

269-98-BZ

APPLICANT - Mothiur Rahman, for Mothiur Rahman, owner.

SUBJECT - Application December 9, 2003 - reopening for an extension of time to obtain a Certificate of Occupancy.

PREMISES AFFECTED - 70 East 184th Street, a/k/a 2363 Morris Avenue, south side of East of East 184th Street, corner formed by the intersection of Morris Avenue, Block 3183, Lot 42, Borough of The Bronx.

COMMUNITY BOARD #5BX

APPEARANCES -

For Applicant: Mothiur Rahman.

ACTION OF THE BOARD - Application reopened and time to obtain a Certificate of Occupancy extended.

THE VOTE TO GRANT -

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Caliendo and Commissioner Chin....4

Negative:0

Absent: Commissioner Miele1

THE RESOLUTION -

WHEREAS, a public hearing was held on this application on March 9, 2004, after due notice by publication in The City Record, with a continued hearing on March 30, 2004, and then laid over to April 13, 2004 for decision; and

WHEREAS, the applicant requests a reopening for an extension of time to complete construction and obtain a Certificate of Occupancy which expired January 11, 2004; and

WHEREAS, on January 11, 2000, the Board granted an application to permit the proposed construction of a two-story commercial building in an R8 zoning district, contrary to Z.R. Section 22-00; and

WHEREAS, the applicant represents that the instant request for an extension of time to complete construction and obtain a Certificate of Occupancy is due to financial problems that have delayed construction; the applicant states that construction will commence this summer and should be finished within two years from the date of this grant; and

WHEREAS, the applicant has submitted a letter from its lender stating that they are processing an application for financing for the proposed construction.

Resolved, that the Board of Standards and Appeals, reopens and amends the resolution, so that as amended this portion of the resolution shall read: "to permit an extension of the time to complete

construction and obtain a certificate of occupancy for a period of two (2) years from the date of this resolution to expire on April 13, 2006, on condition;

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

THAT any graffiti located on the premises shall be removed within 48 hours;

THAT the above conditions and all conditions from prior resolutions required to be on the certificate of occupancy shall appear on the new certificate of occupancy;

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; 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) and/or configuration(s) not related to the relief granted." (DOB Application No. 200483422)

Adopted by the Board of Standards and Appeals, April 13, 2004.

A true copy of resolution adopted by the Board of Standards and Appeals, April 13, 2004.

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Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.