

September 1, 2019

Honorable Speaker Corey Johnson
New York City Council
City Hall Office
New York, NY 10007

RE: New York City Administrative Code § 25 - 208(b) Report on Variances and Special Permits

Dear Honorable Speaker Johnson,

Pursuant to New York City Administrative Code § 25 - 208(b), the Board of Standards and Appeals is providing your office with a report regarding the applications filed and decided in the previous fiscal year, July 1, 2018 to June 30, 2019. The statute also requires reporting on the pre - application meeting held and statistics on the length of time from filing to a decision.

While the law only requires reporting on appeals, special permits and variances, the report also includes data on what is known as the "Special Order Calendar" (SOC), which includes applications to extend the term of prior Board grants and amendments to previously approved application. In addition, in this year's reports, we've provided additional context to the Review Metrics, which report the average number of days that have elapsed between the filing of an application and the Board's decision, by breaking down the duration of the application review by the fiscal year in which the application was filed.

The Board remains excited to provide additional information about its work to the public. Please feel free to reach out to me directly with any questions or comments regarding the report, which will be made available on our website shortly. I can be reached by phone at 212 - 386 - 0068 or by email at ccostanza@bsa.nyc.gov.

Sincerely,



Carlo Costanza
Executive Director

C: Deputy Mayor Vicki Been, via email

Fiscal Year 2018 (July 1, 2018 to June 30, 2019)

FILED CASES	375
Appeal	131
General City Law	98
Appeals	16
Common Law Vesting	17
SOC	82
(Includes Extensions of Term, Amendments, Extensions of time to Complete)	
BZ	
Variances	
72-21	28
BZY	3
Statutory Vesting	
11-331 & 11-332	
Special Permits	131
Waivers for Homes in a Floodplain	
64-92	20
Permit Schools in C8 or M1 district.	
73-19	5
Permit Colleges or Universities in R1 or R2 Districts	
73-121	1
Permit Automotive Service Station	
73-211	4
Permit Drive-Thru	
73-243	4
Permit a Physical Culture Establishment	
73-36	57
Reduction in parking for community facilities or office	
73-44	6
Permit to permit Roof Top Parking	
73-49	1
Special Provisions applying along District Boundaries	
73-50	1
Enlargemnt within buildings containing residential uses	
73-621	2
Single-family Home Enlargements	
73-622	27
Bulk modifications for certain Quality Housing Buildings	
73-623	
Waiver of Height Restrictions around Airports	
73-66	1
Reinstatements	
11-411 (pre-1961)	2
Filed Cases for which a Pre-App meeting was held	5
Preapplication Meetings	
Total meetings requested/held	29

Fiscal Year 2019 (July 1, 2018 to June 30, 2019)

DECIDED CASES	Granted	Denied	Withdrawn	Dismissed	TOTAL DECIDED
Appeal	4	3	6	0	13
GCL Waivers	60	0	8	0	68
Common Law Vesting	6	0	0	0	6
MDL Waivers	1	0	0	0	1
SOC	99	3	4	1	107

(Includes Extensions of Term, Amendments, Extensions of time to Complete Construction etc.)

	Granted	Denied	Withdrawn	Dismissed	TOTAL DECIDED
BZ					
Variances	26	1	20	3	50
Special Permits	114	1	8	0	123
Reinstatements 11-41	3	0	0	0	3

2012

REVIEW METRICS Granted or Denied	0
Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	0

REVIEW METRICS Dismissed or Withdrawn	1
Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	2141

2013

REVIEW METRICS Granted or Denied	0
Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	0

REVIEW METRICS Dismissed or Withdrawn	1
Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	1685

2014

REVIEW METRICS Granted or Denied	4
Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	1393
Average Number of Days from Filing to Decision: BZ	1453

REVIEW METRICS Dismissed or Withdrawn	0
Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	0

2015

REVIEW METRICS Granted or Denied	16
Average Number of Days from Filing to Decision: Appeal	1250
Average Number of Days from Filing to Decision: SOC	1204
Average Number of Days from Filing to Decision: BZ	1222

REVIEW METRICS Dismissed or Withdrawn	6
Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	1274

2016

REVIEW METRICS Granted or Denied	18
Average Number of Days from Filing to Decision: Appeal	815
Average Number of Days from Filing to Decision: SOC	900
Average Number of Days from Filing to Decision: BZ	869

REVIEW METRICS Dismissed or Withdrawn	33
Average Number of Days from Filing to Decision: Appeal	1034
Average Number of Days from Filing to Decision: SOC	785
Average Number of Days from Filing to Decision: BZ	1033

2017

REVIEW METRICS Granted or Denied	111
Average Number of Days from Filing to Decision: Appeal	540
Average Number of Days from Filing to Decision: SOC	517
Average Number of Days from Filing to Decision: BZ	481

REVIEW METRICS Dismissed or Withdrawn	25
Average Number of Days from Filing to Decision: Appeal	500
Average Number of Days from Filing to Decision: SOC	434
Average Number of Days from Filing to Decision: BZ	557

2018

REVIEW METRICS Granted or Denied	138
Average Number of Days from Filing to Decision: Appeal	288
Average Number of Days from Filing to Decision: SOC	213
Average Number of Days from Filing to Decision: BZ	165

REVIEW METRICS Dismissed or Withdrawn	10
Average Number of Days from Filing to Decision: Appeal	244
Average Number of Days from Filing to Decision: SOC	197
Average Number of Days from Filing to Decision: BZ	308

2019

REVIEW METRICS Granted or Denied	9
Average Number of Days from Filing to Decision: Appeal	95
Average Number of Days from Filing to Decision: SOC	92
Average Number of Days from Filing to Decision: BZ	60

REVIEW METRICS Dismissed or Withdrawn	0
Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	0

Initial Hearings Held	338
BZ	170
SOC	107
Appeal	61