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July 24, 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 requests made by the Board's staff, enclosed please find: (1) revised Proposed Plans, (2) "bubbled" Proposed Plans, (3) a cover letter from GZA dated July 24, 2026, (4) the Qualified Action Determination Form, (5) the Applicant Hazardous Materials Certification, and (6) the BSA CEQR Checklist Form. The GZA cover letter outlines the relevant changes to items 4 - 6.

The revised Proposed Plans have been updated to include the following:

- Height, setback, and sky exposure plane are now shown on Sheets A-200.00, A-201.00, A-300.00 and A-301.00;
- The BSA note block has been added to Sheets A-001.00, A-002.00 and A-003.00;
- Prior notes have been consolidated to now read as: *The BSA is not waiving any permitted obstructions, including ZR sections 43-23 and 43-42. DOB will determine whether such obstructions are permitted as of right.*; and
- An E-designation note has been added to Sheets A-000.0, A-002.00, A-004.00, and A-100 stating: *An E-designation has been placed on the zoning map pursuant to section 11-15 of the NYC Zoning Resolution for the subject property. Hazardous materials assessments should be coordinated through the Mayor's Office of Environmental Remediation.*

The accompanying "bubbled" Proposed Plans identify the changes relating to the notes.



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,

A handwritten signature in blue ink, appearing to be "RL" followed by a flourish, positioned above the printed name "Richard Lobel".

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