



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

107-75 - Modification of Underlying R1-1 District Regulations

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LAST AMENDED

2/2/2011

For any #development#, the City Planning Commission may grant special permits for the modifications of underlying R1-1 District regulations on #yards# or #courts# where such modifications are appropriate in order to:

- (a) permit siting of a #building# or driveway so as to avoid destruction of a valuable tree of six-inch caliper or more; or
- (b) allow a #building# to be arranged on a #zoning lot# that includes #designated open space# without encroaching on such #designated open space#.

As a condition for granting such modifications, the Commission shall find that:

- (1) the siting of the #building# will not adversely affect adjacent properties by impairing privacy or access of light and air;
- (2) the benefits to the surrounding area from the proposed arrangement of #buildings# and #open spaces# outweigh any disadvantages which may be incurred thereby in the area; and
- (3) such modification is the least modification required to achieve the purpose for which it is granted.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.