



Buildings

Melanie E. La Rocca.
Commissioner

Werner R. deFoe, AIA
Borough Commissioner

1932 Arthur Avenue
Bronx NY 10457
www.nyc.gov/buildings

718 960 4709 Tel
718 579 6767 Fax

October 30, 2019,

Applicant: Ms. Lisa M. Orrantia, Akerman LLP
666 Fifth Avenue, 20th Floor
New York, NY 10103

Owner: Upper Creston Central LLC
2532 Creston Avenue, Bronx
New York, NY 10468

Re: 2534 Creston Avenue
BIN # 2013814
Block: 3167, Lot: 30
Bronx, NY 10468
Zoning District R8

Dear Ms. Orrantia:

This is in response to your request submitted on October 30, 2019 for a **Letter of Verification (LOV)** for a **Residential Re-Entry Center at 2534 Creston Avenue**. A Certificate of Occupancy (CO) No. 201107382F exists for this property issued in 2012 for a basement plus 5-Story building for Single Room Occupancy (SRO) and Accessory Uses. The CO lists a basement with accessory uses, mechanical spaces and accessory offices; on the first floor accessory offices, kitchen, cafeteria and 6 SRO Class-B rooms; plus a total of 49 SRO-Class-B rooms and accessory offices from second floor through fifth floor, designated as Use Group (UG) 2A, 2B.

The proposed for-profit Residential Re-Entry Center is classified as UG 2 which is permitted as-of-right in a Zoning District (ZD) R8. However, a SRO occupancy may be classified either as a Class-A Multiple Dwelling (MD) for permanent occupancy (30 consecutive days or more), or a Class-B MD for transient occupancy (less than one month). A permanent occupancy is classified as Occupancy Group (OG) R-2 and the transient occupancy is classified as OG R-1, per NYC Building Code (BC) Section 310.

While the current CO lists the OG as R-1, a new Alt-1 (Job # 220718622) has been filed to change the OG to R2.

Therefore, the Department of Buildings (DOB) has **no objection** to the current occupancy and hereby issues a **Letter of Verification (LOV)** for a Residential Re-Entry center for permanent occupancy (3 to 9 months) at **2534 Creston Avenue**.

If this building is hereafter altered or its use changes, an application for such alteration work or change of use must be filed and a Certificate of Occupancy shall be obtained pursuant to Article 118, Chapter 1 of Title 28 of the NYC Construction Codes.

I trust this information is of assistance to you.

Sincerely,



Werner R. deFoe, AIA
Borough Commissioner