

**RESUME****Professional Experience:****Anzalone Architecture pllc**

332 Douglass Street #2F, Brooklyn, NY 11217

1/2005-  
Present**President & Founder**

- Architectural Practice offering Architectural Services, Code/Zoning Consultation, and Permit Expediting Services in New York City.

- Selected Recent Projects:

1399 Greene Avenue, Brooklyn, NY:

Gut Renovation and Building Addition to existing 3-Story Multiple Dwelling  
Architectural, Code/Zoning, and Permit Expediting Services  
Construction Cost: \$300k Client: Private Developer

36 Wilson Avenue, Brooklyn, NY:

Gut Renovation to existing 3-Story Multiple Dwelling  
Architectural, Code/Zoning, and Permit Expediting Services  
Construction Cost: \$300k Client: Private Developer

192 President Street, Brooklyn, NY:

Luxury Building Renovation/Addition/Conversion to Condos:  
Architectural, Code/Zoning, and Permit Expediting Services  
Construction Cost: \$750k Client: Private Developer

923 Fifth Avenue, NY, NY:

Luxury Apartment Renovation overlooking Central Park  
Architectural & Permit Expediting Services incl. Exterior Landmarks Approvals  
Construction Cost: \$350k

275 West 22<sup>nd</sup> Street, NY, NY:

Place of Assembly Approvals for Eating & Drinking Establishment  
Remedy FDNY Violations  
Architectural Services provided

100 7<sup>th</sup> Avenue, Brooklyn, NY:

First FI Retail/Office Alterations for Brown Harris Stevens and SCORE! Tenants  
Architectural Services, Special Inspections and Equipment Use Permits  
Construction Cost: \$200k for both

For additional projects, refer to <http://www.jamesanzalone.com/projects.html>

**Permitspace**Online: [www.permitspace.blogspot.com](http://www.permitspace.blogspot.com)4/2006-  
present**Creator**

- Informational Blog. Permitspace explores New York City Building Code and Zoning topics, addressing frequently asked questions. The Approval, Permit, and Certificate of Occupancy issuance process is examined in detail. Multiple Subscribers.

**James I Anzalone, AIA**184 8<sup>th</sup> Avenue, Brooklyn, NY1/2000-  
1/2005**President**

- Practiced as Registered Architect in conjunction with consultation services provided by P. Wolfe Consultants, Inc.
- Prepared, signed & sealed Construction Documents and Department of Buildings Filing Sets for Residential, Retail, and Institutional Projects.
- Provided select Controlled Inspection Services as required for application signoffs.
- Provided IDP Daily Supervisor and Mentor duties for P Wolfe's Intern Architects.
- Member AIA since 2003.

**P. Wolfe Consultants, Inc.**

291 Broadway, NY, NY

9/2001-  
1/2008**Project Coordinator**

- Managed staff of 10-15 employees in conjunction with company President.
- Provided NYC Building Code, Zoning, Permitting, and Certificate of Occupancy consultation on diverse Project Types, including Multi-Family Residential, Institutional, Retail, and Commercial Developments throughout the 5 Boroughs.
- Developed the Business and Project Management logic for a proprietary SQL-based extranet system. This included developing the business rules, format, and graphic interface for Proposals, Invoices, Projects, Transmittals, and Reports. Developed detailed, interactive Task Lists for over 100 Project Types. Development provided in conjunction with Web Application Programmer.
- Oversaw the full reconstruction of the office at new location after the destruction of former office located in the World Trade Center. Coordinated the successful execution of projects and continuation of business immediately after 9/11.
- Developed excellent relationships with DOB Borough Commissioners and Plan Examiners through frequent contact and expertise. Obtained multiple Reconsideration acceptances for Technical Code and Zoning issues including Egress, Fire Protection, Zoning Bulk and Use.

- Selected Expediting Projects:

- [561 10<sup>th</sup> Avenue & 500 W 42 St, NY, NY:](#)

- Code/Zoning Consultation and Permit Expediting from Filing thru Final CO for Multiple Building Zoning Lot and Multiple Architects of Record

- 561 10<sup>th</sup> Avenue: 41-Story High Rise Residential Building

- 500 West 42<sup>nd</sup> Street: 6-Story Community Facility Building

- Clients: Sidney Fetner Associates and Clinton Housing Development Corp.

- [515 West 185<sup>th</sup> Street, NY, NY:](#)

- Code/Zoning Consultation and Permit Expediting for new 6-Story Community Facility/Classroom building.

- Multi-stage project including Foundation/Excavation & BSA Approvals for Bulk Variances

- Client: Yeshiva University

- [455 North End Avenue, NY, NY:](#)

- Code/Zoning Consultation and Permit Expediting from Filing thru Final CO for 14-Story Luxury Assisted Living Building in Battery Park City

- Place of Assembly and Indoor Pool Approvals

- Client: Brookdale Living Communities

**P. Wolfe Consultants, Inc.**

1 World Trade Center, NY, NY

2/2000-  
9/2001

**Project Coordinator**

- Managed team of 6, including Project Managers, Field Expeditors, and Office Manager.
- Wrote proposals, managed complex projects, and met weekly billing quotas.

**P. Wolfe Consultants, Inc.**

1 World Trade Center, NY, NY

5/1997-  
2/2000

**Senior Project Manager**

- Provided Building Code and Zoning consultation as well as permit expediting for complex construction projects throughout NYC.
- Promoted to Senior Project Manager after beginning as a trainee in 1997.

**Robert J. Chernack, P.C**

Huntington, NY

[www.rjcarchitect.com](http://www.rjcarchitect.com)

5/1996-  
5/1997

**Intern Architect/Project Manager**

- Produced working drawings and structural solutions for high-output office specializing in residential, commercial, and industrial projects of varied scope and intensity.

**Mojo-Stumer Associates, P.C.**

Roslyn, NY

[www.mojostumer.com](http://www.mojostumer.com)

6/1993-  
10/1995

**Intern Architect/Jr Project Manager**

- Full-time intern architect for award-winning architectural design firm.
- Prepared working drawings for high-end residential projects, office renovations, retail stores, and interior alterations, including custom cabinetry and furniture. Junior Project Management duties.

**Architectural Registration**

11/1996

- Passed Architect Registration Examination (ARE) on first attempt.
- Registered to practice Architecture in the State of New York, NYS Lic# 026010.

**Education:**

1988-1993

**The Pennsylvania State University**

- Graduated 5-year NCARB-accredited BARCH program, 3.5 GPA.
- Appointed 'Student Marshal' for achieving highest cumulative GPA in Class of 1993.
- Selected to represent 1993 Graduating Class in SOM Traveling Fellowship competition.

**Computer Skills:**

- ACAD 2000-2007.
- Architectural Desktop 2007
- Microsoft Access & other Microsoft Office applications
- Adobe Illustrator and Photoshop

**Selected References:**

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**Robert Salpeter**

Director of Construction  
Yeshiva University  
T 212-960-0181

**Edward S Eglin**

President  
ESE Design LLC  
T 212-736-3383

**Shirley Ritenour**

Vice President, Executive Projects  
Terra Holdings  
Brown Harris Stevens & Halstead Properties  
T 212-546-1096

**Rusty Van Zandt**

Cayuga Capital Management LLC  
T 817-517-1836

**Neil Dorso**

Director of Construction  
Jones Retail Corporation  
T 914-640-3516

**Damon Pazzaglini**

Sidney Fetner Associates  
T 212-427-9700