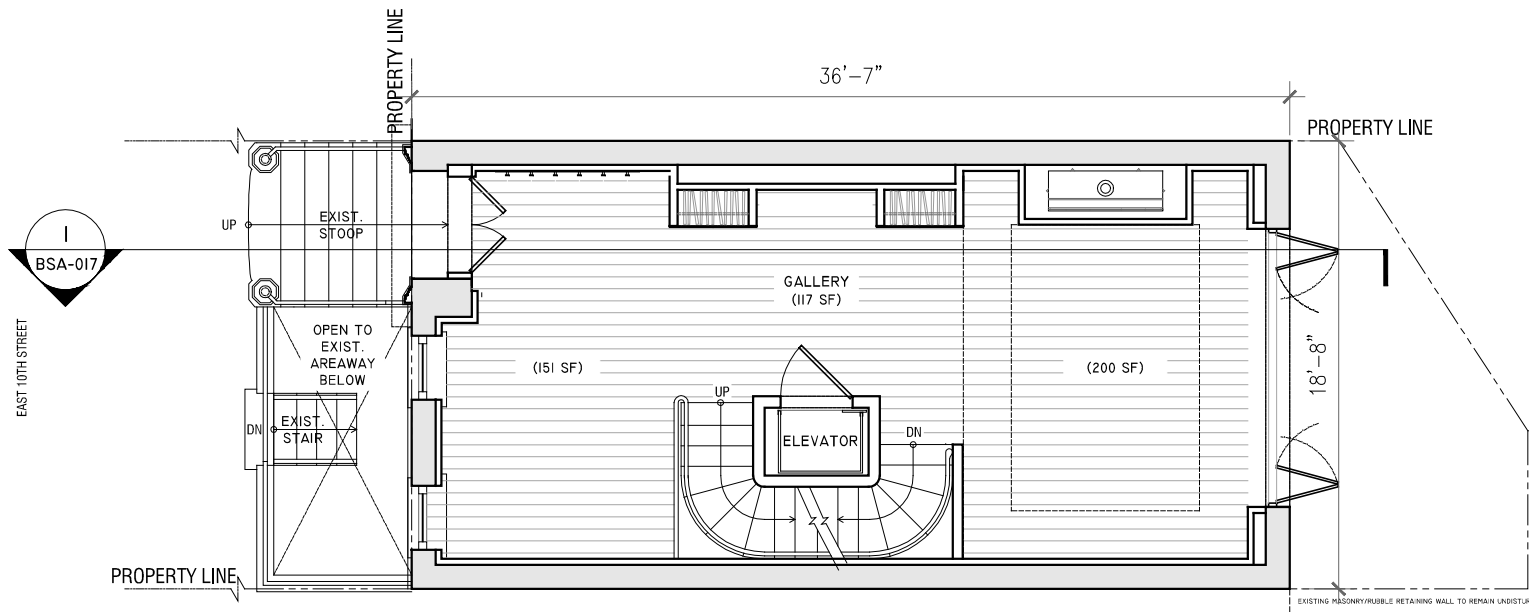
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AS NOTED	DL	FP	05/05/17

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

SEAL & SIGNATURE:

DWG NO:

BSA-014

ARCHITECTURE - DESIGN - IMAGING
 800 2ND AVENUE SUITE 800
 NEW YORK, NY 10017
 PHONE : 212 710 6277
 FAX: 888 730 4016
 EMAIL: info@bparchitecture.com

**104 EAST 10TH STREET
 NY, NY 10024**

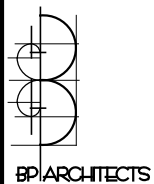
PROPOSED FLOOR PLANS

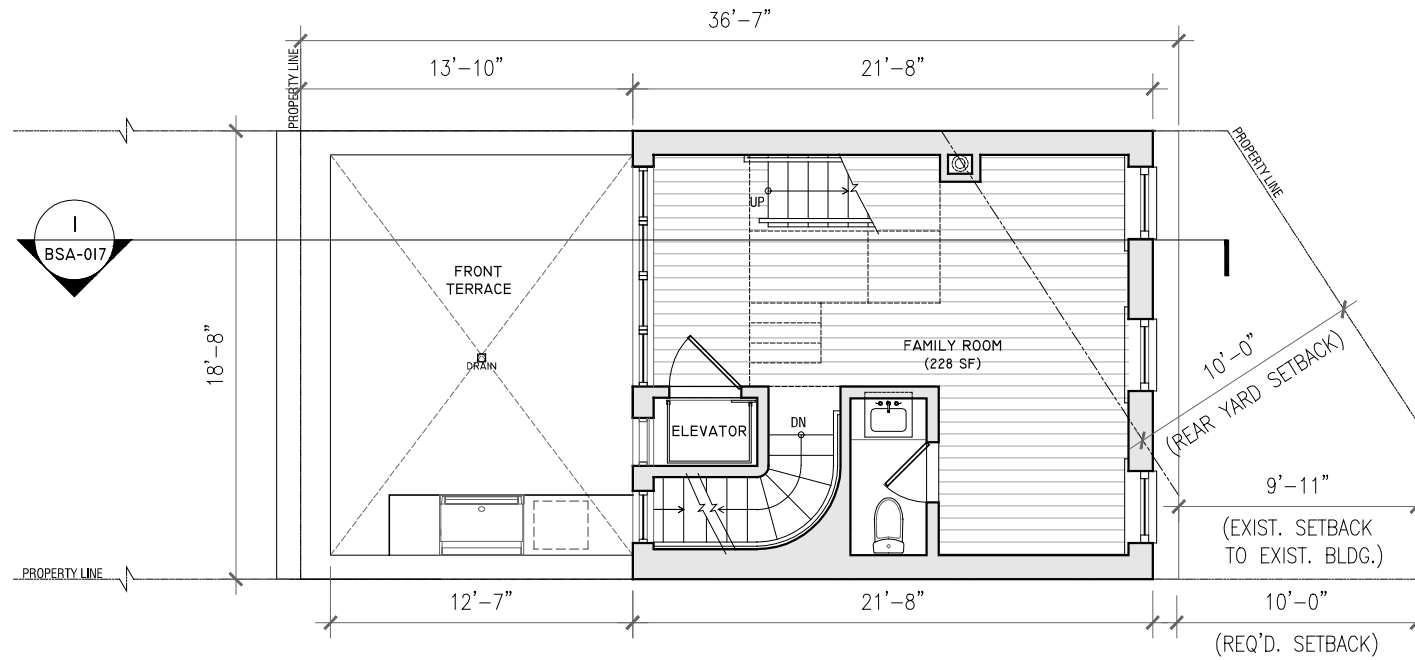
ADDRESS: 104 EAST 10TH STREET NY, NY 10024
 JOB #: A14-008

FILE NAME:
 FIRST AND SECOND FLOOR PLANS

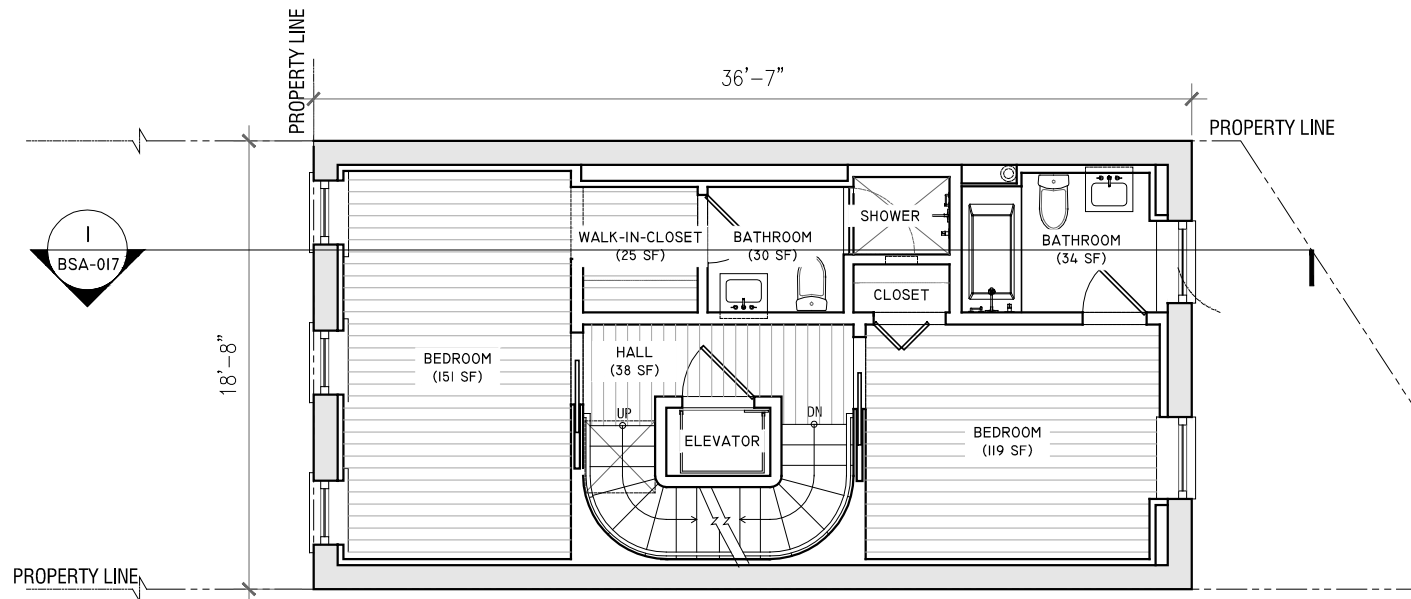
SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	DL	FP	05/05/17

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FOURTH FLOOR PLAN



THIRD FLOOR PLAN

SEAL & SIGNATURE:

DWG NO:

BSA-015

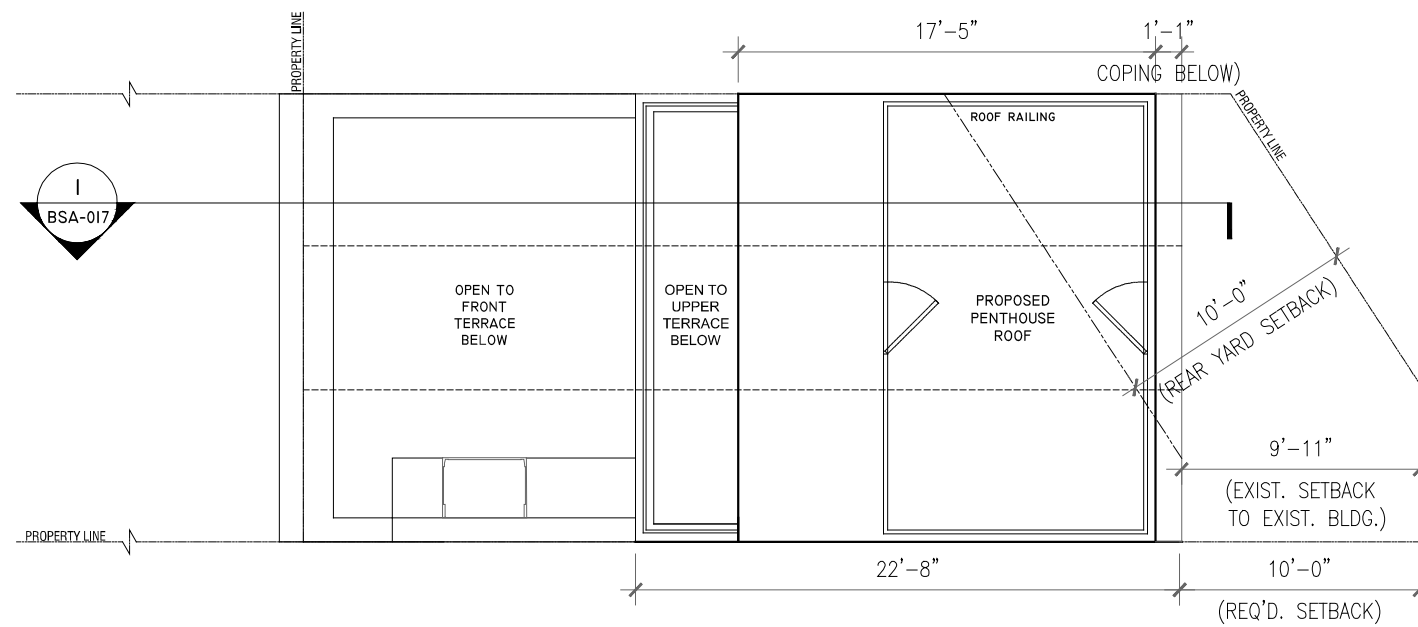
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ARCHITECTURE - DESIGN - IMAGING
 800 2ND AVENUE SUITE 800
 NEW YORK, NY 10017
 PHONE : 212 710 6277
 FAX: 888 730 4016
 EMAIL: info@bparchitecture.com

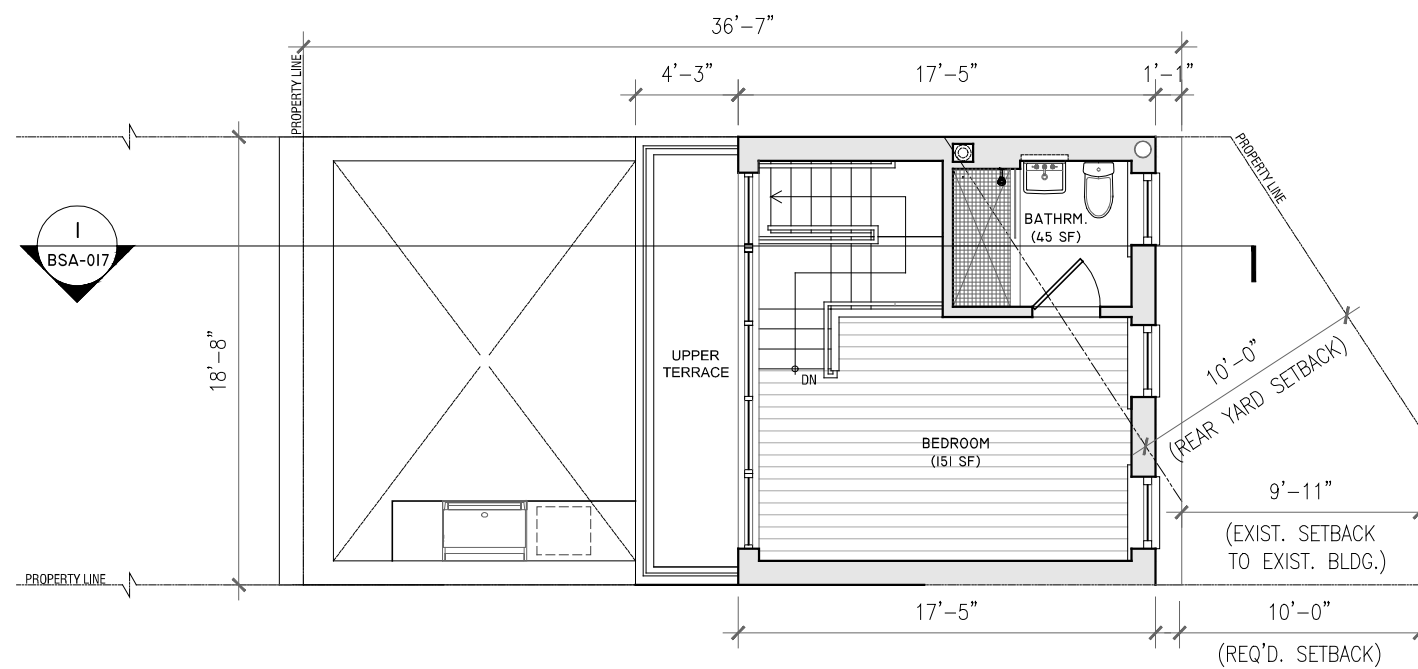
**104 EAST 10TH STREET
 NY, NY 10024**

PROPOSED FLOOR PLANS	
ADDRESS:	104 EAST 10TH STREET NY, NY 10024
JOB #:	A14-008

FILE NAME: THIRD AND FOURTH FLOOR PLANS			
SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	DL	FP	05/05/17



ROOF PLAN



FIFTH FLOOR PLAN

SEAL & SIGNATURE:

DWG NO:
BSA-016

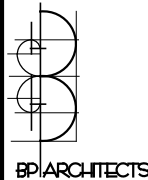
ARCHITECTURE - DESIGN - IMAGING
800 2ND AVENUE SUITE 800
NEW YORK, NY 10017
PHONE : 212 710 6277
FAX: 888 730 4016
EMAIL: info@bparchitecture.com

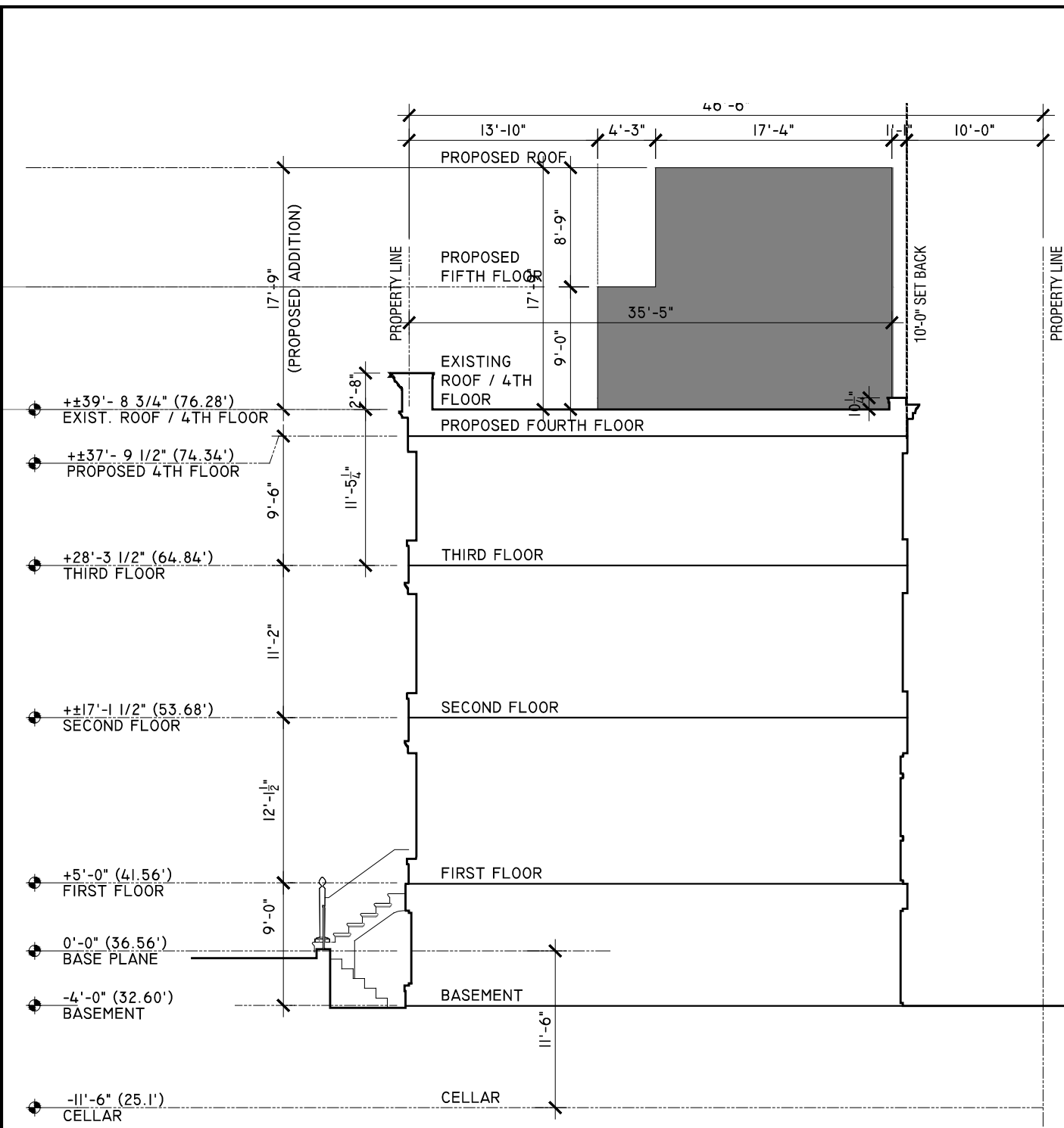
**104 EAST 10TH STREET
NY, NY 10024**

PROPOSED FLOOR PLANS	
ADDRESS:	104 EAST 10TH STREET NY, NY 10024
JOB #:	A14-008

FILE NAME: FIFTH FLOOR AND ROOF PLANS			
SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	DL	FP	05/05/17

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BUILDING SECTION



FRONT ELEVATION (NORTH)



REAR ELEVATION (SOUTH)

SEAL & SIGNATURE:

DWG NO:

BSA-017

5/8/2017 10:49:41 AM, d1

ARCHITECTURE - DESIGN - IMAGING
 800 2ND AVENUE SUITE 800
 NEW YORK, NY 10017
 PHONE : 212 710 6277
 FAX: 888 730 4016
 EMAIL: info@bparchitecture.com

**104 EAST 10TH STREET
 NY, NY 10024**

PROPOSED CONDITIONS	
ADDRESS:	104 EAST 10TH STREET NY, NY 10024
JOB #:	A14-008

FILE NAME: BUILDING ELEVATIONS AND SECTION			
SCALE	DRAWN BY	CHK'D BY	DATE
AS NOTED	DL	FP	05/05/17

104 East 10th Street, Manhattan

Block 464

Block 464, Lot 1

GABAY & AMERI II LLC
19659 ISLAND COURT DR.
BOCA RATON, FL 33434-5153

Block 464, Lot 3

GABAY & AMERI II LLC
19659 ISLAND COURT DR.
BOCA RATON, FL 33434-5153

Block 464, Lot 6

COOPER UNION FOR. THE
30 COOPER SQ. FL. 7
NEW YORK, NY 10003-7120

Block 464, Lot 13

206 E. 9TH STREET LLC
206 E. 9TH ST.
NEW YORK, NY 10003-7528

Block 464, Lot 15

210 E. 9TH STREET LLC
210 E. 9TH ST.
NEW YORK, NY 10003-7531

Block 464, Lot 16

212-212 E. 9TH STREET LLC C/O BUCHBINDER &
WA
1 UNION SQ. W. FL. 4
NEW YORK, NY 10003-3319

Block 464, Lot 19

HOLLANDER 9TH STREET REALTY CO., INC.
218 E. 9TH ST.
NEW YORK, NY 10003-7503

Block 464, Lot 20

C/O WALTER & SAMUELS, INC.
PENBER 9TH STREET GARAGE LLC
419 PARK AVE. S.
NEW YORK, NY 10016-8410

Block 464, Lot 25

ROYAL ENTERPRISES INC. C/O JOSEPH DICK
19 QUICKS LN.
KATONAH, NY 10536-1005

Block 464, Lot 27

VINCENT PEDONE
234 E. 9TH ST.
NEW YORK, NY 10003-7503

Block 464, Lot 47

K-MARKS REALTY, LLC
POB 297 P.O. BOX 297
CEDARHURST, NY 11516

Block 464, Lot 48

19-23 ST. MARKS ASSOCIATES,
483 BROADWAY FL. 5
NEW YORK, NY 10013-2607

Block 464, Lot 51

GIOIA PROPERTIES, INC.
17 SAINT MARKS PL. APT. 1
NEW YORK, NY 10003-7826

Block 464, Lot 54

JKNY REALTY, LLC
11 ST. MARKS ASSOCS.
200 PARK AVE. S. STE 914
NEW YORK, NY 10003-1509

Block 464, Lot 55

9 ST. MARKS PL. INC.
12 SAINT MARKS PL.
NEW YORK, NY 10003-8000

Block 464, Lot 57

JKNY REALTY, LLC
SEA ASSOCS.
200 PARK AVE. S. STE 914
NEW YORK, NY 10003-1509

Block 464, Lot 58

JKNY REALTY, LLC
SAND REALTY LLC C/O O.
200 PARK AVE. S. STE 914
NEW YORK, NY 10003-1509

Block 464, Lot 59

GABAY & AMERI II LLC
3 SAINT MARKS PL.
NEW YORK, NY 10003-7849

Block 464, Lot 152

GIOIA ST. MARKS, LLC
13 SAINT MARKS PL.
NEW YORK, NY 10003-7807

Block 464, Lot 7501

MERLOT MANAGEMENT
ROYAL STUYVESANT CONDO
201 W. 91ST ST. APT. 1D
NEW YORK, NY 10024-1324

Block 464, Lot 7502

OWNER/AGENT
15 SAINT MARKS PL.
NEW YORK, NY 10003-7842

Block 465

Block 465, Lot 1

NEW YORK UNIVERSITY
105 EAST 17TH STREET TAX DEPARTMENT
NEW YORK, NY 10003

Block 465, Lot 9

% NYU SCHOOL OF MEDICINE
FRIEDMAN-KIEN ALVIN
530 1ST AVE.
NEW YORK, NY 10016-6402

Block 465, Lot 10

BEACH LANE MANAGEMENT CO.
106 & 110 EAST TENTH LLC
111 N. CENTRAL AVE. STE 400
HARTSDALE, NY 10530-1932

Block 465, Lot 11

108 BROTHERS, LLC
480 14TH ST.
BROOKLYN, NY 11215-5702

Block 465, Lot 12

1106 & 110 EAST TENTH LLC
111 NORTH CENTRAL PARK A SUITE 400
HARTSDALE, NY 10530-1932

Block 465, Lot 13

PIERRE ROUGIER
62 COOPER SQ. APT. 10B
NEW YORK, NY 10003-7101

Block 465, Lot 14

WBH EAST HAMPTON LLC
9026 SW 59TH CT.
PINECREST, FL 33156-2098

Block 465, Lot 15

WARD, ADRIENNE M.
116 E. 10TH ST.
NEW YORK, NY 10003-7507

Block 465, Lot 16

SC SEDGWICK LLC
118 E. 10TH ST.
NEW YORK, NY 10003-7507

Block 465, Lot 17

C/O MARY WOODS
CANDIDE PROPERTIES LLC
319 W. 12TH ST.
NEW YORK, NY 10014-1812

Block 465, Lot 18

ABT REALTY INC.
122 E. 10TH ST.
NEW YORK, NY 10003-7507

Block 465, Lot 19

MILLER, DAVID
124 E. 10TH ST.
NEW YORK, NY 10003-7507

Block 465, Lot 20

ZECCO GLENN D.
35 STUYVESANT ST.
NEW YORK, NY 10003-7505

Block 465, Lot 21

SALON REALTY CORP.
TCH 10TH ST. LLC C/O
316 E. 89TH ST.
NEW YORK, NY 10128-5037

Block 465, Lot 22

ZECCO, GLENN D.
35 STUYVESANT ST.
NEW YORK, NY 10003-7505

Block 465, Lot 23

KUPTAMETHEE, SIRIROJ
33 STUYVESANT ST.
NEW YORK, NY 10003-7505

Block 465, Lot 24

MURPHY, MICHAEL
31 STUYVESANT ST.
NEW YORK, NY 10003-7505

Block 465, Lot 25

THE DAVIE J. LERNER
29 STUYVESANT ST.
NEW YORK, NY 10003-7505

Block 465, Lot 26

WOODSIDE HIGHLANDS LLC
342 S. BRISTOL AVE.
LOS ANGELES, CA 90049-3730

Block 465, Lot 27

MUNK, NINA
25 STUYVESANT ST.
NEW YORK, NY 10003-7505

Block 465, Lot 28

BETH FLUSSER
23 STUYVESANT ST.
NEW YORK, NY 10003-7505

Block 465, Lot 29

COOPER UNION ADVNCMNT SCIENCE/ART
30 COOPER SQ. FL. 7
NEW YORK, NY 10003-7120

Block 465, Lot 30

MATEL REALTY LLC
303 E. 6TH ST.
NEW YORK, NY 10003-8401

Block 465, Lot 32

% MATEL MANAGMENT CO.
TRES REALTY LLC
303 E. 6TH ST.
NEW YORK, NY 10003-8401

Block 465, Lot 37

NEW YORK UNIVERSITY
105 EAST 17TH STREET TAX DEPARTMENT
NEW YORK, NY 10003

Block 465, Lot 43

UKLANSKI, PIOTR
42 STUYVESANT ST.
NEW YORK, NY 10003-7506

Block 465, Lot 44

DAVID BRIAN SKERPON EXEMPT GST TRUST U/A
H
2619 N. 2ND ST.
HARRISBURG, PA 17110-1109

Block 465, Lot 45

STUYVESANT STUDIOS CORP.
46 STUYVESANT ST.
NEW YORK, NY 10003-7506

Block 465, Lot 46

BEACH LANE MANAGEMENT CO.
STUYVESANT 48 LLC
111 N. CENTRAL AVE. STE 400
HARTSDALE, NY 10530-1932

Block 465, Lot 50

C/O JONIS REALTY MANAGEMENT CO
SHOUT 1, LLC
6 GRACE AVE. STE 4
GREAT NECK, NY 11021-2445

Block 465, Lot 53

C/O JONIS REALTY MANAGEMENT CO
SHOUT 1, LLC
6 GRACE AVE. STE 4
GREAT NECK, NY 11021-2445

Block 465, Lot 57

ASKOLD LOZYNSKYJ
STECK, ULANA
225 E. 11TH ST.
NEW YORK, NY 10003-7316

Block 465, Lot 58

C/O ERIC ARTHUR GOLDSTEIN
231 EAST 9TH STREET LLC
40 W. 84TH ST. APT. 5B
NEW YORK, NY 10024-4773

Block 465, Lot 59

229 EAST 9TH ST.
229 E. 9TH ST.
NEW YORK, NY 10003-7536

Block 465, Lot 109

C/O DIXON ADVISORY
PENRITH URF LLC
1000 PLAZA TWO HARBORSIDE
JERSEY CITY, NJ 07311

Block 465, Lot 7501

TIME EQUITIES, INC./R.AXEL
THE STUYVESANT ST. CONDOMINIUM
55 5TH AVE. FL. 15
NEW YORK, NY 10003-4301

Block 466

Block 466, Lot 12

ALL SAINTS UKRAINIAN CH.
206 E. 11TH ST.
NEW YORK, NY 10003-7301

Block 466, Lot 14

HENDERSON III, ISAAC CRAIG
210 E. 11TH ST.
NEW YORK, NY 10003-7334

Block 466, Lot 15

KNAFO, JUDITH A.
212 E. 11TH ST.
NEW YORK, NY 10003-7335

Block 466, Lot 16

160-E.B.D. ASSOCIATES LLC C/O BUCHBINDER &
W
1 UNION SQ. W. FL. 4
NEW YORK, NY 10003-3319

Block 466, Lot 18

NIKA, LLC
218 E. 11TH ST.
NEW YORK, NY 10003-7304

Block 466, Lot 20

222-11 APT. OWNER CORP.
222 E. 11TH ST. APT. 5
NEW YORK, NY 10003-7318

Block 466, Lot 21

ANDREWS BUILDING CORP.
224 226 AVE. CORP.
666 BROADWAY
NEW YORK, NY 10012-2317

Block 466, Lot 23

BOUWERE TENANTS CORP.
228 E. 11TH ST.
NEW YORK, NY 10003-7301

Block 466, Lot 24

JOAN C. OLITSKI
P.O. BOX 440
MARLBORO, VT 05344-0440

Block 466, Lot 25

ST. MARKS CHURCH IN THE B.
2 ND AVE. & 10TH ST.
NEW YORK, NY 10003

Block 466, Lot 26

ST. MARKS PROT EPIS CH.
131 E. 10TH ST.
NEW YORK, NY 10003-7504

Block 466, Lot 43

C/O LEVY PROPERTIES
129 LLC
60 E. 42ND ST. STE 1651
NEW YORK, NY 10165-6203

Block 466, Lot 44

MARKO GNANN
93 4TH AVE. UNIT 163
NEW YORK, NY 10276-1705

Block 466, Lot 45

125 EAST 10TH STREET LLC
125 E. 10TH ST.
NEW YORK, NY 10003-7504

Block 466, Lot 46

DUBREUIL, LAURE HERIARD
123 E. 10TH ST.
NEW YORK, NY 10003-7504

Block 466, Lot 47

ANDREWS BUILDING CORP.
121 OWNERS CORP.
666 BROADWAY
NEW YORK, NY 10012-2317

Block 466, Lot 48

111 EAST 10TH ST. INC.
115 EAST 10 STREET
NEW YORK, NY 10003

Block 466, Lot 54

WALDEN POND REALTY,LLC
105 E. 10TH ST.
NEW YORK, NY 10003-7510

Block 466, Lot 56

GOLDIN MGMT
3 10 TENANTS HOUSING CORP.
25 8TH AVE.
BROOKLYN, NY 11217-3767

Block 466, Lot 7501

DOUGLASTON DVELOPMENT/FELDMAN
47 THIRD VENTURE,LLC
4209 235TH ST.
DOUGLASTON, NY 11363-1526

Block 466, Lot 7502

OWNER/AGENT
55 3RD AVE.
NEW YORK, NY 10003-5535

Block 467

Block 467, Lot 1

NEW YORK UNIVERSITY
105 EAST 17TH STREET TAX DEPARTMENT
NEW YORK, NY 10003

Block 467, Lot 48

C/O VILLAGE DWELLINGS, INC.
THE LAKEVILLE ROAD GROUP, LLC
224 W. 4TH ST. FL. 2
NEW YORK, NY 10014-3188

Block 467, Lot 49

LOZYSKYJ ASKOLD S.
225 E. 11TH ST.
NEW YORK, NY 10003-7316

Block 467, Lot 50

221 EAST 11 STREET LLC
632 BROADWAY FL. 7
NEW YORK, NY 10012-2614

Block 467, Lot 52

KUBERSKY, ALICIA
219 E. 11TH ST.
NEW YORK, NY 10003-7302

Block 467, Lot 53

ASHTON DORE
217 E. 11TH ST.
NEW YORK, NY 10003-7302

Block 467, Lot 54

ARONOFSKY, DARREN
215 E. 11TH ST.
NEW YORK, NY 10003-7302

Block 467, Lot 55

TRES REALTY LLC
303 E. 6TH ST.
NEW YORK, NY 10003-8401

Block 467, Lot 56

JKNY REALTY LLC
211 EAST 11, LLC
200 PARK AVE. S. STE 914
NEW YORK, NY 10003-1509

Block 554

Block 554, Lot 35

EJM EQUITIES, INC.
COOPER UNION FOR. THE ADVANCEMENT OF
SCIE
1325 AVENUE OF THE AMERIC 23RD FLOOR
NEW YORK, NY 10019

Block 555

Block 555, Lot 10

101 EAST 9TH STREET LLC
17810 80TH DR.
JAMAICA, NY 11432-1406

Block 555, Lot 11

SANDBERG MANAGEMENT
FOURTH AVE. LOFT CORP.
345 7TH AVE. FL. 8
NEW YORK, NY 10001-5050

Block 555, Lot 12

BLITZ, SIMON
16741 147TH AVE.
JAMAICA, NY 11434-5211

Block 555, Lot 20

71 PARK AVENUE SOUTH PROPERTY OWNER,
LLC
5345 PINE TREE DR.
MIAMI BEACH, FL 33140-2143

Block 555, Lot 21

ELK MAS 84 EAST 10TH LLC
489 5TH AVE. FL. 7
NEW YORK, NY 10017-6141

Block 555, Lot 28

CHARLES H. GREENTHAL MGMT CO.
EAST 9TH ST. APTS. CORP.
4 PARK AVENUE, 3RD FLO
NEW YORK, NY 10016

Block 555, Lot 40

C/O HERBERT WEINGAST
171 HOLDING CORP.
1111 CRANDON BLVD. APT. C606
KEY BISCAYNE, FL 33149-2744

Block 555, Lot 44

NO INFORMATION AVAILABLE

Block 555, Lot 48

FU FAMILY LLC
105 E. 9TH ST.
NEW YORK, NY 10003-5434

Block 555, Lot 122

ELK MAS 86 EAST 10TH LLC
489 5TH AVE. FL. 7
NEW YORK, NY 10017-6141

Block 555, Lot 123

ECKRICH PROPERTIES, LP.
111 E. 14TH ST. APT. 297
NEW YORK, NY 10003-4103

Block 555, Lot 124

MIRON PROPERTIES
ELK MAS 90 EAST 10TH LLC
411 LAFAYETTE ST. FL. 6
NEW YORK, NY 10003-7035

Block 556

Block 556, Lot 15

DAVID EISENSTEIN REALTY
US-DEV ASSOCIATES II LLC
250 W. 54TH ST. STE 702
NEW YORK, NY 10019-551

Block 556, Lot 20

JAKOBSON PROPERTIES, LLC
64 THIRD AVE. ASSOCS.,
11 WAVERLY PL.
NEW YORK, NY 10003-6722

Block 556, Lot 21

62 THIRD AVENUE ASSOCIATES, LLC
62 3RD AVE.
NEW YORK, NY 10003-5534

Block 556, Lot 22

STEVEN HU
ZE RAY PROPERTIES, LLC
100 JERICHO QUADRANGLE
JERICHO, NY 11753-2708

Block 556, Lot 23

SOIX REALY CORP.
58 3RD AVE.
NEW YORK, NY 10003-5532

Block 556, Lot 24

HYUN, CHULWON
501 E. 79TH ST. APT. 20
NEW YORK, NY 10075-0735

Block 556, Lot 26

50 3RD AVENUE ASSOCIATES L.P.
50 3RD AVE.
NEW YORK, NY 10003-5529

Block 556, Lot 28

ISFAHANY REALTY CORP.
27 CHESTNUT HILL DR.
OYSTER BAY, NY 11771-2508

Block 556, Lot 65

C/O BENENSON FUNDING CORP.
BIC 66 THIRD AVENUE LLC
20 W. 55TH ST. FL. 6
NEW YORK, NY 10019-5373

104 East 10th Street, Manhattan

Community Board

Manhattan Community Board 3
59 East 4th Street
New York, NY 10003

City Councilperson

Rosie Mendez
237 First Ave, Suite 504
New York, NY 10003

Borough President

Office of Manhattan Borough President
Gale Brewer
1 Centre Street, 19th Floor
New York, NY 10007

Department of City Planning (Manhattan Office)

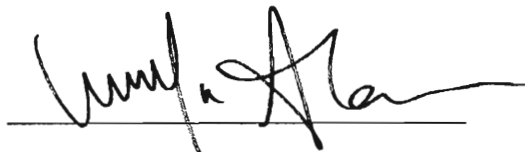
Edith Hsu-Chen
Director, Manhattan Office
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Department of City Planning (Central Office)

Christopher Holme
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

State of New York)
County of Nassau)

Miya Alcivar, being duly sworn, deposes and says: That the foregoing names and addresses were obtained from the City Collector's office on the 14th day of December, 2016.



Miya Alcivar

IAN RASMUSSEN

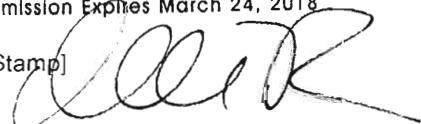
NOTARY PUBLIC-STATE OF NEW YORK

No. 02RA6298453

Qualified in Queens County

My Commission Expires March 24, 2018

[Notary Public Stamp]



Sworn before me on

this 19TH day of December, 2016.