



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
40 HUDSON STREET, NEW YORK, N.Y. 10013

RUDOLPH J. RINALDI, Commissioner

312-8100

August 20, 1991

Mr. Edward Lauria, P.E.
Lauria Associates
4200 Hylan Boulevard
Staten Island, New York 10308

Dear Mr. Lauria,

Re: NB#500021898
Block:3231 Lot:47
16 Radcliff Road
Staten Island, N.Y.

Your letter of July 29, 1991 to Commissioner Rinaldi regarding the attic space at the subject premises was forwarded to me for a response.

The Technical Policy and Procedures Notice (TPPN) #13/88 dated June 14, 1988, which you refer to in your letter is applicable to a building in a R-2 zoning district. It is not superceded in this matter by the lower density contextual zoning adopted in 1989.

Accordingly, an attic used for dwelling purposes shall have the entire attic, regardless of headroom, considered as floor area. An enclosed storage space within the attic with no head room of eight feet or more shall not be considered as floor area, provided the space meets the guidelines set forth in TPPN #13/88.

The attic space in question is floor area pursuant to Section 12-10 of the Zoning Resolution.

Very truly yours,

A handwritten signature in cursive script that reads "Richard C. Visconti".

Richard C. Visconti, A.I.A.
Assistant Commissioner