

THE CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: November 26, 1975

TO: Cornelius F. Dennis, P. E.
Borough Superintendent - Manhattan

FROM: Jeremiah T. Walsh, P.E.
Commissioner

SUBJECT: Alt. S90/75; 565 West 170th Street, Manhattan

Re: Side Yards - Section
23-462 Zoning
Resolution

Request for reconsideration of objection no. C-4 dated November 7, 1975 has been reviewed.

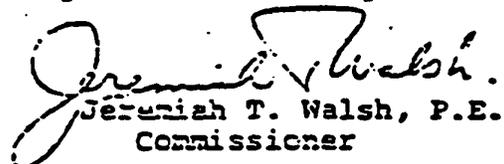
Said objection relates to a proposed two story enlargement at the front of an existing two story and basement one family residence located in an R7-2 district with the side walls being constructed as a straight line extension of the side walls of the original building.

The building presently has an existing 3 foot side yard on the westerly side. However, section 23-462 of the Zoning Resolution stipulates that while no side yard is required in R-7 districts, if an open space is provided along a side lot line, it shall be at least 8 feet wide.

The applicant has indicated that providing an 8 foot side yard at the proposed extension would make said extension impractical.

Further, he has verbally indicated that the adjacent property at the westerly lot line has a six story multiple dwelling thereon, with a 15 foot + side yard at the lot line involved. It is further noted that were the applicant to make the enlargement the full width of the lot, the light and air of the existing building would be diminished.

In view of all of the above, request for reconsideration is hereby granted. This should be considered a precedent in all districts in which side yards are not required.


Jeremiah T. Walsh, P.E.
Commissioner

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