



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

MICHELLE SOLOMON
Acting District Manager

March 7, 2006

Hon. Meenakshi Srinivasan
Chair
Board of Standards and Appeals
40 Rector Street
New York, NY 10006

Letter re: Amended BSA variance, 351-353 West 14th Street

Dear Chair Srinivasan:

Representatives of Harmic III LLC, d/b/a Comix, made a presentation of the amended BSA application for a variance at 351-353 West 14th Street to the Chelsea Preservation and Planning Committee of Manhattan Community Board No. 4 on February 13, 2006. At its regular meeting on March 1, 2006, the Board held a duly noticed public hearing on the application and accepted the recommendation of the committee to approve the amended variance by a vote of 33 in favor, 0 opposed, 0 abstaining, and 0 present but not eligible to vote.

The amendment to the variance was made necessary by the belated discovery that the proposal to create a mezzanine as part of the space allotted to patrons waiting for shows to start was impractical because of insufficient ceiling height. The patrons that would have been accommodated in this space are now to be accommodated in a part of the cellar made available for the purpose by relocating kitchens and other facilities to a newly excavated cellar extension.

These changes will also facilitate both fuller accessibility to public areas by the disabled and the more historically appropriate entrances to the club that were previously recommended by the Board for the 14th Street façade, which is located in the Gansevoort Market Historic District. The applicant further assured the Board that the protections from disturbances to the residents in the upper stories of the buildings surrounding the rear yard of the club that were included in the original approval remain in place in the amended variance, in particular the restriction of patrons from entering this yard except for emergency use of the rear exit to 15th Street.

For these reasons the Board regards the amended application as measurably superior to the original proposal, to which it had no objection, and supports its approval.

Sincerely,



J. Lee Compton
Chair
Manhattan Community Board No. 4



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



Walter Mankoff
Co-Chair
Chelsea Preservation & Planning Committee

cc: Elected Officials
Applicant