



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, NY 10013

CHARLES M. SMITH, Jr., R.A., Commissioner

December 5, 1986

GEORGE E. BERGER, P.E.  
Assistant Commissioner  
Building Construction

TO: BOROUGH SUPERINTENDENTS

FROM: George E. Berger, P.E.  
Assistant Commissioner

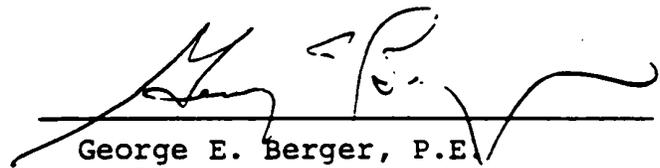
SUBJECT: Merged Zoning Lots Divided by District Boundaries  
(Article VII, Chapter 7 of the Zoning Resolution)

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The conditions of Sections 77-11 and 77-211 of the Zoning Resolution apply only to zoning lots "existing at the effective date of this resolution or any applicable subsequent amendment thereto".

Therefore, any rights applicable to a lot pursuant to Section 77-11 or 77-211, which deal with applying use or bulk regulations over an entire lot divided by a district boundary, are lost if the lot is subsequently merged or subdivided with another lot.

An "applicable subsequent amendment" shall mean an amendment which creates a new district boundary line which divides the zoning lot.



George E. Berger, P.E.  
Assistant Commissioner

GEB:RH:lg

cc: Executive Staff  
Philip Hess, Counsel, City Planning Technical Ser.  
Professional Architectural and Engineering Societies  
New York Association of Consulting Engineers