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April 9, 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 a second public hearing on February 24, 2026 (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 reduce the Floor Area Ratio (“FAR”) and height of the proposed new building. Specifically, the FAR has been reduced from 4.89 FAR to 4.41 FAR, and the height has been reduced from ten (10) stories (133 feet, four inches) to nine (9) stories (124 feet, four inches). While the highest habitable floor is 114’-0” 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 and the amended Economic Analysis, and to remove arguments regarding uniqueness that the Board did not find persuasive.
3. ***Economic Analysis to rely on Marshall and Swift cost estimates.*** The Marshall & Swift Cost Manual was utilized to estimate both the above grade building area using the Calculator Method and the foundation components relating to the required deep foundation system utilizing

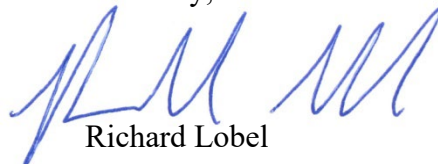
the Segregated Method. For a full summary of the changes made, please see Pages 1-2 of the Economic Analysis.

4. ***Commissioner Yoon expressed concern about floor area deductions on the proposed second floor.*** In response to comments regarding the second floor, please see the memorandum submitted by the project architect, Walter Marin, addressing mechanical floor space and accessory bicycle parking on the second floor (the “Marin Memo”). As stated in the memorandum, due to the floodplain, mechanical equipment needs to be elevated above the design flood elevation and located on the second floor. For a fuller explanation, please see the Marin Memo submitted herewith.

5. ***Corrections Needed to Neighborhood Character Study.*** As described in greater detail by Austin Coury of Urban Cartographics, the Neighborhood Character Study has been amended to respond to issues raised by a member of the local community.

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 April 27-28, 2026.

Sincerely,



Richard Lobel

RL:jw