

DEPARTMENT OF BUILDINGS
Intradepartmental Memorandum

To: Borough Superintendents

Date: May 26, 1965

From: Joseph Ferro
Director of Operations

Subj: Interpretation of Zoning Resoluti
Re: Group of Buildings in Single
Ownership

I received a number of inquiries as to how to apply the bulk provisions of the Zoning Resolution to a row of buildings that remain in single ownership.

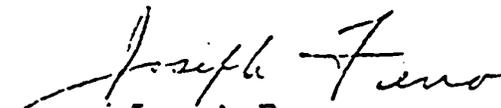
The Board of Standards and Appeals in a recent decision, under Resolution No. 92-65-A, involving three attached two-family dwellings in single ownership, ruled that each building need not comply with the bulk regulations on its own lot, provided adequate assurance of continued single ownership is submitted.

For a row of attached buildings that will remain in single ownership, each building is not required to satisfy the bulk requirements of the Zoning Resolution on its own individual lot provided that all of the buildings as a unit satisfy the bulk requirements computed on the basis of the area of the entire zoning lot.

The occupancy statement on the application for each building shall specify the limits of the zoning lot required to remain in one ownership in order to satisfy the requirements of the Zoning Resolution.

A declaration shall be filed in the Register's Office that the entire zoning lot required by the Zoning Resolution shall remain in one ownership. A certified copy of the declaration shall be filed prior to the approval of the application and made part of the record.

The certificate of occupancy for each building shall include the specification of the limits of the zoning lot required to remain in one ownership.


Joseph Ferro
Director of Operations

JFB:dv

cc: Commr. Birns
Dep. Commr. Kane
Dep. Commr. Gribetz
Asst. Dir. of Opers. Schneider
Exec. Engr. Asst. Cohen
Ch. Const. Insp. (Opers.) Breiner
Sr. Civil Engr. Nissen

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