



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, NY 10013

CHARLES M. SMITH, Jr., R.A., Commissioner

CORNELIUS F. DENNIS, P.E.
Deputy Commissioner

April 11, 1989 312-8120

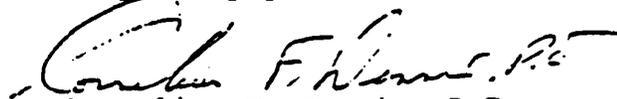
Kapell & Kastow
560 Broadway
New York, New York 10012

Re: 1 Varick Street
Manhattan

Dear Mr. Kapell:

In response to your letter inquiring whether the above-noted building located in an M1-5 use district can be occupied as a College. As you have noted the school has been chartered by the State of New York as a College. Your description of the curriculum, the type of degrees granted, lack of campus of dormitory facilities and that the majority of students are working adults, would in the opinion of this office classify the proposed College as a "Trade, or other schools for adults" or "business school or colleges" as per Use Group 9 of the New York City Zoning Resolution Section 32-18, therefor a permitted use in an M1-5 use district.

Very truly yours,


Cornelius F. Dennis, P.E.
Deputy Commissioner

CFD:PAI:ap

cc: Commissioer Charles Smith
Assistant Commissioner Berger
Tony Patrissi, City Planning Commission
File