



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, NY 10013

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

September 13, 1988

CORNELIUS F. DENNIS, P.E.  
Deputy Commissioner

312-8120

Mr. Costas A. Kondylis, A.I.A.  
Philip Birnbaum and Associates, P.C.  
136 East 57th Street  
New York, N.Y. 10022

RE: Location of Floors  
Occupied By Non-  
Residential Uses -  
32-422 Z.R.

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Dear Sir:

Your letter of August 23 and the above referenced section of the New York City Zoning Resolution has been reviewed.

Yes, commercial uses such as Use Group 5 and 6 may be located in a tower on a story level with or higher than a story in a separate tower occupied by Use Group 1 or 2 residential uses.

As pointed out in your letter the towers must be separated from each other by a minimum horizontal distance established by Section 23-70 Z.R. with the height measured from the roof of the base of the two towers as provided in Section 23-82 Z.R.

Very truly yours,

  
Cornelius F. Dennis, P.E.  
Deputy Commissioner.

CFD:lg

cc: Commissioner Charles M. Smith Jr., R.A.  
Assistant Commissioner George E. Berger, P.E.  
Assistant Commissioner Fredric Pocci, P.E.  
Executive Engineer Irving Polsky, P.E.  
Borough Superintendents