

June 8, 2004

Hon. Meenakshi Srinivasan  
Chair  
Board of Standards and Appeals  
40 Rector Street  
New York, NY 10007

**Re: BSA No. 174-04-B2, variance for use at 124 West 24<sup>th</sup> Street**

Dear Ms. Srinivasan:

After presentations by the applicant at the Chelsea Preservation and Planning Committee on May 17, 2004 and at a duly noticed public hearing before the full Board at its regular meeting on June 2, 2004, Manhattan Community No. 4 voted 33 in favor, 1 against, 1 abstaining, 0 present but not eligible, that it had no objection to the proposed use variance at 124 West 24<sup>th</sup> Street.

The applicant presented evidence that attempts to find tenants for currently approved uses had been unsuccessful and stated that the long-standing failure to attract stable tenants was due to the age and condition of the building. Applicant argued that the lack of both a freight elevator and loading dock made upgrading to attract stable and better-paying commercial or manufacturing tenants uneconomic, and that conversion of the upper floors to residential use was necessary to bring a reasonable return on the building.

The Board notes that some neighboring buildings have been converted to residential uses, and that a successful commercial/manufacturing building nearby has a freight elevator and a loading dock. The Board also notes that the applicant does not intend to alter the bulk or height of the building or the present commercial tenancy of the ground floor, and plans to leave the exterior as it is.

Manhattan Community Board No. 4 believes that conversion of this building on this block of 124 West 24<sup>th</sup> Street to residential use is consistent with the long presence and growing number of residential buildings and community facilities in the immediate neighborhood, and that the preservation of the building's existing form and appearance will help maintain the character of the neighborhood, and thus has no objection to the variance application.

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The Board defers to the Board of Standards and Appeals for the analysis of the financial and economic details of the variance application.

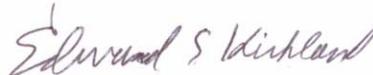
Sincerely,



Walter Mankoff  
Chair  
Manhattan Community Board No. 4



Lee Compton  
Co-Chair  
Chelsea Preservation & Planning Committee



Edward S. Kirkland  
Co-Chair  
Chelsea Preservation & Planning Committee

cc: Hon. Michael Bloomberg, Mayor  
Hon. C. Virginia Fields, Manhattan Borough President  
Local elected officials  
Applicant