464 Ovington Avenue, Brooklyn

6/21/2024

Land Use, Conformance and Compliance Table

Zoning Map Amendment

Existing Conditions								Proposed Conditions				
Block	**Lot**	**Zoning District**	**Existing Land Use**	**Conformance**	**Permitted FAR***	**Built FAR**	**Compliance**	**Zoning District**	**Proposed Land Use**	**Conformance**	**Permitted FAR*****	**Compliance**
Applicant's Properties												
5892	38	R3X (BR)	Residential	Yes	0.5	0.32	Yes	R6A (BR)	Residential	Yes	3.6	Yes
Other Properties												
5892	35	R3X (BR)	Residential	Yes	0.5	3.57	No	R6A (BR)	Residential	Yes	3.6	Yes
5892	41 (p/o)	R3X (BR)	Mixed Use (Comm./Res.)	No	0.5	1.78	No	R6A (BR)	Mixed Use (Comm./Res.)	No	3.6	Yes
5892	49 (p/o)	R3X (BR)	Mixed Use (Comm./Res.)	Yes****	0.5	1.72	Yes****	R6A (BR)	Mixed Use (Comm./Res.)	Yes****	3.6	Yes
5892	50 (p/o)	R3X (BR)	Mixed Use (Comm./Res.)	Yes****	0.5	1.64	Yes****	R6A (BR)	Mixed Use (Comm./Res.)	Yes****	3.6	Yes
5892	51 (p/o)	R3X (BR)	Mixed Use (Comm./Res.)	Yes****	0.5	1.56	Yes****	R6A (BR)	Mixed Use (Comm./Res.)	Yes****	3.6	Yes
5892	52 (p/o)	R3X (BR)	Mixed Use (Comm./Res.)	Yes****	0.5	0.56	Yes****	R6A (BR)	Mixed Use (Comm./Res.)	Yes****	3.6	Yes
Total # of Lots	**7**		**% of Conformance****	**86%**		**% Compliant**	**86%**		**% of Conformance****	**86%**	**% Compliant**	**100%**

**0.6 max. residential FAR with attic allowance*

***Calculate vacant lots as in conformance and compliance*

****When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90*

*****Majority of lot is in adjacent R6B/C1-3 (BR) district*