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TECHNICAL
POLICY & PROCEDURE NOTICE #1/97

TO: Distribution

FROM: Richard C. Visconti, R.A. *RV*

DATE: April 28, 1997

SUBJECT: ENLARGEMENTS OF CONVERTED BUILDINGS

Purpose: To establish a uniform interpretation of the Zoning Resolution (Z.R.) regarding the enlargement of existing converted buildings and buildings which are being converted.

Effective: Immediately

Amended: Departmental Memorandum dated October 30, 1981 from Irwin Fruchtman, P.E., Commissioner

Specifics:

1. **ENLARGEMENT PURSUANT TO §15-01 Z.R. IN RESIDENCE & COMMERCIAL DISTRICTS**

Converted buildings or buildings proposed to be converted to residential use may be enlarged to their maximum permitted floor area provided the **new** enlarged portion complies with all applicable bulk and use requirements of Article II, Article III and §54-30 of the Zoning Resolution without regard to the existing building's non-compliances in lot coverage, open space, yards, courts or legal windows.

2. **ENLARGEMENT PURSUANT TO §111-02 AND §111-104 Z.R.**

Converted buildings or buildings designed for non-residential use and erected prior to December 15, 1961 proposed to be converted to loft dwellings and joint living/work quarters for artists in areas A1 through A4 may be enlarged to their maximum permitted floor area, provided the new enlarged portion complies with the applicable commercial district regulations for a residential building without regard to the existing building's non-compliance in lot coverage, open space, yards, courts or legal windows.

Enlargements of existing buildings in areas B1 and B2 are not permitted.

RCV:sr