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May 15, 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

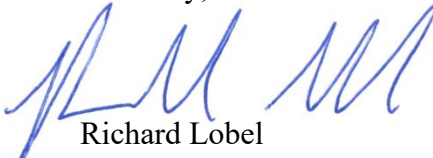
Dear Chair Chanda and Commissioners:

Reference is made to the above-referenced variance application. In response to discussions with the Board's staff, enclosed please find (1) revised Proposed Plans, (2) a revised BSA Zoning Analysis sheet, and (3) a revised Statement of Facts and Findings. The applicant team will provide a revised Financial Analysis under separate cover.

The materials have been revised to indicate compliance with relevant height and setback regulations, and note that BSA is not providing any waiver of authorized permitted obstructions regarding balconies, as the Department of Buildings must determine whether the proposed configuration is compliant. The materials also reflect additional floor area at the rear of the residential units, which still respect a 20-foot rear yard (providing 23 feet) and indicate a Floor Area Ratio of less than 5.0, as permitted in the subject M1-5 district. Importantly, and as will be addressed in the Financial Analysis, the return pursuant to the revised configuration remains largely the same as in the prior submission, and falls within the definition of reasonable return in accordance with BSA precedent.

We are hopeful that the revised submission addresses the Board's concerns and comments. 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 June 1st and 2nd, 2026.

Sincerely,



Richard Lobel



RL:rd

cc: Carlo Costanza, Executive Director
Jessica Morris, Project Manager
Manhattan Community District 2
Hon. Carl Wilson, Council Member
Hon. Brad Hoylman-Sigal, Brooklyn Borough President
Manhattan Department of City Planning