



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, NY 10013

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

CORNELIUS F. DENNIS, P.E.  
Deputy Commissioner

312-8120

February 22, 1988

Mr. Jay A. Segal  
Rosenman & Colin  
575 Madison Avenue  
New York, New York 10022-2585

Re: 309 West 91st Street  
National Expert Care Consultants,  
Inc.  
Drug Rehabilitation Program

Dear Mr. Segal:

Your letter of January 19, 1988 has been reviewed in relation to the proposed occupancy of the five story residential building located at 309 West 91st Street.

From your letter you propose to have the first floor occupied and used as medical offices for the treatment of persons residing on the upper floor (2 through 5) as well as out-patients. You characterize this proposed residential occupancy as constituting a family consisting of "not more than four unrelated persons ..... maintaining a common household."

It is my determination that the occupancy of the entire building by a "for profit entity" for medical offices with sleeping accommodations for the patients constitutes a proprietary hospital, Use Group 4, under the New York City Zoning Resolution. Such a use is permitted in a residence zone.