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July 14, 2026

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

**Re: 51 Little West 12<sup>th</sup> Street, Manhattan | BSA Cal. No. 2025-22-BZ**

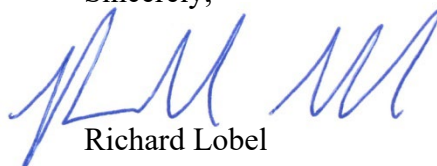
Dear Chair Chanda and Commissioners:

Reference is made to the above-referenced variance application. In response to requests made by the Board at the prior hearing, enclosed please find revised Proposed Plans which have been revised to include the following two architectural notes:

- *DOB to review the proposed zoning floor area deductions, this BSA approval is for a maximum zoning floor area of 11,380 SF, deductions shall be pursuant to the underlying regulations; and*
- *The BSA is not waiving any permitted obstructions pursuant to ZR 43-23 and ZR 43-42. DOB to determine whether balconies are a permitted obstruction as-of-right.*

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 the Board's upcoming decision date of July 27, 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