



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. 24-96-BZ

Section A

**Applicant/
 Owner**

Rothkrug Rothkrug & Spector LLP	Lesaga LLC
NAME OF APPLICANT	OWNER OF RECORD
55 Watermill Lane	4900 North Ocean Boulevard Apt. 1213
ADDRESS	ADDRESS
Great Neck NY 11021	Ft. Lauderdale FL 33308
CITY STATE ZIP	CITY STATE ZIP
516 487-2252	
AREA CODE TELEPHONE	LESSEE / CONTRACT VENDEE
516 487-2439	
AREA CODE FAX	ADDRESS
adam@rrslawllp.com	
EMAIL	CITY STATE ZIP

Section B

Site Data

213 Madison Street 10002

STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

on the north side of Madison Street 184 ft. east of the intersection of Madison Street and Rutgers Street

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

271	40	Manhattan	3	n/a
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
Margaret Chin	R7-2			12d
CITY COUNCILMEMBER	ZONING DISTRICT (include special zoning district, if any)			ZONING MAP NUMBER

Section C

Description

(LEGALIZATION YES NO IN PART)

Application for an extension of term of a previously granted variance for the continued operation of a UG6 eating/drinking establishment, and for an extension of time to obtain Certificate of Occupancy.

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: 7/15/2015
- Amendment to Previous Board Approval
- Extension of Term of the:
 - Variance Special Permit
 - For a term of ___ years
 - Expiration Date: 10/7/2017
- 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 _____

Section E

**Department
Of
Buildings
Information**

	YES	NO
1. Have plans been filed?	<input type="checkbox"/>	<input checked="" 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>10/7/2007</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 October 7, 1997, when the Zoning District was R7-2, an application was granted by the Board under Section 11-411 to permit:

the proposed reestablishment and extension of term of a one-story retail store (UG6) which does not conform to the applicable district use regulations and has non-compliances with regard to lot coverage and rear yard requirements. On November 18, 2008 an application was granted extending the term of the variance and permitting a change in use from a retail store (UG6) to an eating and drinking establishment (UG6). On July 22, 2014 an application was granted permitting an extension of time to update the Certificate of Occupancy.

Section G

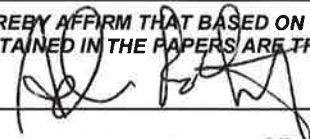
**Inspection
and
Compliance**

	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 <u>December 2017</u>)		
3. Did you find:		
a. Compliance with the terms and conditions of the Board's resolution?	<input type="checkbox"/>	<input checked="" 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.




Signature of Applicant, Corporate Officer or Other Authorized Representative

Adam Rothkrug attorney

Print Name Title

SWORN TO ME THIS 15 DAY OF Jan 20 18

 **TODD DALE**
NOTARY PUBLIC STATE OF CALIFORNIA
NOTARY PUBLIC NO. 02DA6102007
QUALIFIED IN KINGS COUNTY
COMMISSION EXP. MARCH 10, 2020

ROTHKRUG ROTHKRUG & SPECTOR, LLP
ATTORNEYS AT LAW
55 WATERMILL LANE, SUITE 200
GREAT NECK, NEW YORK 11021

ADAM W. ROTHKRUG
SIMON H. ROTHKRUG, LL.M.
DOUGLAS M. SPECTOR

NEAL S. FRIEDMAN
TODD DALE

TELEPHONE: 516.487.2252
718.343.0069
FACSIMILE: 516.487.2439
RRSLAWLLP.COM

STATEMENT OF FACTS

Cal. No. 24-96-BZ
213 Madison Street
Block 271 – Lot 40
Manhattan, NY

Application for an extension of term of a previously granted variance for the continued operation of a eating and drinking establishment (UG 6) within an R7-2 zoning district, and an extension of time to obtain a Certificate of Occupancy (“CO”) for an existing one-story commercial building. In addition, a waiver of the Board’s Rules of Practice and Procedure is requested to permit delayed filing of the application.

The subject site is located on the north side of Madison Street, 184 feet east of the intersection of Rutgers Street and Madison Street, within Community Board 3 of Manhattan. Zoning of the premises is R7-2 and reference to the Department of City Planning website does not indicate any proposed changes in applicable zoning.

Records indicate that on October 7, 1997 the Board, pursuant to ZR § 11-411, granted an application for reestablishment and extension of term of a variance permitting a one-story retail store (UG6) that did not conform to the applicable district use regulations and had non-compliances with regard to lot coverage and rear yard requirements. On November 18, 2008 the Board granted an application for extension of term of the variance and permission for a change in use from a retail store (UG6) to an eating and drinking establishment (UG6) to expire October 7, 2017. On July 22, 2014 an application was granted for an extension of time to obtain an amended Certificate of Occupancy by July 15, 2015.

It is proposed to extend the term of the variance allowing the existing eating and drinking establishment, and to extend the time to obtain a CO for the subject building. No changes to the operator, operation or structure of the building are proposed. It continues to be used for a McDonald’s restaurant, with no violations issued or known complaints since the previous action before the Board.¹ The site maintains all conditions as previously set forth by the Board, and the property owner is agreeable to maintenance of same.

Subsequent to the previous action, a prior architect retained by the property owner filed an application at the Department of Buildings (“DOB”) for a change in use and amendment of the CO (Job No. 121682287). Due to issue with the prior architect, a new professional has been retained to

¹ Review of Department of Buildings records indicates one open violation issued in 1999 to a previous tenant for an impermissible sign. No penalty is outstanding, and the current owner will review the open status in conjunction with obtaining a new CO.

STATEMENT
(continued)

complete the CO process, and it is expected that the new CO could be obtained within 12 months of the grant of the instant application.

In addition to the extension of term and extension of time, a waiver of the Board's Rules of Practice and Procedure is also sought to permit delayed filing of the subject application. As noted, due to the change in architect, obtaining the updated CO has been delayed.

Respectfully submitted,


ROTHKRUG ROTHKRUG & SPECTOR LLP

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

LEONARD FRANTZBLAU, being duly sworn, deposes and says that (s)he resides at 97 WEST 120 ST, in the City of NEW YORK, in the County of MANHATTAN, in the State of NEW YORK; that Lesaga 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 271, Lot(s) 40, Street and House Number 213 Madison 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 Rothkrug Rothkrug & Spector LLP to make the annexed application in her/his behalf.

Signature of Owner

Leonard Frantzblau

Print Name

LEONARD FRANTZBLAU

Print Title

OWNER

Sworn to before me this 29th day

of November 2 017

Brett Adam Haber

BRETT ADAM HABER
Notary Public, State of New York
No. 01HA6045262
Qualified in New York County
Commission Expires 07/24/2018

Board of Standards and Appeals History

24-96-BZ

213 Madison Street, Manhattan, NY

- 10/7/1997 Application granted for reestablishment and extension of term of a one-story retail store (UG6) which does not conform to the applicable district use regulations and has non-compliances with regard to lot coverage and rear yard requirements.
- 11/18/2008 Application granted for extension of term of variance and permission for a change in use from a retail store (UG6) to an eating and drinking establishment (UG6). Term to expire October 2, 2017.
- 7/22/2014 Application granted for extension of time to obtain a Certificate of Occupancy.



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NYC Department of Buildings
Property Profile Overview

213 MADISON STREET
MADISON STREET 213 - 213

MANHATTAN 10002
Health Area : 7800
Census Tract : 6
Community Board : 103
Buildings on Lot : 1

BIN# 1003228
Tax Block : 271
Tax Lot : 40
Condo : NO
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): RUTGERS STREET, JEFFERSON STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINs for Building: NONE

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: K1-STORE BUILDING

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	0	0	Electrical Applications
Violations-DOB	1	0	Permits In-Process / Issued
Violations-ECB (DOB)	1	1	Illuminated Signs Annual Permits
Jobs/Filings	12		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	12		Facades
Actions	15		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="text" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

ECB Violation Details

Premises: 213 MADISON STREET MANHATTAN
BIN: 1003228 **Block:** 271 **Lot:** 40

Filed At: 213 MADISON STREET , MANHATTAN , NY 10002
Community Board: 103

ECB Violation Summary

VIOLATION OPEN

ECB Violation Number: 34195176H

Severity: NON-HAZARDOUS

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: STIPULATION/IN-VIO

Respondent Information

Name: KAREM HLDG CP
Mailing Address: 213 MADISON STREET , NY , NY 10002

Violation Details

Violation Date: 01/27/1999 **Violation Type:** CONSTRUCTION
Served Date: 01/27/1999 **Inspection Unit:**

Infraction Codes	Section of Law	Standard Description
B25	27-201	WORK DOES NOT CONFORM TO APPROVED PLANS

Specific Violation Condition(s) and Remedy:

WORK DOES NOT CONFORM TO APPROVED PLANS. NOTED:AT FRONT OF BLDG SIGN/STRUCTURE WITH INTERIOR WALL MOUNTED ILLUNINATION. DIMENISION AND INSTALLATION ALL COUTRARY TO PLANS DATED 10/5/98 UNDER PERMIT #101509146

Issuing Inspector ID: 0856 **DOB Violation Number:** 012799CB3GJ02

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: NO COMPLIANCE RECORDED **Compliance On:**
Stipulated Compliance Due Date: 05/15/1999

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date/Time: 03/18/1999 10:30 **Hearing Status:** STIPULATION/IN-VIO

ECB Penalty Information

Penalty Imposed:	\$130.00	Amount Paid:	\$130.00
Adjustments:	\$0.00		
Penalty Balance Due:	\$0.00		

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



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BSA Cal. No.: 24-96-BZ	
Street Address: 213 Madison Street	
Block: 271	Lot(s): 40
Borough : Manhattan	

CERTIFICATION OF INSPECTION & COMPLIANCE

Todd Dale

_____ hereby states that I personally inspected the
 (*Applicant, Agent, Registered Architect or Registered Engineer*)

premises and surrounding area on December 2017. In addition, I have
 (*Date of most recent inspection*)
 researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions.
 Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in
 detail below. The specific date or time frame on which compliance will be restored, where possible to
 ascertain, is listed.

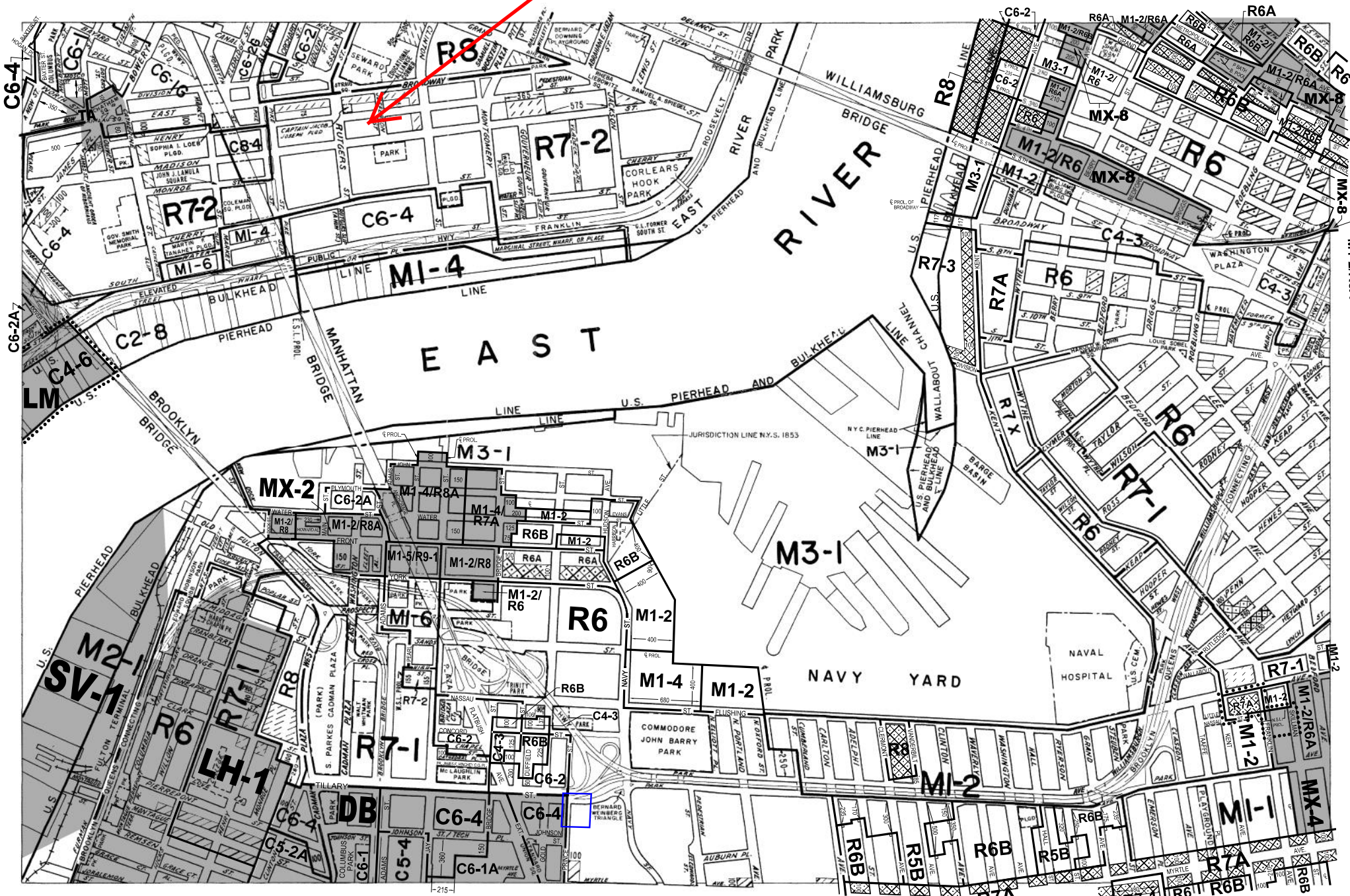
[Note: A request to eliminate any prior condition must be part of the relief sought in the application; such request should not be made on this form]

- I confirm that the premises is developed and operates in accordance with the currently effective BSA-approved plans and resolution, submitted with this application.
- The following deviation(s) from the currently effective BSA-approved plans and/or resolution exist on the site:

Area(s) of non-compliance	Date(s) to achieve compliance.
Certificate of Occupancy expired.	Within 12 months of approval of instant application.
 _____ Applicant/Agent Signature (<i>Registered Architect/Engineer Seal as Appropriate</i>)	

SITE

Click blue outline on map to view diagram of proposed zoning change



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

05-10-2017 C 160221 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

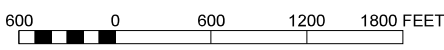
12a	12c	13a
12b	12d	13b
16a	16c	17a

© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

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

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



ZONING MAP 12d



NYC Digital Tax Map

Effective Date : 12-09-2013 09:56:58

End Date : Current

Manhattan Block: 271

Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Yellow square Tax Lot Polygon
- Condo Number
- Blue square Tax Block Polygon



SITE



BSA CALENDAR NO. _____ BLOCK _____ LOT _____

SUBJECT SITE ADDRESS _____

APPLICANT _____

ZONING DISTRICT _____

PRIOR BSA # _____

SPECIAL/HISTORIC DISTRICT _____

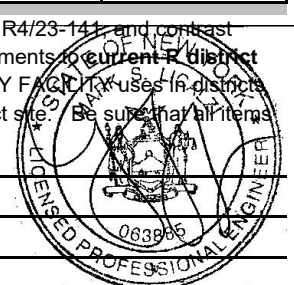
COMMUNITY BOARD _____

COMPLIANT: "Y"

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

	* <u>APPLICABLE</u> ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	
LOT AREA							
LOT WIDTH							
USE GROUP (S)							
FA RESIDENTIAL							
FA COMMUNITY FACILITY							
FA COMMERCIAL/INDUST.							
FLOOR AREA TOTAL							
FAR RESIDENTIAL							
FAR COMMUNITY FACILITY							
FAR COMMERCIAL/INDUST.							
FAR TOTAL							
OPEN SPACE							
OPEN SPACE RATIO							
LOT COVERAGE (%)							
NO. DWELLING UNITS							
WALL HEIGHT							
TOTAL HEIGHT							
NUMBER OF STORIES							
FRONT YARD							
SIDE YARD							
SIDE YARD							
REAR YARD							
SETBACK (S)							
SKY EXP. PLANE (SLOPE)							
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: _____




BSA CALENDAR NO: _____

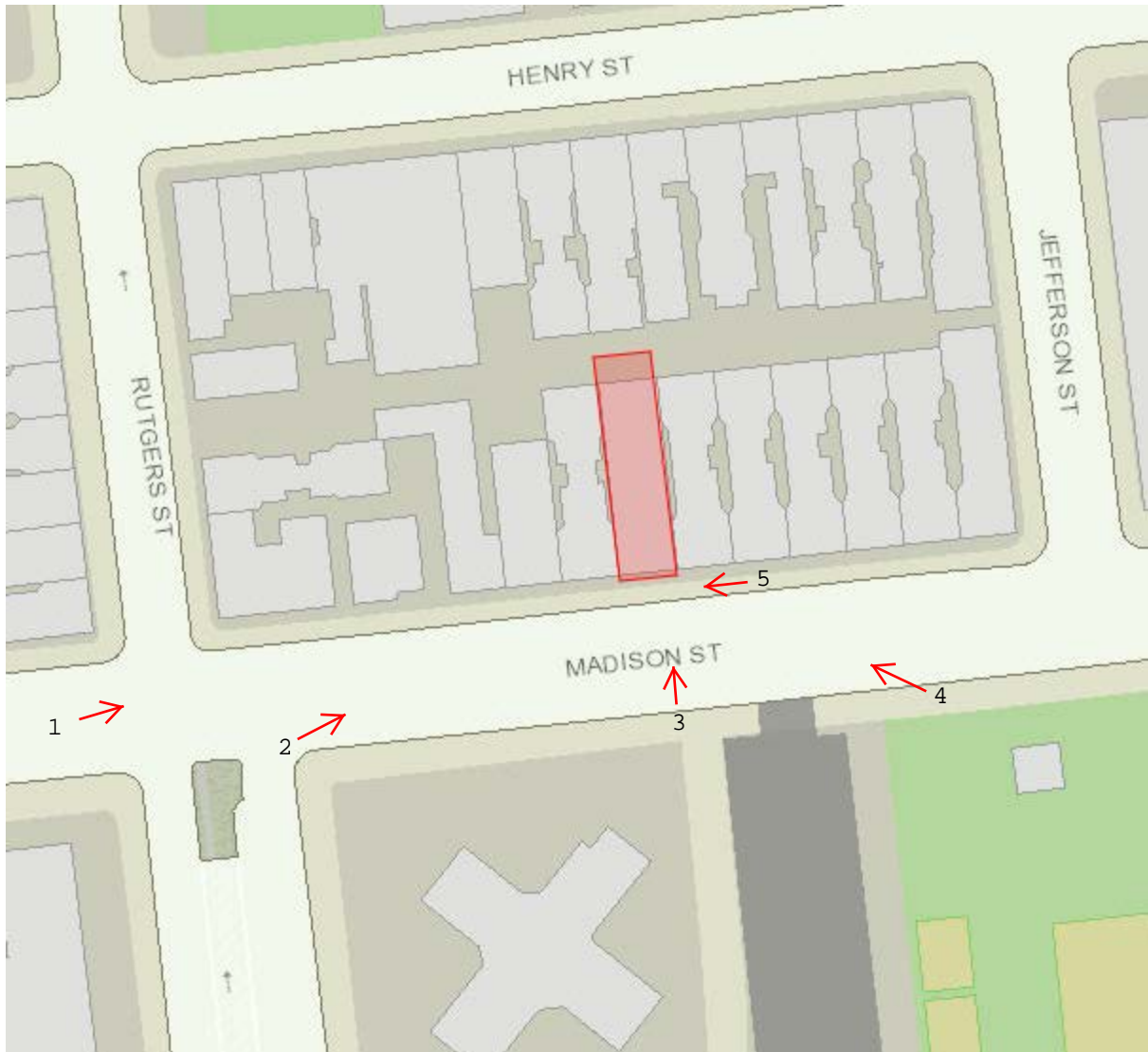
LOCATION: _____ BOROUGH _____ BLOCK _____

APPLICANT: _____ LOT _____

ZONING DISTRICT: _____ SPECIAL DISTRICT _____

LOT AREA: _____ EQUIVALENT C DISTRICT _____

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS		
ADVERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS		
TOTAL SURFACE AREA - ALL SIGNS C1 - C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = _____		
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = _____		
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = _____		
ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = _____		
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		
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'		
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		
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		
MAXIMUM HEIGHT OF SIGNS C8	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS		
MAXIMUM HEIGHT OF SIGNS C1 - C7	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION		
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		
ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED		
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		
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		
WATERWAY ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS		
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.		
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		
ADULT ESTABLISHMENTS	32-69	SEE SECTION		



213 Madison Street, Manhattan
Block 271
Lot 40

Cal. No. 24-96-BZ



RUTGERS ST

MADISON ST

ONE WAY

STOP DELI
THE SANDWICH PROFESSIONALS

DUNKIN' DONUTS

Walgreens Pharmacy

Madison Street

SITE

Rutgers Street

213 Madison Street, Manhattan
Block 271
Lot 40

View #1
November 29, 2017



安寧西藥房
Tel: 646-918-7225

RESTAURANT
MADISON STREET LAUNDROMAT

McDonald's

SITE

Madison Street

213 Madison Street, Manhattan
Block 271
Lot 40

View #2
November 29, 2017

SPACE
LEASE
Brokers Protected
8404

KINGDOM
434-0020



McDonald's

Fancy Nails
SPA · WAXING ·
215 CALL FOR APPOINTMENT

Fancy Nails
215



SITE

Madison Street



Madison Street

SITE

BIKE LANE
BIKES ONLY

Monday
Thursday
11am - 12:30pm

215
NAILS
646-842-0239

MOZ
215 MADISON ST.
(212) 608-7861

MOZ art

Family
GIFT · SCHOOL & ...
217 Madison St

99¢ 五精家日中健 99¢
金品庭用西康
工文電百雜素
具具器貨貨食
SCHOOL & OFFICE SUPPLIES · TOYS · HARDWARE · HOUSEWARE · FOOD

SITE

Madison Street

213 Madison Street, Manhattan
Block 271
Lot 40

View #5
November 29, 2017

24-96-BZ

APPLICANT – Rothkrug Rothkrug & Spector LLP, for Lesaga LLC, owner.

SUBJECT – Application December 31, 2013 – Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of a UG6 eating and drinking establishment (*McDonald's*), which expired on May 18, 2009; Waiver of the Rules. R7-2 zoning district.

PREMISES AFFECTED – 213 Madison Street, north side of Madison Street 184' east of the intersection of Madison Street and Rutgers Street, Block 271, Lot 40, Borough of Manhattan.

COMMUNITY BOARD #3M

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Vice Chair Collins, Commissioner Ottley-Brown, Commissioner Hinkson and Commissioner Montanez4
Negative:.....0

THE RESOLUTION –

WHEREAS, this is an application for a waiver of the Rules of Practice and Procedure, a reopening, an extension of the time to obtain a Certificate of Occupancy for an eating and drinking establishment (Use Group 6); and

WHEREAS, a public hearing was held on this application on April 11, 2014, after due notice by publication in the *City Record*, with continued hearings on May 13, 2014, June 10, 2014, and July 15, 2014, and then to decision on July 22, 2014; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by Commissioner Hinkson, Commissioner Ottley-Brown, Commissioner Montanez, and former Chair Srinivasan; and

WHEREAS, the site is located on the north side of Madison Street between Rutgers Street and Jefferson Street, within an R7-2 zoning district; and

WHEREAS, the site is currently occupied by an eating and drinking establishment (Use Group 6) operated as McDonald's; and

WHEREAS, the Board has exercised jurisdiction over the subject site since April 19, 1955 when, under BSA Cal. No. 664-54-BZ, the Board granted a variance to permit the construction and maintenance of a commercial building (retail store) for a term of 15 years; and

WHEREAS, on October 7, 1997, under the subject calendar number, the Board granted an application to re-establish the variance, which lapsed in 1970; and

WHEREAS, in 2004, the use of the subject premises was changed from a retail store to an eating and drinking establishment; and

WHEREAS, on November 18, 2008, the Board

approved an amendment to legalize the change in use from a retail store (Use Group 6) to an eating and drinking establishment (Use Group 6) and to extend the term for a period of ten years to expire on October 7, 2017; and

WHEREAS, a condition of the grant was that an updated CO be obtained by May 18, 2009; and

WHEREAS, a CO has not been obtained; and

WHEREAS, at hearing, the Board directed the applicant to ensure that the signage complies with C1 zoning district regulations; and

WHEREAS, in response, the applicant removed all non-complying signage including flags and banners; and

WHEREAS, the applicant submitted photographs that reflect the removal of the flags, banners, and support brackets that held them; and

Therefore it is Resolved, that the Board of Standards and Appeals waives the Rules of Practice and Procedure, reopens, and grants an extension of time to obtain a Certificate of Occupancy, to expire on July 15, 2015; *on condition* that any and all use will substantially conform to drawings associated with the prior approval; and *on further condition*:

THAT the grant will expire on October 7, 2017;

THAT a rear yard no less than 11'-0" in depth will be provided in accordance with the BSA-approved plans and be maintained free and clear of debris and any other encroachments;

THAT the premises will be maintained clean and free of graffiti;

THAT all signage will comply with C1 zoning district regulations;

THAT the above conditions and all other relevant conditions from prior approvals will be listed on the certificate of occupancy;

THAT a certificate of occupancy will be obtained by July 15, 2015;

THAT all conditions from prior resolutions not specifically waived by the Board remain in effect;

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

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

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s)/configuration(s) not related to the relief granted. (DOB Application. No. 121682287)

Adopted by the Board of Standards and Appeals, July 22, 2014.

A true copy of resolution adopted by the Board of Standards and Appeals, July 22, 2014.

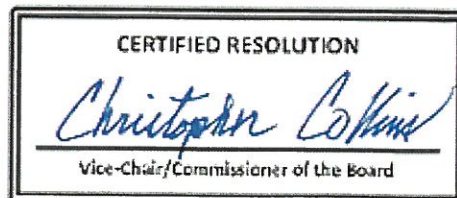
Printed in Bulletin No. 30, Vol. 99.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.



24-96-BZ

APPLICANT – Rothkrug, Rothkrug & Spector LLP, for Leonard Franzblau, owner.

SUBJECT – Application January 23, 2008 – Application filed pursuant to §§11-411 & 11-413 to extend the term of a variance, which expired on October 7, 2007, permitting commercial use in an R7-2 residential zoning district and non-compliance regarding lot coverage and rear yard requirements, and to amend the variance to permit a change in use from a retail store (use group 6) to an eating and drinking establishment (use group 6).

PREMISES AFFECTED – 213 Madison Street, North side of Madison Street between Jefferson Street and Essex Street, Block 271, Lot 40, Borough of Manhattan.

COMMUNITY BOARD #3M

APPEARANCES –

For Applicant: Eric Palatnik.

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Chair Srinivasan, Vice-Chair Collins, Commissioner Ottley-Brown, Commissioner Hinkson and Commissioner Montanez.....5

Negative:.....0

THE RESOLUTION –

WHEREAS, this is an application for a waiver of the Rules of Practice and Procedure, a reopening, an extension of the term of a variance permitting a commercial use in a residential zoning district, and an amendment to legalize a change in use from a retail store (Use Group 6) to an eating and drinking establishment (Use Group 6); and

WHEREAS, a public hearing was held on this application on May 6, 2008, after due notice by publication in the *City Record*, with continued hearings on June 24, 2008, July 29, 2008, and September 23, 2008, and then to decision on November 18, 2008; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by Chair Srinivasan, Vice-Chair Collins, Commissioner Hinkson, Commissioner Ottley-Brown, and Commissioner Montanez; and

WHEREAS, Community Board 3, Manhattan, recommends approval of this application; and

WHEREAS, the site is located on the north side of Madison Street between Rutgers Street and Jefferson Street, within an R7-2 zoning district; and

WHEREAS, the site is currently occupied by an eating and drinking establishment (Use Group 6); and

WHEREAS, the Board has exercised jurisdiction over the subject site since April 19, 1955 when, under BSA Cal. No. 664-54-BZ, the Board granted a variance to permit the construction and maintenance of a commercial building (retail store) for a term of fifteen years; and

WHEREAS, on October 7, 1997, under the subject

calendar number, the Board granted an application to re-establish the variance, which lapsed in 1970, and to extend the term for ten years, to expire on October 7, 2007; and

WHEREAS, the applicant now seeks an amendment to legalize the change in use from a retail store (Use Group 6) to an eating and drinking establishment (Use Group 6) and to extend the term for a period of ten years; and

WHEREAS, in 2004, the use of the subject premises was changed from a retail store to an eating and drinking establishment; and

WHEREAS, the Board notes that there is a discrepancy between the existing conditions, which provide for a building built to a depth of 89'-2" and a rear yard of 11'-0" and the previously approved plans, which provide for a building that is 86'-0" in depth and a rear yard of 14'-2"; and

WHEREAS, the applicant represents that the previously approved plans are erroneous and the dimensions of the building are unchanged; and

WHEREAS, at hearing, the Board requested the applicant establish that the building had not been modified to accommodate the change in use; and

WHEREAS, in response, the applicant submitted the plans approved by the Department of Buildings for the change in use, which demonstrate that the dimensions of the building were not altered to accommodate the change in use; and

WHEREAS, the Board therefore notes that the dimensions for the rear yard and building length on the previously approved plans are incorrect, and the correct rear yard and building length dimensions are 11'-0" and 89'-2", respectively; and

WHEREAS, at hearing, the Board requested the applicant to ensure that the signage complies with C1 zoning district regulations; and

WHEREAS, in response, the applicant removed all non-complying signage; and

WHEREAS, the Board finds that the change of use from a retail store (Use Group 6) to an eating and drinking establishment (Use Group 6) will not adversely affect the character of the neighborhood.

Therefore it is Resolved, that the Board of Standards and Appeals waives the Rules of Practice and Procedure, reopens, and issues a Type II determination under 6 N.Y.C.R.R. Part 617.5 and 617.3 and §§ 5-02(a), 5-02(b)(2) and 6-15 of the Rules of Procedure for City Environmental Quality Review, to permit the legalization of an eating and drinking establishment (Use Group 6) at the premises, and grants an extension of term for a period of ten (10) years, to expire on October 7, 2017; *on condition* that any and all use shall substantially conform to drawings as they apply to the

24-96-BZ

objection above noted, filed with this application marked "Received January 23, 2008"- (5) sheets; and *on further condition:*

THAT this grant shall be for a term of ten (10) years, to expire on October 7, 2017;

THAT a rear yard no less than 11'-0" in depth shall be provided in accordance with the BSA-approved plans, which yard will be maintained free and clear of debris and any other encroachments;

THAT the premises shall be maintained clean and free of graffiti;

THAT all signage shall comply with C1 zoning district regulations;

THAT the above conditions shall be listed on the certificate of occupancy;

THAT a certificate of occupancy shall be obtained by May 18, 2009;

THAT all conditions from prior resolutions not specifically waived by the Board remain in effect;

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

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

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s)/configuration(s) not related to the relief granted. (DOB Application. No. 104815817)

Adopted by the Board of Standards and Appeals, November 18, 2008.

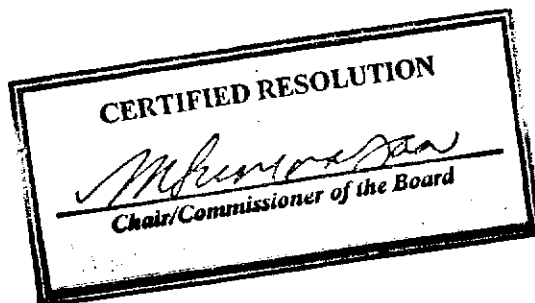
**A true copy of resolution adopted by the Board of Standards and Appeals, November 18, 2008.
Printed in Bulletin Nos. 44-45, Vol. 93.**

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.



APPLICANT - Rothkrug and Rothkrug, for Karen Holding Corporation, owner; Gusman Meat Corporation, lessee.

SUBJECT - Application February 23, 1996 - under Z.R. §11-411, to permit, in an R7-2 zoning district, on a site previously before the Board, the proposed re-establishment and extension of term of an expired variance which permitted the erection of a one-story retail store (Use Group 6) which does not conform to the applicable district use regulations and has non-compliances with regard to lot coverage and rear yard requirements, and is therefore contrary to Z.R. §22-00. PREMISES AFFECTED - 213 Madison Street, north side, 156.6' west of Jefferson Street, Block 271, Lot 40, Borough of Manhattan.

COMMUNITY BOARD #3M

APPEARANCES -

For Applicant: P. Agusta and Mitchell Ross.

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO GRANT -

Affirmative: Chairman Chin, Vice-Chair Flahive, Commissioner Palladino, Commissioner Bonfilio and Commissioner Joseph5
Negative:0

THE RESOLUTION -

WHEREAS, the decision of the Borough Commissioner, dated February 16, 1996, acting on Alt. Applic. No. 101163081 reads:

- "1. Proposed retail store use group 6 in an R7-2 district is contrary to section 22-00 of the zoning resolution and BSA Cal. Number 664-54-BZ and must be referred back to the Board of Standards and Appeals."; and

WHEREAS, Community Board No. 3, Manhattan, has recommended approval of this application; and

WHEREAS, a public hearing was held on this application on November 13, 1996, after due notice by publication in the Bulletin and laid over to February 11, 1997, April 29, 1997, June 24, 1997, August 5, 1997, September 16, 1997 and then to October 7, 1997 for decision; and

WHEREAS, the premises and surrounding area had several site and neighborhood examinations by a committee of the Board consisting of Chairman James Chin, Vice Chair Robert E. Flahive, P.E., and Commissioner Rosemary F. Palladino, J.D.; and

WHEREAS, this is an application under Z.R. §11-411, to permit, in an R7-2 zoning district, on a site previously before the Board, the proposed re-establishment and extension of term of an expired variance which permitted the erection of a one-story retail store (Use Group 6) which does not conform to the applicable district use regulations and has non-compliances with regard to lot coverage and rear yard requirements, and is therefore contrary to Z.R. §22-00; and

WHEREAS, the site is a mid-block parcel with a depth of 100.2' and a frontage on Madison Street of 26.1', developed with an existing one-story and cellar 2,236' non-complying structure occupied with a non-conforming small retail food store (Use Group 6); and

WHEREAS, in 1955, under Cal. No. 664-54-BZ, the Board permitted in a residence use district, the erection of a one-story and cellar retail store which did not conform to the applicable district use regulations and had non-compliances with regard to lot coverage and rear yard requirements, for a term of fifteen years, subject to certain conditions; and

WHEREAS, the term of the variance expired in 1970 and the variance lapsed; and

WHEREAS, however, evidence in the record demonstrates that a local retail use has operated continuously on the site; and

WHEREAS, it is now proposed to re-establish the expired variance at the premises; and

WHEREAS, evidence in the record demonstrates that the owner has removed illegal extensions which were encroaching on the required rear yard as required by the Board's prior grant, and, therefore, the premises is now in compliance with the prior resolution; and

WHEREAS, Madison Street in this area remains developed with numerous street level commercial uses, of which, many are developed with residential units on the upper floors; and

WHEREAS, the Board finds that this action will not alter the essential character of the surrounding neighborhood or impair the use or development of adjacent properties; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Z.R. §11-411; and

Resolved that the Board of Standards and Appeals issues a Type II determination under 6 NYCRR Part 617 and §6-07(b) of the Rules of Procedure for City Environmental Quality Review and makes each and every one of the required findings under Z.R. §11-411 and grants a variation in the application of the Zoning Resolution, limited to the objections cited, to permit, in an R7-2 zoning district, on a site previously before the Board, the proposed re-establishment and extension of term of an expired variance which permitted the erection of a one-story retail store (Use Group 6) which does not conform to the applicable district use regulations and has non-compliances with regard to lot coverage and rear yard requirements, and is therefore contrary to Z.R. §22-00, on condition that all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked "Received February 23, 1996"-(4) sheets and "June 10, 1997"-(2) sheets; and on further condition:

THAT the term of the variance shall be limited to ten years to expire on October 7, 2007;

THAT a rear yard no less than 14' 2" in depth shall be provided in accordance with the BSA-approved plans which yard will be maintained free and clear of debris and any other encroachments;

THAT the premises shall be maintained clean and free of graffiti;

THAT signage at the premises shall conform to C1 district regulations;

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 a certificate of occupancy be obtained within one year of this grant.

Adopted by the Board of Standards and Appeals, October 7, 1997.

A true copy of resolution adopted by the Board of Standards and Appeals, October 7, 1997.
Printed in Bulletin Nos. 40-41, Vol. 82.

Copies Sent
To Applicant
Fire Com'r.
Borough Com'r.

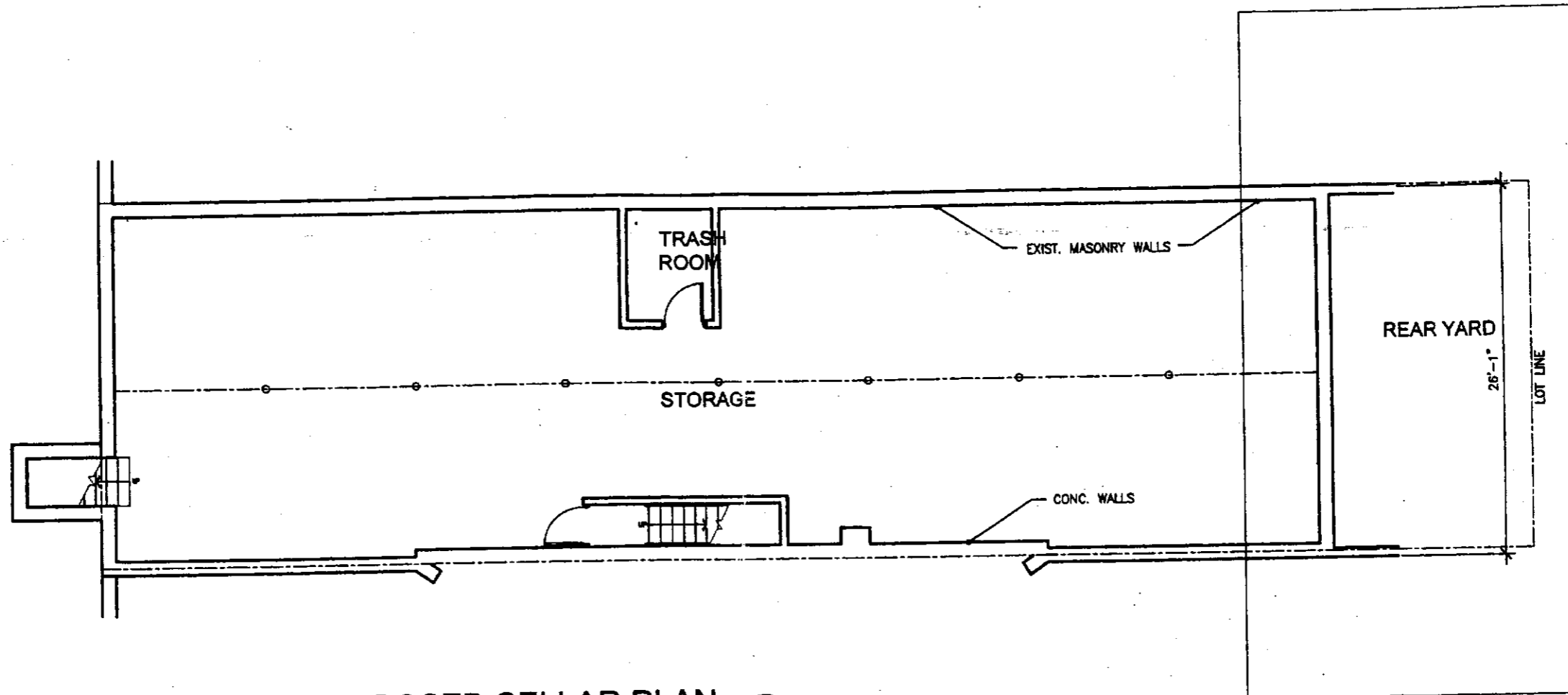


Chairman.

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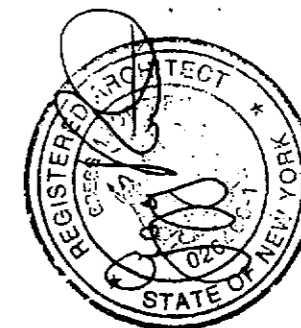


3 EXIST. & PROPOSED CELLAR PLAN
SCALE: 1/8"=1'-0"

**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



Gregg Rothstein Architect

219 SURREY RD. HILLSIDE, New Jersey 07205 (908) 351-2809

ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY WORK WHICH DEVIATES FROM APPROVED PLANS. THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FOR ANY CHANGES FROM THE ARCHITECT BEFORE COMMENCING SUCH WORK. ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION.

Project Name and Address

213 MADISON ST.
NEW YORK, NY

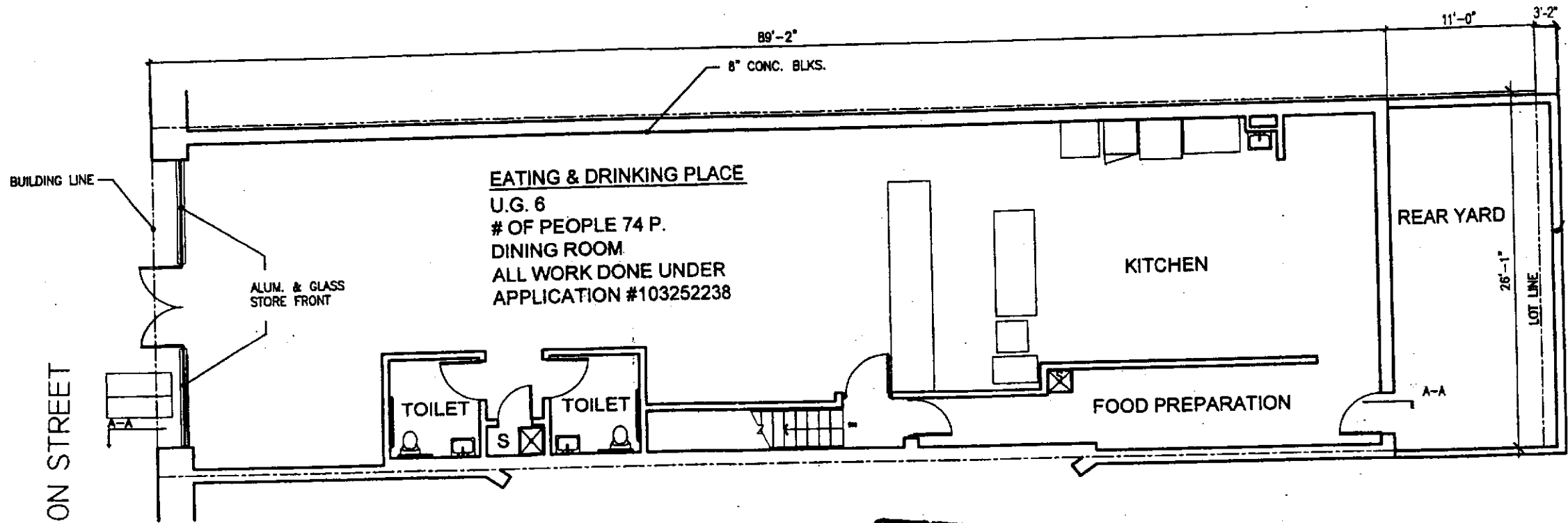
Project 0751

Sheet 1

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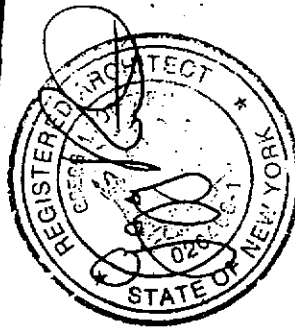
MADISON STREET

2 EXIST. & PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

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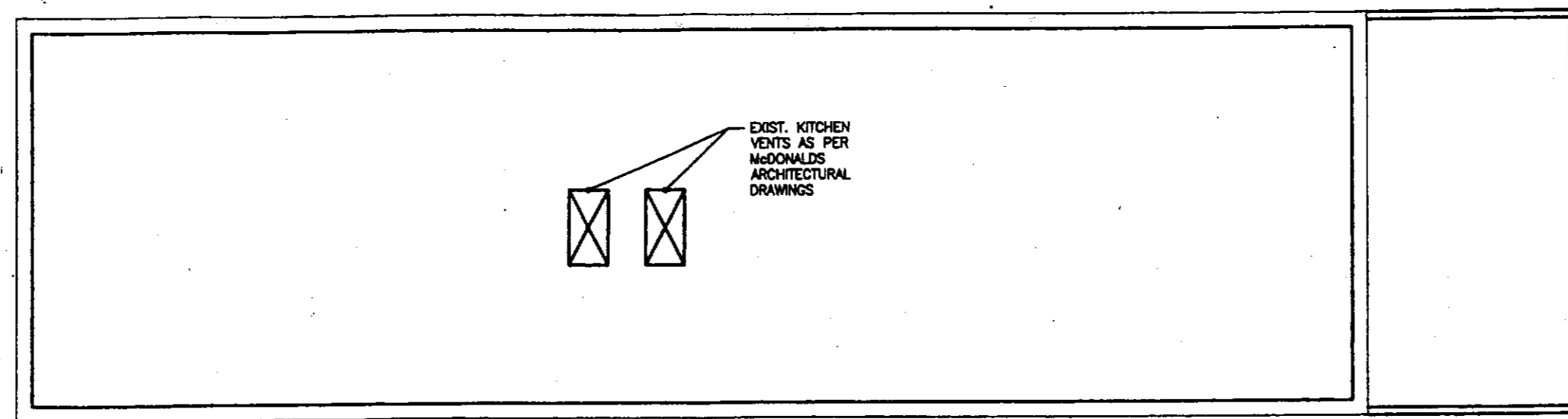
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213 MADISON ST.
NEW YORK, NY

Project 0751

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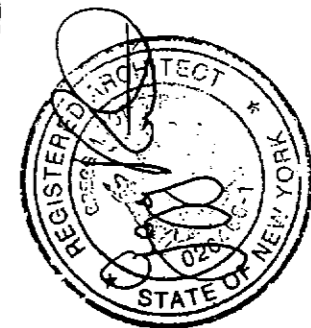


1 EXIST. & PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

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Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



Gregg Rothstein Architect

219 SURREY RD. HILLSIDE, New Jersey 07205 (908) 351-2809

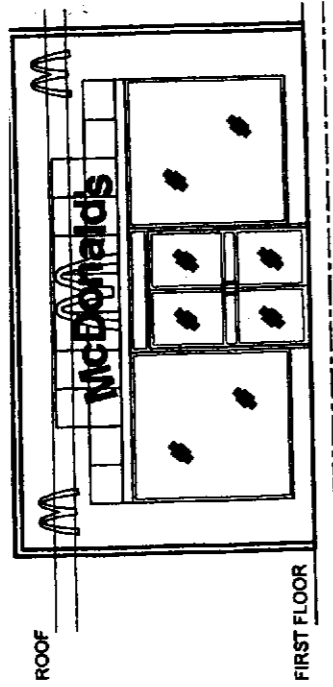
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Project Name and Address

213 MADISON ST.
NEW YORK, NY

Project 0751

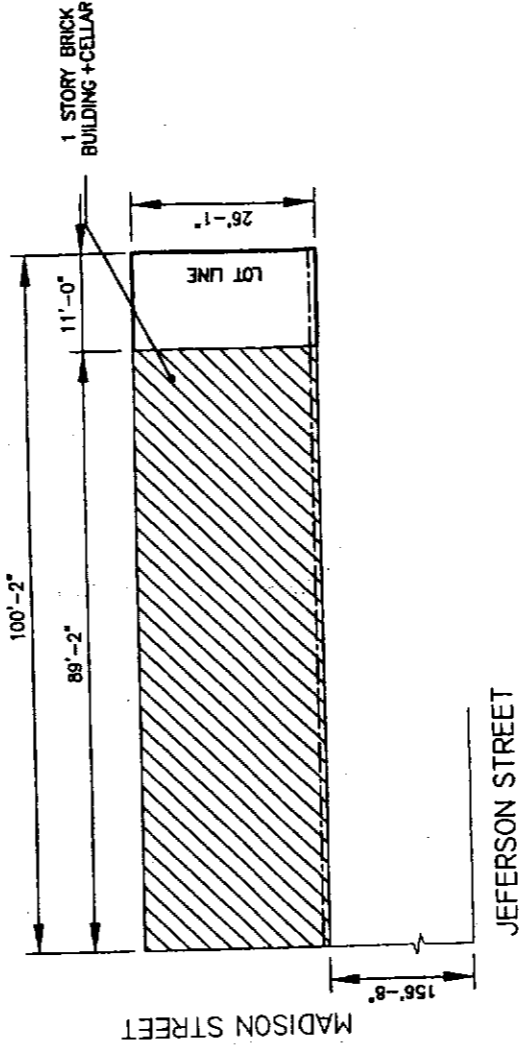
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EXISTING & PROPOSED FRONT ELEVATION

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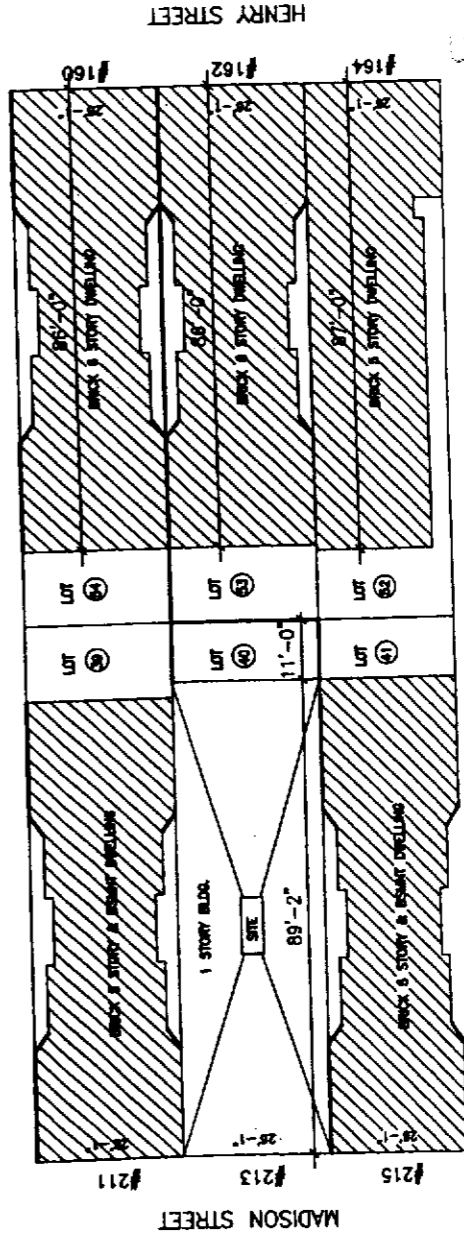
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PLOT PLAN

SCALE: N.T.S.

BLOCK 271



PLOT PLAN

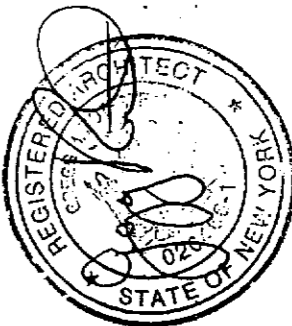
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**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.

All partitions and exits shall be as approved by DOB.



Project Name and Address
**213 MADISON ST.
NEW YORK, NY**

Project 0751
Sheet 4

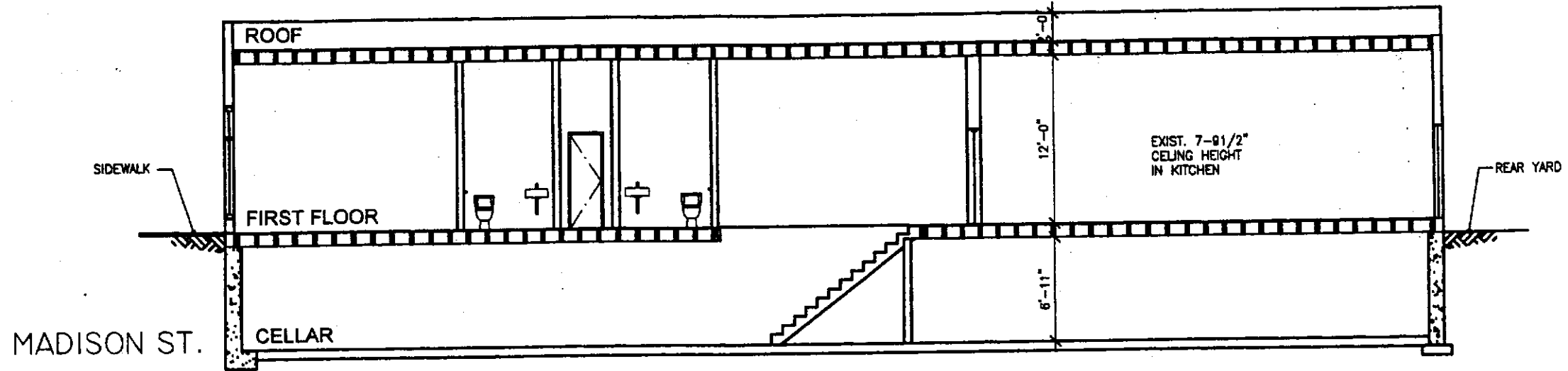
Gregg Rothstein Architect

219 SURREY RD. HILLSIDE, New Jersey 07205 (908) 351-2809

ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY WORK WHICH DEVIATES FROM APPROVED PLANS. THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FOR ANY CHANGES FROM THE ARCHITECT BEFORE COMMENCING SUCH WORK. ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION.

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4 SECTION A-A
 SCALE: 1/8"=1'-0"

**APPROVED PLANS
 BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws, rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.

Gregg Robstein Architect

219 SURREY RD. HILLSIDE, New Jersey 07205 (908) 351-2809

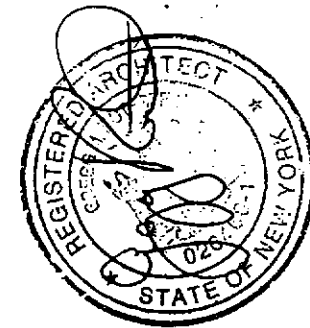
ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY WORK WHICH DEVIATES FROM APPROVED PLANS. THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FOR ANY CHANGES FROM THE ARCHITECT BEFORE COMMENCING SUCH WORK. ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION.

Project Name and Address

213 MADISON ST.
 NEW YORK, NY

Project 0751

Sheet 5



PLOT PLAN

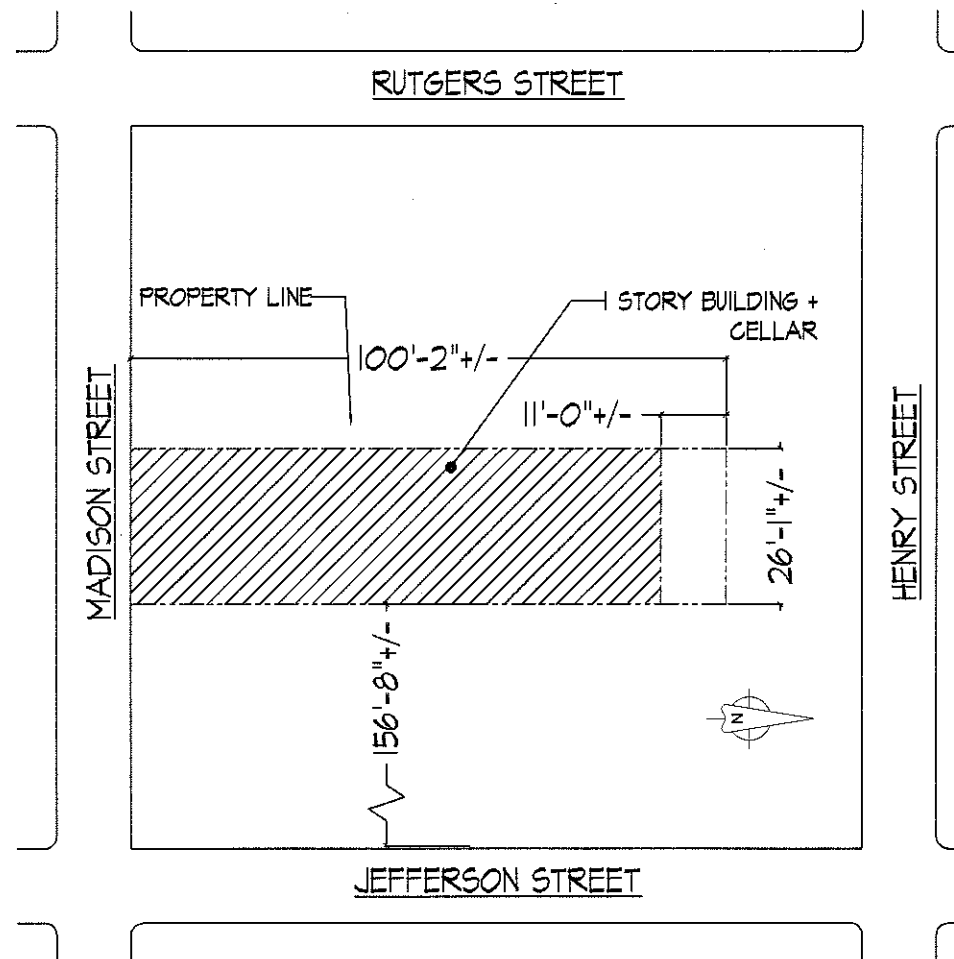
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BSA EXTENSION
213 MADISON STREET
NEW YORK, NY 10002

BLOCK 271
LOT 40
BIN 1003228
CB 103
MAP 12D
ZONE R7-2
STORIES 1

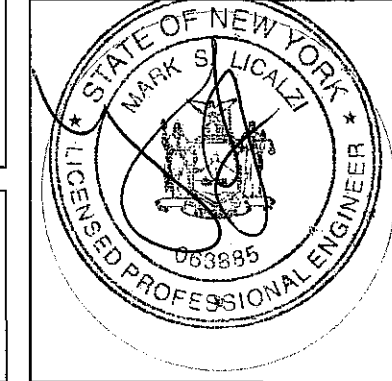
CAL. NO. 24-96-BZ



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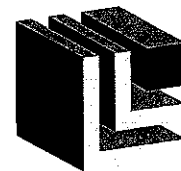
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**BSA EXTENSION
213 MADISON STREET
NEW YORK, NY 10002**

DWG TITLE:
PLOT PLAN



DATE: 10-17-17
PROJECT No:
DRAWING BY: D.MUNOZ
CHK BY: MARK LICALZI, P.E.
DWG No: **T-001.00**
CADO FILE No:
J: JOB TYPE 1 of 6

DRAWN BY / REV. DATE:



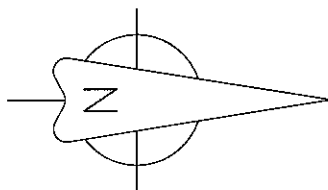
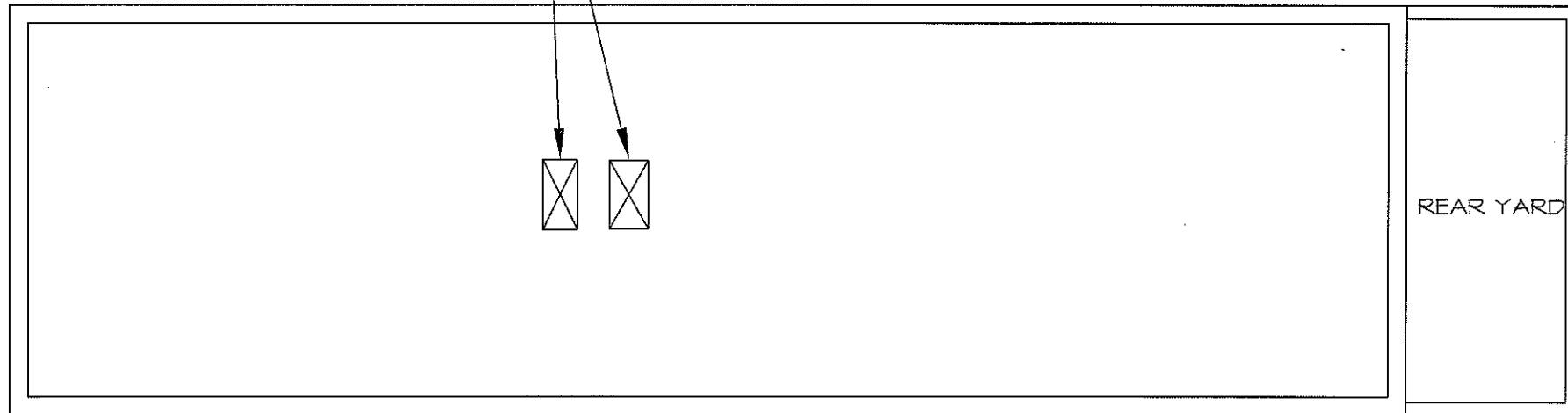
LUKE LICALZI, P.E., P.C.
CONSULTING ENGINEERS

27 WEST 20th STREET - SUITE 506 - NEW YORK, NEW YORK 10011

DOB JOB NUMBER:

MADISON STREET

EXIST. KITCHEN VENTS
AS PER MCDONALDS
ARCHITECTURAL DRAWINGS



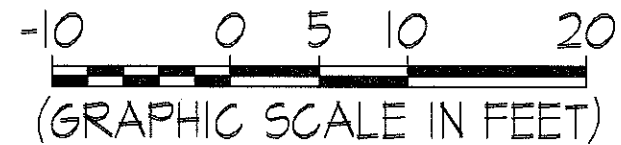
EXISTING ROOF PLAN

SCALE: 3/32" = 1'-0"

NOTES:

CAL. NO. 24-96-BZ

ALL PARTITIONS AND EXITS
SHALL BE AS APPROVED BY DOB



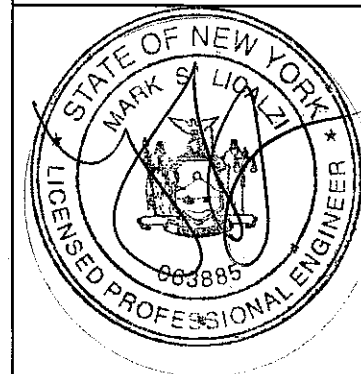
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PROJECT:

BSA EXTENSION
213 MADISON STREET
NEW YORK, NY 10002

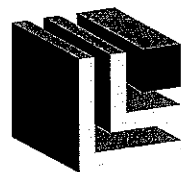
DWG TITLE:

ROOF PLAN



DATE:	10-17-17
PROJECT No:	
DRAWING BY:	D.MUNOZ
CHK BY:	MARK LICALZI, P.E.
DWG No:	A-001.00
CADO FILE No:	
J: JOB TYPE	02 of 6

DRAWN BY / REV. DATE:

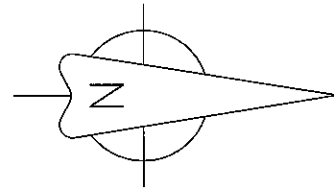
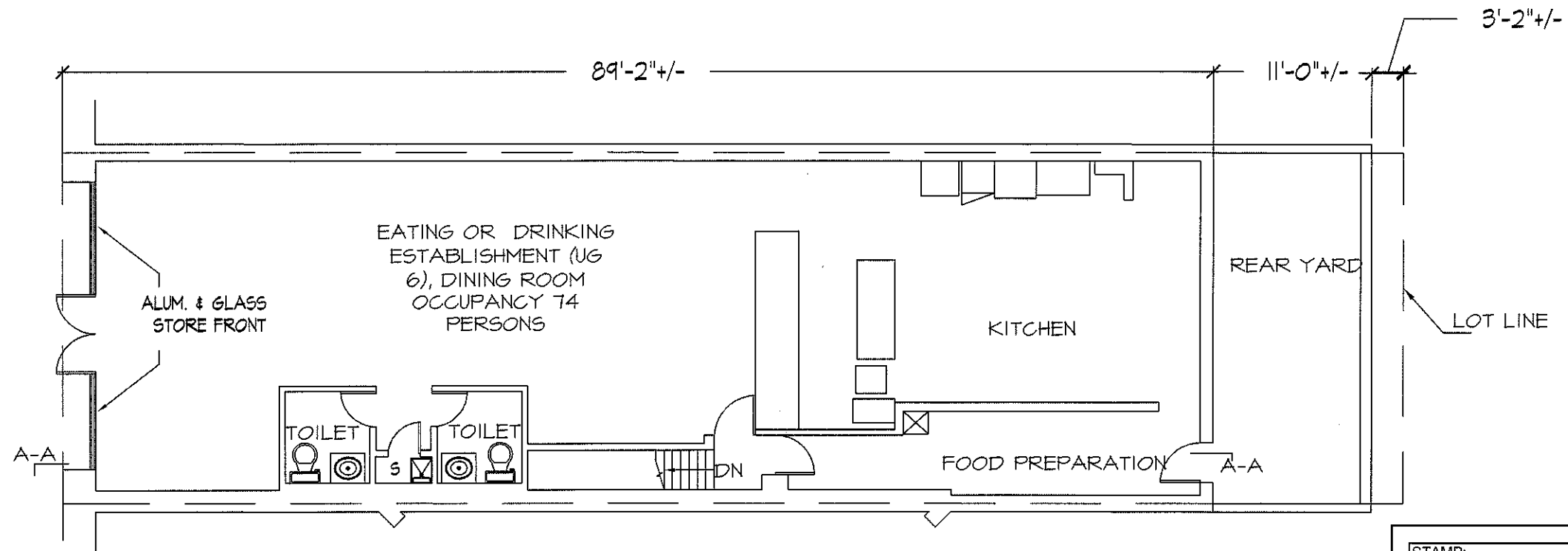


LUKE LICALZI, P.E., P.C.
CONSULTING ENGINEERS

27 WEST 20th STREET - SUITE 506 - NEW YORK, NEW YORK 10011

DOB JOB NUMBER:

MADISON STREET



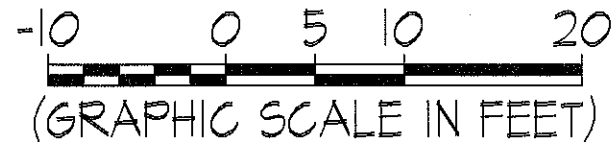
EXISTING FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

NOTES:

CAL.NO. 24-96-BZ

ALL PARTITIONS AND EXITS
SHALL BE AS APPROVED BY DOB



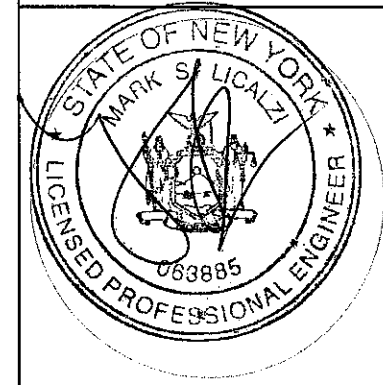
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PROJECT:

**BSA EXTENSION
213 MADISON STREET
NEW YORK, NY 10002**

DWG TITLE:

FIRST FLOOR PLAN



DATE: 10-17-17

PROJECT No:

DRAWING BY: D.MUNOZ

CHK BY: MARK LICALZI, P.E.

DWG No: **A-002.00**

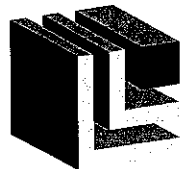
CADO FILE No: J: JOB TYPE 03 of 6

LUKE LICALZI, P.E., P.C.
CONSULTING ENGINEERS

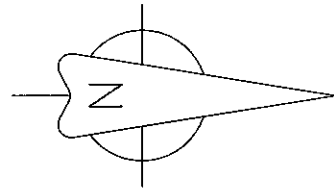
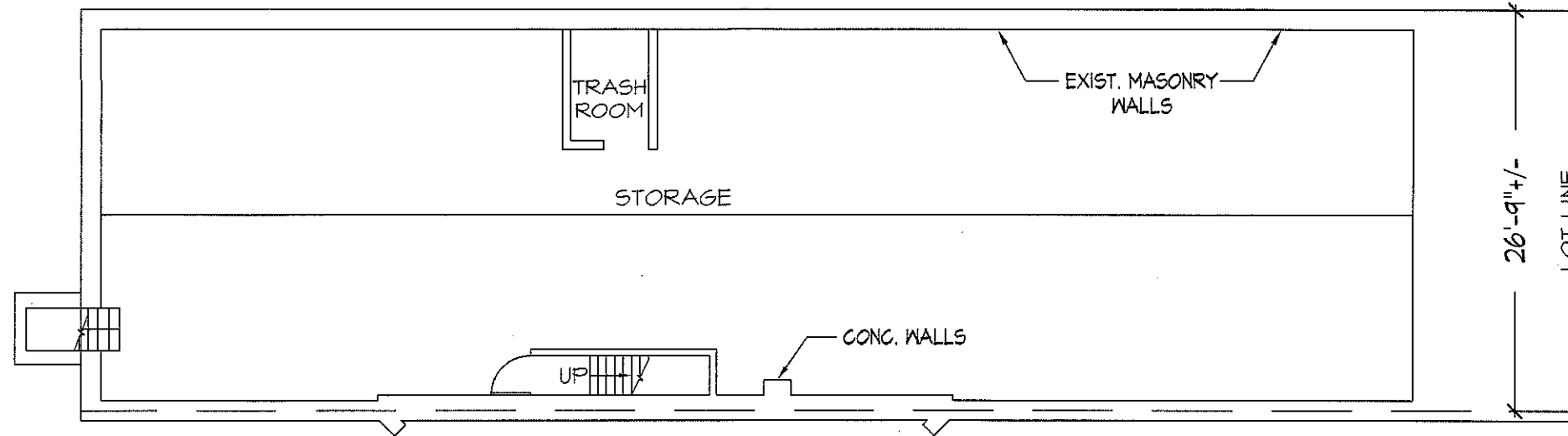
27 WEST 20th STREET - SUITE 506 - NEW YORK, NEW YORK 10011

DOB JOB NUMBER:

DRAWN BY / REV. DATE:



MADISON STREET



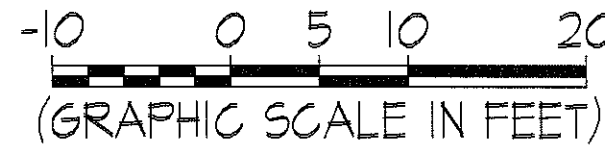
EXIST. CELLAR PLAN

SCALE: 3/32" = 1'-0"

NOTES:

CAL. NO. 24-96-BZ

ALL PARTITIONS AND EXITS
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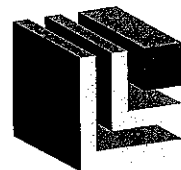
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PROJECT:
**BSA EXTENSION
213 MADISON STREET
NEW YORK, NY 10002**

DWG TITLE:
CELLAR PLAN

	DATE:	10-17-17
	PROJECT No:	
	DRAWING BY:	D. MUNOZ
	CHK BY:	MARK LICALZI, P.E.
	DWG No:	A-003.00
CADO FILE No:		
J: JOB TYPE		04 of 6

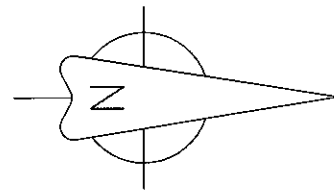
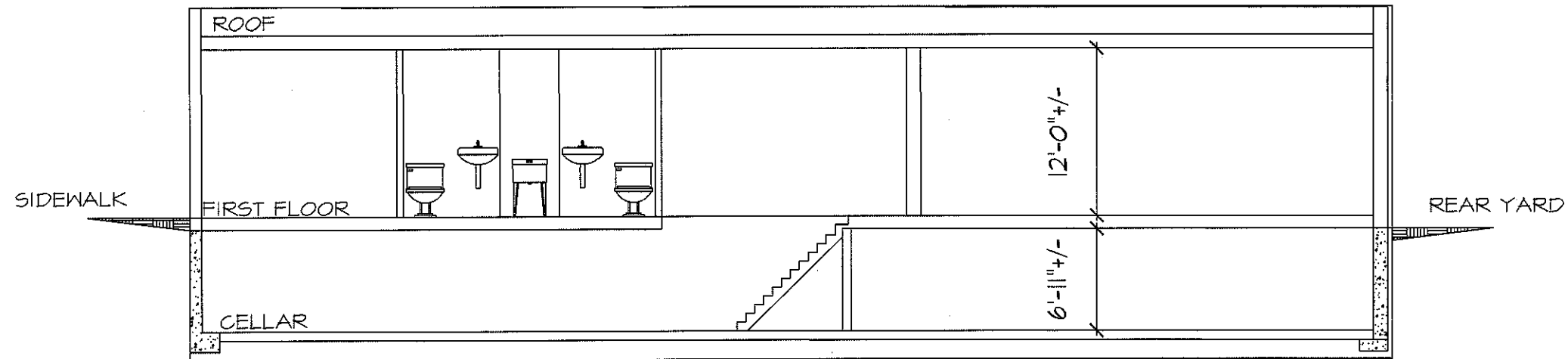
DRAWN BY / REV. DATE:



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27 WEST 20th STREET - SUITE 506 - NEW YORK, NEW YORK 10011

DOB JOB NUMBER:



MADISON STREET

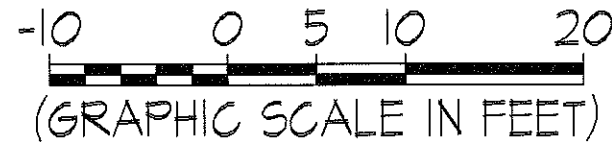
SECTION A-A

SCALE: 3/32" = 1'-0"

NOTES:

CAL. NO. 24-96-BZ

ALL PARTITIONS AND EXITS
SHALL BE AS APPROVED BY DOB



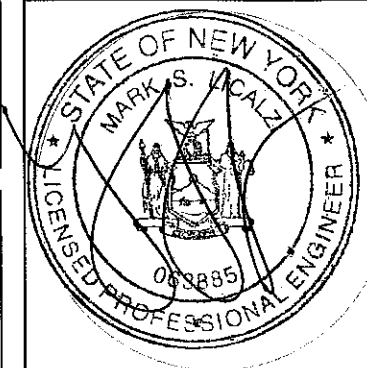
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PROJECT:

BSA EXTENSION
213 MADISON STREET
NEW YORK, NY 10002

DWG TITLE:

SECTION A-A



DATE: 10-17-17

PROJECT No:

DRAWING BY: D.MUNOZ

CHK BY: MARK LICALZI, P.E.

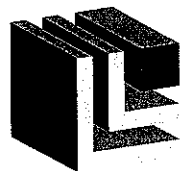
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A-004.00

CADO FILE No:
J: JOB TYPE

05 of 6

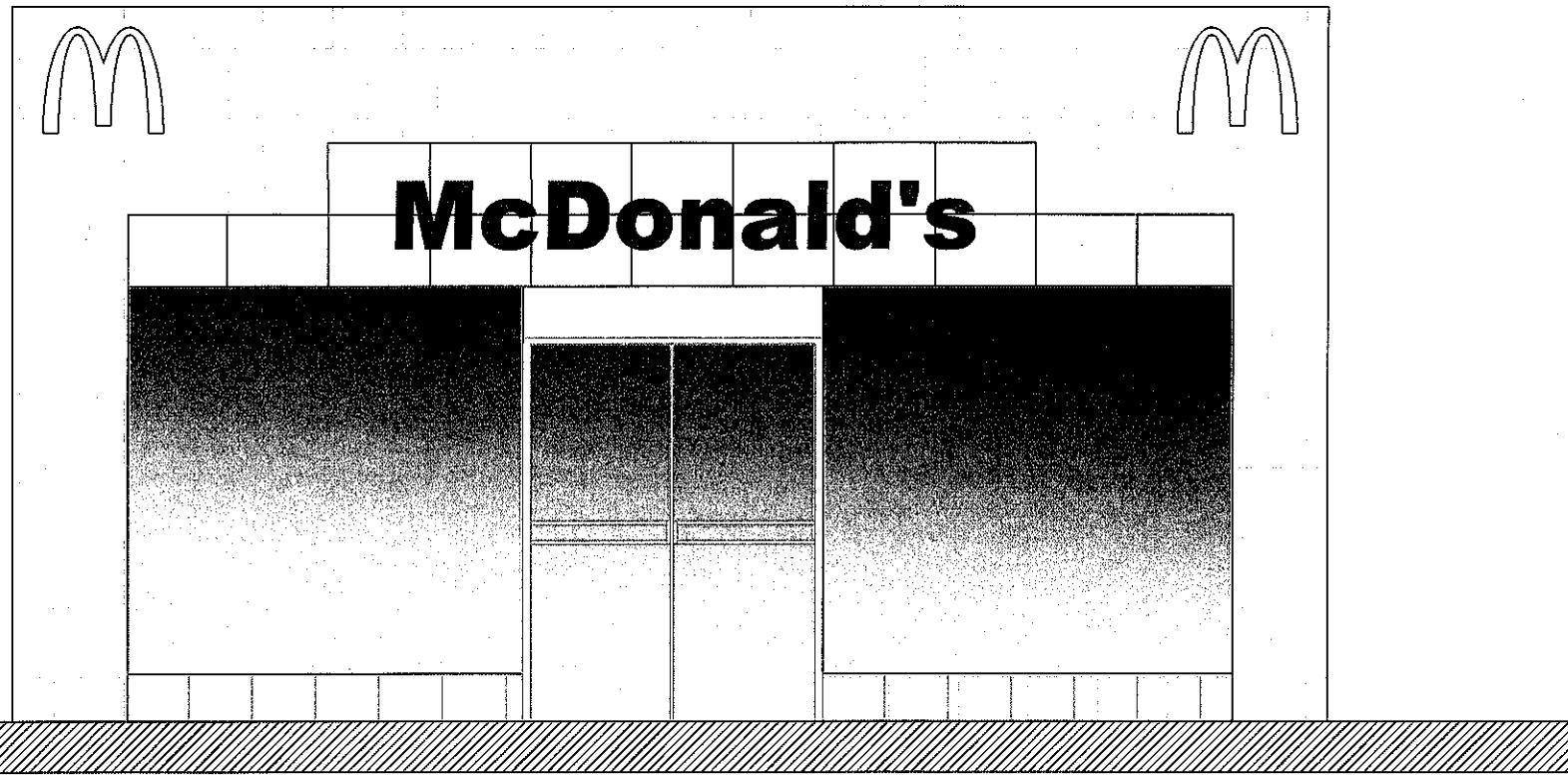
DRAWN BY / REV. DATE:



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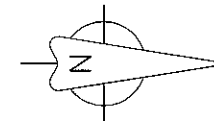
27 WEST 20th STREET - SUITE 506 - NEW YORK, NEW YORK 10011

DOB JOB NUMBER:



ADVERTISING SIGNS	PERMITTED	PROPOSED
TOTAL SURFACE AREA - ALL SIGNS CI-C8	78.25	57
NON-ILLUMINATED CI-C8	78.25	9
ILLUMINATED NON-FLASING CI-C2	50	48

MADISON STREET



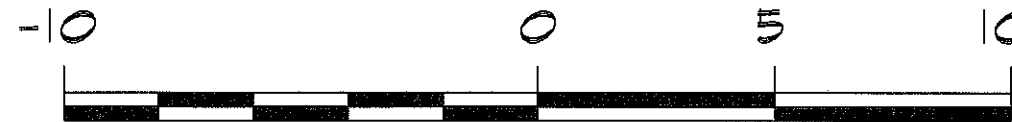
EAST (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"

NOTES:

CAL. NO. 24-96-BZ

ALL PARTITIONS AND EXITS
SHALL BE AS APPROVED BY DOB



STAMP:

PROJECT:
**BSA EXTENSION
213 MADISON STREET
NEW YORK, NY 10002**

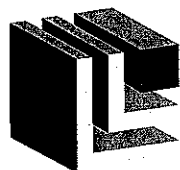
DWG TITLE:
ELEVATION PLAN



DATE: 10-17-17
PROJECT No:
DRAWING BY: D. MUNOZ
CHK BY: MARK LICALZI, P.E.
DWG No:
A-005.00

CADO FILE No:
J: JOB TYPE 06 of 6

DRAWN BY / REV. DATE:



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CONSULTING ENGINEERS

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DOB JOB NUMBER: