



# ZRD1/CCD1 Response Form

**Location Information (To be completed by a Buildings Department official if applicable)**

House No(s) 200 Street Name AMSTERDAM AVENUE  
 Borough Manhattan Block 733 Lot 1158 BIN Job No. 122887224

**DETERMINATION (To be completed by a Buildings Department official)**

Request has been:  Approved  Denied  Approved with conditions

Follow-up appointment required?  Yes  No

Primary Zoning Resolution or Code Section(s): ZR 12-10

Other secondary Zoning Resolution or Code Section(s): ZR 23-62, ZR 23-44, MDL 4.35(a) & (b)

Comments:

Zoning Challenge Accepted/Denied:

The Department is in receipt of a zoning challenge which claims that the open space provided does not qualify as Open Space as defined in the Zoning Resolution. The challenge also alleges that the mechanical space at the top of the building does meet the definition of a permitted obstruction per the Multiple Dwelling Law.

The challenge claims that the open space dimensions provided, does not qualify as Open Space as defined in the Zoning Resolution, because residents of the existing building on the zoning lot do not have access to the space.

In response to this claim, the Department has issued a notice of objections and an intent to revoke to verify the open space ratio and that the zoning lot was properly formed.

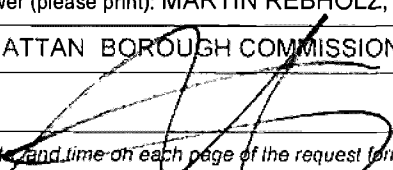
Further, the challenge claims that four floors of mechanical space at the top of the building do not meet the definition of a permitted obstruction, as such an interpretation is inconsistent with the New York State Multiple Dwelling Law.

The Department disagrees with the challenge. Definitions in the New York State Multiple Dwelling Law should not be used as a reference to interpret the New York City Zoning Resolution. The four floors of mechanical space at the top of the buildings meet the definition of a permitted obstruction pursuant to ZR 23-62.

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 Note: If approved determination is not scanned or microfilmed, it will be deemed invalid.

Name of Authorized Reviewer (please print): MARTIN REBHOLZ, RA

Title (please print): MANHATTAN BOROUGH COMMISSIONER

Authorized Signature:  Date: 7-10-17 Time:

Issuers: write signature, date, and time on each page of the request forms; and attach this form.

**Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.**