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October 18, 2007

RE: Zoning Resolution

To Whom it May Concern;

The Architects Council of New York consisting of the following organizations: AIA/ Brooklyn Chapter, AIA/ Bronx Chapter, AIA/ New York Chapter, AIA/ Queens Chapter, AIA/ Staten Island Chapter, Society of American Registered Architects (SARA), New York Society of Architects strongly supports the proposed changes to the Zoning Resolution developed by AIA New York Chapter including representatives of various organizations including the Architects Council.

The changes are designed to deal with a largely built up, mature city, allow flexibility to encourage variety and design excellence, and create regulations that permit sustainable design. They will also clarify a number of issues that have caused our members problems at the Department of Buildings.

The following are a brief description of the changes:

- No maximum lot coverage for a corner lot of 5,000 square feet or less - full lot coverage creates a better design solution
- Allow multi-family buildings on small lots as long as design meets all other bulk and density requirements.
- Through a BSA Special Permit allow an independent wall or walls along a side lot line, where the adjacent lot is vacant.
- Permit dormers in rear yard setback. This would allow for greater design flexibility.
- Allow increase in maximum street wall height if it would create greater consistency with existing adjacent buildings.
- Clarify applicability of residential tower regulations in certain commercial districts

Strongly support this proposal, thank you for your time and consideration

Sincerely,

Michael Zenreich, AIA
President, ACNY