



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, NY 10013

CHARLES M. SMITH, Jr., R.A., Commissioner  
312-8100

November 10, 1986

Mr. Frank Williams  
Frank Williams & Associates  
154 West 57th Street - Studio 849  
New York, New York 10019

Re: East 68th / 69th Street  
Distance between buildings  
Section 23-70 Zoning Resolution

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Dear Mr. Williams:

Your letter of October 3rd, August 6th and material from the Borough Superintendents Meeting of September 2nd has been reviewed. The question of applicability of "minimum required distance" has been discussed with staff of the Department of City Planning.

Paragraph e of Section 23-71 contains an exception to the distance requirements for zoning lots or portions of zoning lots in R8-A, R8-B, R9-A, R9-X and R10-A Districts. The paragraph further provides for an eight foot separation for two buildings located on a zoning lot.

It is the determination of the Department of Buildings that the distance requirements of Section 23-70 do not apply to two buildings located on one zoning lot where one is located in an R8-A, R8-B, R9-A, R9-X or R10-A zone and the other is located in another zone as long as a separation of eight feet is maintained.

Sincerely,

  
Charles M. Smith, Jr.  
Commissioner