

The applicant is seeking a special permit to open and operate a btone boutique pilates studio in approximately 2,100 square feet of the newly constructed ground floor commercial spaces at 158 Broadway, which is a portion of the larger mixed-use development recently constructed at 152-158 Broadway, pursuant to CZC #20-000059. Although the proposed use would otherwise be allowed in an MR5 district, this particular premises fronts on a Pedestrian Street. Per SZO 4.3.13.b.i.b., occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in the second column on Table 4.3.13., and the second column of SZO Table 4.3.13. notes that Fitness Services (which presumably includes a pilates studio such as this) requires a Special Permit when occupying a ground story commercial space that fronts on a Pedestrian Street, so we are requesting the applicable Special Permit under 4.3.13/4.3.13.b.i.b.

Additionally, the proposed use appears to fall under the definition of a franchise and per SZO 9.1.7. d., unless otherwise specified, Formula Businesses require a Special Permit, so a Special Permit under SZO 9.1.7.d. appears to be necessary, but an application for the Formula Business Special Permit has already been submitted and accepted (see ZP25-000099).

The applicant respectfully requests the necessary Special Permit under 4.3.13/4.3.13.b.i.b to open and operate this boutique pilates studio using btone's proprietary custom-engineered pilates equipment which emphasizes slower, smarter movement to allow for and offer to a broad range of clientele (not only those looking for strength training, but clients seeking balance, flexibility, injury recovery, relief of back pain, etc.) a unique fitness experience otherwise not available in the immediate area.