

# Certificate of Occupancy

**CO Number: 210025337F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> Bronx <b>Address:</b> 1401 TELLER AVENUE <b>Building Identification Number (BIN):</b> 2823624	<b>Block Number:</b> 02784 <b>Lot Number(s):</b> 29 <b>Building Type:</b> New	<b>Certificate Type:</b> Final <b>Effective Date:</b> 04/22/2011
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-C (1968 Code) <b>Building Occupancy Group classification:</b> J2 (1968 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 5 <b>Height in feet:</b> 50 <b>No. of dwelling units:</b> 43		
<b>C.</b> <b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b> <b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b> <b>This Certificate is issued with the following legal limitations:</b> Easement(s) - Recording Info: EXISTING EGRESS/DRIVEWAY EASEMENT		
<b>Borough Comments:</b> None		



Borough Commissioner



Commissioner

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## Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	B-2		3B	STORAGE
CEL		OG	D-2		3B	WATER/SPRINKLER, METER, MECHANICAL, ELECTRICAL & COMPACTOR ROOMS.
001		60	J-2		3A	LAUNDRY
001		40	J-2	4	3A	PHILANTHROPIC INSTITUTION WITH SLEEPING ACCOMODATIONS: FOUR (4) CLASS "A" APARTMENTS.
001	6	50	E		3B	ACCESSORY OFFICES TO PHILANTHROPIC INSTITUTION WITH SLEEPING ACCOMMODATIONS
001		100	J-2		3A	LOBBY
002		40	J-2	10	3A	PHILANTHROPIC INSTITUTION WITH SLEEPING ACCOMODATIONS: TEN (10) CLASS "A" APARTMENTS.
003		40	J-2	10	3A	PHILANTHROPIC INSTITUTION WITH SLEEPING ACCOMODATIONS: TEN (10) CLASS "A" APARTMENTS.
004		40	J-2	10	3A	PHILANTHROPIC INSTITUTION WITH SLEEPING ACCOMODATIONS: TEN (10) CLASS "A" APARTMENTS.
005	33	60	J-2		3A	COMMUNITY ROOM
005		40	J-2	9	3A	PHILANTHROPIC INSTITUTION WITH SLEEPING ACCOMODATIONS: NINE (9) CLASS "A" APARTMENTS.



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COMMUNITY FACILITY USE IS A "PHILANTHROPIC INSTITUTION WITH SLEEPING ACCOMMODATIONS -- LONG TERM." IN NO EVENT SHALL THE NUMBER OF PERSONS EMPLOYED IN CENTRAL OFFICE PURPOSES EXCEED 50 NOR SHALL THE FLOOR AREA USED FOR CENTRAL OFFICE PURPOSES EXCEED 25% OF THE TOTAL FLOOR AREA AS PER ZR 22-13(A) THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 OF THE ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS PER ZONING EXHIBITS I & III RECORDED AT THE CITY REGISTER'S OFFICE UNDER CRFN 20100003 34180 & 2010000334179. A RESTRICTIVE DECLARATION AFFECTING THE LOT LINE WINDOWS ON THE NORTHERLY WALL OF THE BUILDING ON FLOORS FOUR (4) & FIVE (5) HAS BEEN RECORDED AT THE CITY REGISTER'S OFFICE UNDER CRFN #2010000295024 EASEMENT PROVIDED AS PER RIGHT OF WAY RECORDED WITH THE CITY REGISTER UNDER LIB. 587.CP.13.SEC.11

**END OF SECTION**

Borough Commissioner



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**END OF DOCUMENT**

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