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February 5, 2026

Hon. Shampa Chanda, Chair
NYC Board of Standards and Appeals
22 Reade Street, 1st Floor
New York, New York 10007

Re: 51 Little West 12th Street, Manhattan | BSA Cal. No. 2025-22-BZ

Dear Chair Chanda and Commissioners:

Reference is made to the above-referenced variance application, for which the Board conducted an initial hearing on December 9, 2025 (the “Public Hearing”). In response to comments and concerns raised by the Board at the Public Hearing, the applicant has revised the variance application as follows (BSA concerns appear in italics in numbered paragraphs below):

1. ***Reduce the bulk of the proposed building.*** In accordance with the Board’s primary concern, the proposed plans have been amended to substantially reduce the Floor Area Ratio (“FAR”) and height of the proposed new building. Specifically, the FAR has been reduced from 7.02 to 4.89, and the height has been reduced 14 stories (176 feet) to 10 stories (133 feet, four inches). While the highest habitable floor is 124’-4” in height, the first mechanical bulkhead floor is included in the proposed zoning height under the assumption that, due to its size, it does not qualify as a permitted obstruction with respect to height and setback regulations.
2. ***Revise the Statement of Facts and Findings.*** The Statement of Facts and Findings (“SOF”) has been revised to reflect the updated proposed plans. The SOF has additionally been revised to (a) correct the narrative regarding the previous building height, which was three (3) stories, (b) revise the floor descriptions to correspond with the proposed building plans and (3) revise the factors contributing to site uniqueness, as discussed below.
3. ***Remove geotechnical costs from uniqueness and calculation of hardship.*** Included in this submission is a revised Economic Analysis, prepared by Barbara J. Cohen Real Estate & Planning Consultants and dated January 2026 (the “Revised Financials”). The Revised Financials

remove geotechnical costs previously included in calculating financial hardship. The SOF similarly removes geotechnical factors from the discussion of site uniqueness, and places the discussion of factors into a new section entitled “Other Site Conditions.”

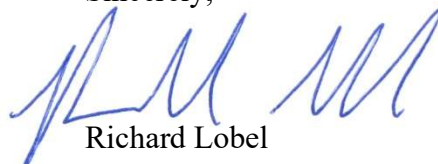
4. ***Revise the plans to remove the unenclosed terrace.*** The proposed terrace servicing the commercial space is no longer unenclosed and is now enclosed.

5. ***Discuss a hypothetical envelope for a Manufacturing building.*** The SOF compares the proposed building envelope to a hypothetical M building envelope. Given the reduction in FAR to 4.89, the building now complies with manufacturing FAR for a non-community facility type building.

6. ***Provide data underlying the Uniqueness Study in tabular format.*** Enclosed is a table supporting the uniqueness study which includes address, block and lot information, as well as lot area and building information. The Uniqueness Study itself is also resubmitted to remove an erroneous reference to 2020 MapPLUTO data (2025 MapPLUTO data was used in the prior submission and continues to be used).

We are hopeful that the revised submission addresses the Board’s concerns as expressed at the Public Hearing. We thank the Board for its careful consideration of this matter and look forward to discussing this case with the Board at the next hearing scheduled for February 23-24, 2026.

Sincerely,



Richard Lobel

RL:jw