

December 6, 2019

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

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

Dear Honorable Speaker Johnson,

Pursuant to New York City Administrative Code § 25-208(a), the Board of Standards and Appeals is providing your office with a report regarding the applications filed and decided upon for the first four months of the fiscal year, that is, from July 1, 2018 to October 31, 2018. The statute also requires reporting on the pre-application meetings 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 2020 (July 1, 2019 to October 31, 2019)

FILED CASES	127
Appeal	28
General City Law Waivers	24
Administrative Appeals	3
Multiple Dwelling Waiver	1
SOC	
(Includes Extensions of Term, Amendments, Extensions of time to Complete)	30
BZ	
Variances	
72-21	38
BZY	
Statutory Vesting	
11-331 & 11-332	1
Special Permits	
Enlargement of Abulatory Dignostic Center	
73-126	2
Schools within C8 or Manufacturing Districts	
73-19	1
Accessory Drive-Thru	
73-243	2
Accessory Radio Tower	
73-30	3
Permit a Physical Culture Establishment	
73-36	15
Reduction in parking for community facilities or office	
73-44	2
Enlargement, change of use, or extension within buildings containing residential uses	
73-621	1
Single-family Home Enlargements	
73-622	3
Waiver of Height Restrictions around Airports	
73-66	1
Filed Cases for which a Pre-App meeting was held	0
Preapplication Meetings	
Total meetings requested/held	10

Fiscal Year 2020 (July 1, 2019 to October 31, 2019)

DECIDED CASES	Granted	Denied	Withdrawn	Dismissed	TOTAL DECIDED
Appeal	18	10	16	0	44
SOC	25	0	2	0	27
<small>(Includes Extensions of Term, Amendments, Extensions of time to Complete Construction etc.)</small>					
BZ	45	1	13	1	60

Variances and Special Permits

Initial Hearings Held	168
BZ	54
SOC	25
Appeal	89

2015

REVIEW METRICS Granted or Denied	1
Average Number of Days from Filing to Decision: Appeal	1414
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	13
Average Number of Days from Filing to Decision: Appeal	1478
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	1560

2016

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	1074
Average Number of Days from Filing to Decision: BZ	1203

REVIEW METRICS Dismissed or Withdrawn	2
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	1070

2017

REVIEW METRICS Granted or Denied	16
Average Number of Days from Filing to Decision: Appeal	946
Average Number of Days from Filing to Decision: SOC	872
Average Number of Days from Filing to Decision: BZ	722

REVIEW METRICS Dismissed or Withdrawn	5
Average Number of Days from Filing to Decision: Appeal	593
Average Number of Days from Filing to Decision: SOC	824
Average Number of Days from Filing to Decision: BZ	742

2018

REVIEW METRICS Granted or Denied	36
Average Number of Days from Filing to Decision: Appeal	407
Average Number of Days from Filing to Decision: SOC	398
Average Number of Days from Filing to Decision: BZ	433

REVIEW METRICS Dismissed or Withdrawn	7
Average Number of Days from Filing to Decision: Appeal	393
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	425

2019

REVIEW METRICS Granted or Denied	42
Average Number of Days from Filing to Decision: Appeal	196
Average Number of Days from Filing to Decision: SOC	117
Average Number of Days from Filing to Decision: BZ	183

REVIEW METRICS Dismissed or Withdrawn	5
Average Number of Days from Filing to Decision: Appeal	150
Average Number of Days from Filing to Decision: SOC	210
Average Number of Days from Filing to Decision: BZ	161