

83-02-BZ

APPLICANT – Law Offices of Howard Goldman, for Big Sue LLC, owner.

SUBJECT – Application March 21, 2007 – Extension of Time to Complete Construction for a Variance to permit in an M1-1 zoning district, the proposed conversion of a four-story industrial building into a residential building with 34 units which expired on February 25, 2007.

PREMISES AFFECTED – 925 Bergen Street, bounded by Classon and Franklin Avenues, Block 1142, Lot 60, Borough of Brooklyn.

COMMUNITY BOARD #8BK

APPEARANCES –

For Applicant: Chris Wright.

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Chair Srinivasan, Vice-Chair Collins, Commissioner Otley-Brown and Commissioner Hinkson.....4

Negative:.....0

THE RESOLUTION:

WHEREAS, this is an application for a reopening and an extension of time to complete construction and conversion of a four-story building to residential use, which expired on February 25, 2007; and

WHEREAS, a public hearing was held on this application on April 24, 2007 after due notice by publication in *The City Record*, and then to decision on May 15, 2007; and

WHEREAS, the subject premises is located on the north side of Bergen Street, between Franklin Avenue and Classon Avenue; and

WHEREAS, on February 25, 2003, under the subject calendar number, the Board granted a variance pursuant to ZR § 72-21, to permit, within an M1-1 zoning district, the conversion of a vacant four-story manufacturing building to residential use; and

WHEREAS, the applicant represents that construction has been delayed due to resources being allocated to another project, which was recently completed; and

WHEREAS, the applicant now requests an additional four years to complete construction of the subject building; and

WHEREAS, the Board finds that a four-year extension is appropriate, with the conditions set forth below.

Therefore it is Resolved that the Board of Standards and Appeals *reopens* and *amends* the resolution, dated February 25, 2003, so that as amended this portion of the

A true copy of resolution adopted by the Board of Standards and Appeals, May 15, 2007.

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To Applicant

Fire Com'r.

Borough Com'r.

resolution shall read: “to grant an extension of time to complete construction for a term of four years from the date of this grant; *on condition* that the use and operation of the building shall substantially conform to BSA-approved plans; and *on condition*:

THAT construction shall be completed by May 15, 2011;

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; 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. 301126528)

Adopted by the Board of Standards and Appeals, May 15, 2007.