

City of New York  
DEPARTMENT OF BUILDINGS

DIRECTIVE No. 43-1967

To: Borough Superintendents

Date: November 15, 1967

From: Julius W. Schneider  
Director of Operations

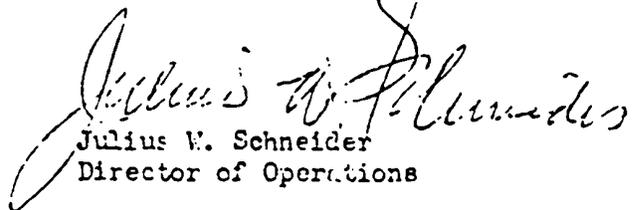
Subj: Rear Yard Equivalents -  
Sections 23-533, 24-382, 33-283  
and 43-28 of Zoning Resolution

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Section 12-10 of the Zoning Resolution stipulates, in the definition of a corner lot, that any portion of such zoning lot beyond that portion bounded by the intersecting street lines and lines parallel and 100 feet from each intersecting street line shall be subject to the regulations for a through lot or for an interior lot, whichever is applicable.

Sections 23-533, 24-382, 33-283 and 43-28 of the Zoning Resolution stipulate the alternative required rear yard equivalents for a through lot. Subdivision (c) of the respective sections provides for an open area adjoining and extending along the full length of each side lot line, with a minimum width measured from each side lot line as a rear yard equivalent for the corresponding district regulations.

When a corner lot extends beyond 100 feet from the intersection of the street lines bounding such zoning lot so that a portion of such lot is subject to through lot regulations and the alternate rear yard equivalent is being provided under subdivision (c), an open area along the full length of the side lot line separating the zoning lot from the adjoining property shall be construed as compliance. The subject section shall not be construed to require an open area along a fictitious side lot line at 100 feet from the intersecting street lines.

  
Julius W. Schneider  
Director of Operations

JWS:SF

cc: Coma. O'Neill  
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Dep. Coma. Diamond  
Asst. Coma. Debrot  
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cc: Dir. of Construction Burke  
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