

September 1, 2020

Honorable Speaker Corey Johnson  
New York City Council  
City Hall Office  
New York, NY 10007

**RE: New York City Administrative Code § 25-208(a) Report on Variances and Special Permits**

Dear Honorable Speaker Johnson,

Pursuant to New York City Administrative Code § 25-208(a), the Board of Standards and Appeals is providing your office with a report regarding the applications filed and decided previous fiscal year, July 1, 2019 to June 30, 2020. The statute also requires reporting on the pre-application meeting held and statistics on the length of time from filing to a decision.

While the law only requires reporting on appeals, special permits and variances, the report also includes data on what is known as the “Special Order Calendar” (SOC), which includes applications to extend the term of prior Board grants and amendments to previously approved application. In addition, in this year’s reports, we’ve provided additional context to the Review Metrics, which report the average number of days that have elapsed between the filing of an application and the Board’s decision, by breaking down the duration of the application review by the fiscal year in which the application was filed.

The Board remains excited to provide additional information about its work to the public. Please feel free to reach out to me directly with any questions or comments regarding the report, which will be made available on our website shortly. I can be reached by phone at 212-386-0068 or by email at [ccostanza@bsa.nyc.gov](mailto:ccostanza@bsa.nyc.gov).

Sincerely,



Carlo Costanza

Executive Director

C: Deputy Mayor Vicki Been, via email

Applications filed Fiscal Year 2020

Application ZR Type	Count of Filings
11-332	3
11-41	19
64-92	2
72-01 & 72-22	32
72-21	48
73-11	24
73-126	2
73-19	4
73-211	2
73-243	2
73-30	3
73-36	46
73-44	2
73-53	1
73-621	2
73-621 & 73-622	1
73-622	5
73-66	3
81-621	1
Administrative Appeal	5
Common Law Vesting	9
GCL 35	8
GCL 36	34
MDL	8
<b>Grand Total</b>	<b>266</b>

Decisions Fiscal Year 2020

Application ZR Type	Dispositions
<b>Denied</b>	<b>181</b>
<b>Appeal</b>	<b>171</b>
Administrative Appeal	5
Common Law Vesting	1
GCL 36	165
<b>BZ</b>	<b>3</b>
11-41	1
72-21	1
73-44	1
<b>LSC</b>	<b>7</b>
LSC	7
<b>Dismissed</b>	<b>5</b>
<b>Appeal</b>	<b>3</b>
Administrative Appeal	2
Variance of Building Code	1
<b>BZ</b>	<b>1</b>
73-211	1
<b>LSC</b>	<b>1</b>
LSC	1
<b>Granted</b>	<b>212</b>
<b>Appeal</b>	<b>32</b>
Administrative Appeal	1
Common Law Vesting	11
Compliance Hearing	3
GCL 35	5
GCL 36	11
Revoke a C of O	1
<b>BZ</b>	<b>119</b>
11-41	6
64-92	1
72-21	19
73-126	1
73-19	3
73-211	3
73-243	1
73-36	56
73-433	2
73-44	2
73-49	1
73-50	1
73-53	2
73-621	1
73-622	20
	<b>2</b>

<b>BZY</b>	
11-332	1
81-621	1
<b>SOC</b>	<b>59</b>
11-41	14
64-92	1
72-01 & 72-22	23
72-21	1
73-11	19
MDL	1
<b>Withdrawn</b>	<b>57</b>
<b>Appeal</b>	<b>23</b>
Administrative Appeal	5
Common Law Vesting	1
GCL 35	2
GCL 35/36	4
GCL 35/36:	1
GCL 36	8
GCL36/35	1
Modification of a C of O	1
<b>BZ</b>	<b>26</b>
72-21	14
73-126	1
73-19	3
73-242	1
73-36	1
73-44	2
73-621	1
73-622	3
<b>BZY</b>	<b>2</b>
11-331	2
<b>SOC</b>	<b>6</b>
11-41	1
72-01 & 72-22	3
73-11	2
<b>Grand Total</b>	<b>455</b>

Pre-Application Meetings Fiscal Year 2020

<b>Pre-Application Meetings</b>	<b>16</b>
<b>Of which filed</b>	<b>3</b>

## Duration of the application review by year filed

### 2011

<b>REVIEW METRICS Granted or Denied</b>	<b>1</b>
Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	3150

<b>REVIEW METRICS Dismissed or Withdrawn</b>	<b>0</b>
Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	0

### 2014

<b>REVIEW METRICS Granted or Denied</b>	<b>1</b>
Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	1894
Average Number of Days from Filing to Decision: BZ	0

<b>REVIEW METRICS Dismissed or Withdrawn</b>	<b>1</b>
Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	1852

### 2015

<b>REVIEW METRICS Granted or Denied</b>	<b>2</b>
Average Number of Days from Filing to Decision: Appeal	1414
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	1799

<b>REVIEW METRICS Dismissed or Withdrawn</b>	<b>13</b>
Average Number of Days from Filing to Decision: Appeal	1478
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	1550.5

### 2016

<b>REVIEW METRICS Granted or Denied</b>	<b>135</b>
Average Number of Days from Filing to Decision: Appeal	1180.9
Average Number of Days from Filing to Decision: SOC	1073.7
Average Number of Days from Filing to Decision: BZ	1203

<b>REVIEW METRICS Dismissed or Withdrawn</b>	<b>5</b>
Average Number of Days from Filing to Decision: Appeal	1176
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	1199.5

**2017****REVIEW METRICS Granted or Denied****48**

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Average Number of Days from Filing to Decision: Appeal	1032.5
Average Number of Days from Filing to Decision: SOC	857.8
Average Number of Days from Filing to Decision: BZ	805

**REVIEW METRICS Dismissed or Withdrawn****10**

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Average Number of Days from Filing to Decision: Appeal	814
Average Number of Days from Filing to Decision: SOC	1034.3
Average Number of Days from Filing to Decision: BZ	791.3

**2018****REVIEW METRICS Granted or Denied****57**

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Average Number of Days from Filing to Decision: Appeal	427
Average Number of Days from Filing to Decision: SOC	484.7
Average Number of Days from Filing to Decision: BZ	488.6

**REVIEW METRICS Dismissed or Withdrawn****16**

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Average Number of Days from Filing to Decision: Appeal	438.7
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	541.4

**2019****REVIEW METRICS Granted or Denied****145**

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Average Number of Days from Filing to Decision: Appeal	235.1
Average Number of Days from Filing to Decision: SOC	192.7
Average Number of Days from Filing to Decision: BZ	261.2

**REVIEW METRICS Dismissed or Withdrawn****13**

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Average Number of Days from Filing to Decision: Appeal	263.2
Average Number of Days from Filing to Decision: SOC	254.7
Average Number of Days from Filing to Decision: BZ	244.3

**2020****REVIEW METRICS Granted or Denied****3**

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Average Number of Days from Filing to Decision: Appeal	0
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	78.7

**REVIEW METRICS Dismissed or Withdrawn****2**

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Average Number of Days from Filing to Decision: Appeal	57
Average Number of Days from Filing to Decision: SOC	0
Average Number of Days from Filing to Decision: BZ	65

**Initial Hearings Held**

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BZ	51
SOC	44
Appeal	26