



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
120 WALL STREET, NEW YORK, N.Y. 10005

CHARLES M. SMITH, Jr., R.A., Commissioner
248-8811

April 10, 1985

Ms. Kathleen H. McNally, R.P.T.
45-08A 196th Street
Flushing, New York 11348

Re: Community Facility Use in
Residential Zone Districts

Dear Ms. McNally:

This is in response to your letter to me dated February 25, 1985, in which you inquire if physical therapy may be practiced on the first floor of an apartment house in a district zoned Residential R3-2.

Please be advised that such usage is not permitted pursuant to Section 22-14 of the NYC Zoning Resolution Community Facilities Use Group 4.

Although medical offices are permitted, physical therapy may not be so considered.

You may consider this response your denial for the purpose of appealing this interpretation to the Board of Standards and Appeals for the specific premises you have chosen, if you so elect.

However, such professional use may be conducted accessory to your residential use of the dwelling unit provided the limitations for accessory home occupations set forth in section 12-10 of the Zoning Resolution (copy enclosed) are complied with.

Sincerely,


Charles M. Smith, Jr.
Commissioner

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