

813-63-BZ

APPLICANT - Howard A. Zipser/Stadtmauer Bailkin LLP, for Selma R. Miller, owner; Central Parking Corporation, lessee.

SUBJECT - Application August 6, 2003 - request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance which expired January 22, 2002.

PREMISES AFFECTED - 699/717 West End Avenue, west side of West End Avenue between West 94th and 95th Streets, Block 1253, Lot 21, Borough of Manhattan.

COMMUNITY BOARD #7M

APPEARANCES -

For Applicant: Steven Sinacori.

ACTION OF THE BOARD - Rules of Practice and Procedure waived, application re-opened, and term of Variance extended.

THE VOTE TO REOPEN HEARING -

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

Negative:0

THE VOTE TO CLOSE HEARING -

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

Negative:0

THE VOTE TO GRANT -

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

Negative:0

THE RESOLUTION -

WHEREAS, the applicant requested a waiver of the Rules of Practice and Procedure, a re-opening and an extension of the term of the variance which expired on January 22, 2002; and

WHEREAS, a public hearing was held on this application on September 30, 2003 after due notice by publication in *The City Record*, and laid over to October 21, 2003 for decision; and

WHEREAS, on January 14, 1964, the Board granted an application to permit in a residence use district, for a term of 15 years, the use of 30 transient parking spaces, for the unused and surplus tenant spaces within an existing multiple dwelling's accessory garage.

Resolved, that the Board of Standards and Appeals, waives the Rules of Practice and Procedure, *reopens and amends* the resolution to extend the term of the Variance which expired on January 22, 2002, so that as amended this portion of the resolution shall read:

“to permit the extension of the term of the

Variance for an additional ten (10) years from January 22, 2002 to expire on January 22, 2012, *on condition*

THAT all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked “Received August 6, 2003”-(1) sheet; and on further 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 a License from the Department of Consumer Affairs shall be obtained within one year from the date of this grant, and that a copy of the License shall be forwarded to the Board's Executive Director by October 21, 2004; and

THAT a recapture notice informing residents of their right to claim the parking spaces shall be posted by the garage and by the mailboxes;

THAT the above conditions and all conditions from prior resolutions shall appear on the 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;

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 #103456920)

Adopted by the Board of Standards and Appeals, October 21, 2003.

A true copy of resolution adopted by the Board of Standards and Appeals, October 21, 2003.

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Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.