



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

74-95 - Modifications of Housing Quality Special Permits

File generated by <https://zr.planning.nyc.gov> on 1/20/2025

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LAST AMENDED

2/2/2011

Housing Quality #developments# granted a special permit by the Board of Estimate, prior to August 14, 1987, may be started or continued pursuant to that special permit.

The City Planning Commission may, upon application, authorize modifications of special permits granted before August 14, 1987, under previous Sections [74-95](#) (Housing Quality Developments) and [74-97](#) (Special Provisions for a Housing Quality Development on a Through Lot Divided by Residence-Manufacturing District Boundaries with a Substantial Grade Differential).

No such modification may create a new #non-compliance# or increase the degree of an existing #non-compliance#.

#Non-compliance# shall be measured pursuant to the applicable district #bulk# regulations and the provisions of Article II, Chapter 8.

In no event may the Commission grant a modification of a previously approved special permit, which would:

- (a) increase the height of the #building#;
- (b) extend the location of the exterior walls of the #building#;
- (c) increase the portion of the #zoning lot# covered by the #building#;
- (d) increase the #floor area# on the #zoning lot#;
- (e) reduce the amount of indoor and outdoor recreation space other than laundry rooms in the #building#;
- (f) reduce the amount of #bulk# storage within a #dwelling unit# or reduce shared #bulk# storage below 40 cubic feet of storage space for each additional 300 square feet of #dwelling unit#, or portion thereof, above 450 square feet; or
- (g) affect the provision and maintenance of off-site neighborhood improvements.