



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
312-8120

February 2, 1989

Mr. Jesse Masyr
Myerson & Kuhn
110 East 59th Street
New York, New York 10022

Re: 200 Varick Street
Manhattan
C. of O. 86567

Dear Mr. Masyr:

This is in reply to your letters of January 25th, 1989.

The New York City Zoning Resolution in effect prior to December 1961 provided for a prohibition on factory use in a Business District. This prohibition was modified by permitting up to 25% of the floor area within the Business District. At 200 Varick Street the floor space within 100' of Varick Street may be used 100% by factory uses. The floor space more than 100' east of Varick Street is limited to 25% used for manufacturing purposes. The remaining 75% may be used for non-manufacturing purposes such as receiving, storage, shipping, experimental and quality control testing and clerical, supervisory or engineering design offices.

I hope this letter is helpful to your client.

Sincerely,

Handwritten signature of Cornelius F. Dennis, P.E.
Cornelius F. Dennis, P.E.
Deputy Commissioner