

**SAMPLE**

**Special Permit Pursuant to ZR Section 74-711  
Applicant's Discussion of Conditions**

**74-711**

**Landmark preservation in all districts**

***In all districts, for #zoning lots# containing a landmark designated by the Landmarks Preservation Commission, or for #zoning lots# with existing #buildings# located within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit modification of the #use# and #bulk# regulations, except #floor area ratio# regulations, provided that:***

**(a) The following conditions are met:**

- (1) any application pursuant to this Section shall include a report from the Landmarks Preservation Commission stating that a program has been established for continuing maintenance that will result in the preservation of the subject #building# or #buildings#, and that such #use# or #bulk# modifications, or restorative work required under the continuing maintenance program, contributes to a preservation purpose;**

Discuss how/why condition is met. Cite the date of and relevant language from the report issued by LPC (attach copies) that states a continuing maintenance program has been established that will result in preservation of the building and that the restorative work under the continuing maintenance program contributes to a preservation purposes.

- (2) any application pursuant to this Section shall include a Certificate of Appropriateness, other permit, or report from the Landmarks Preservation Commission stating that such #bulk# modifications relate harmoniously to the subject landmark #building# or #buildings# in the Historic District, as applicable; and**

Discuss how/why condition is met. Cite the date of the C of A, or permit or report from LPC and the language describing the how the bulk modification(s) relate harmoniously to the subject landmark building. If no bulk modification is requested state N/A.

- (3) the maximum number of #dwelling units# shall be as set forth in Section 15-111 (Number of permitted dwelling units).**

Discuss how this condition is met. If Dwelling Units are proposed describe how they meet the maximum number permitted as set forth in 15-111. Where no dwelling units are proposed respond "N/A" or "Not Applicable".

**Special Permit Pursuant to ZR Section 74-711  
Attachment # 11  
Applicant's Discussion of Findings**

**74-711**

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***(b) In order to grant a special permit, the City Planning Commission shall find that:***

***(1) such #bulk# modifications shall have minimal adverse effects on the structures or #open space# in the vicinity in terms of scale, location and access to light and air; and***

Insert response to finding here....

***(2) such #use# modifications shall have minimal adverse effects on the conforming #uses# within the #building# and in the surrounding area.***

Insert response to finding here....

***The City Planning Commission may prescribe appropriate additional conditions and safeguards which will enhance the character of the #development# of said #zoning lot#.***