50-20 108th Street, Queens

3/21/2025

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												
1993	65	R6B	Manufacturing	No	2.0	0.52	Yes	R7A	Residential	Yes	5.01	Yes
1994	12	R6B	Mixed Use (Residential & Commercial)	No	2.0	0.68	Yes	R7A	Residential	Yes	5.01	Yes
1994	13	R6B	Parking	No	2.0	0.0	Yes	R7A	Residential	Yes	5.01	Yes
1994	15	R6B	Parking	No	2.0	0.0	Yes	R7A	Residential	Yes	5.01	Yes
1994	16	R6B	Parking	No	2.0	0.0	Yes	R7A	Residential	Yes	5.01	Yes
1994	18	R6B/C2-3	Parking	Yes	2.0 (res.)/2.0 (comm.)	0.0	Yes	R7A/C2-4	Mixed Use (Residential & Commercial)	Yes	5.01 (res.)/2.0 (comm.)	Yes
1994	19	R6B/C2-3	Residential	Yes	2.0 (res.)/2.0 (comm.)	0.58	Yes	R7A/C2-4	Mixed Use (Residential & Commercial)	Yes	5.01 (res.)/2.0 (comm.)	Yes
1994	22	R6B/C2-3	Residential	Yes	2.0 (res.)/2.0 (comm.)	0.78	Yes	R7A/C2-4	Mixed Use (Residential & Commercial)	Yes	5.01 (res.)/2.0 (comm.)	Yes
1994	23	R6B/C2-3	Mixed Use (Residential & Commercial)	Yes	2.0 (res.)/2.0 (comm.)	2.04	No	R7A/C2-4	Mixed Use (Residential & Commercial)	Yes	5.01 (res.)/2.0 (comm.)	Yes

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
1994	25	R6B/C2-3	Commercial	Yes	2.0 (res.)/2.0 (comm.)	0.24	Yes	R7A/C2-4	Mixed Use (Residential & Commercial)	Yes	5.01 (res.)/2.0 (comm.)	Yes
1994	30	R6B/C2-3	Commercial	Yes	2.0 (res.)/2.0 (comm.)	1.99	Yes	R7A/C2-4	Mixed Use (Residential & Commercial)	Yes	5.01 (res.)/2.0 (comm.)	Yes
Other Properties												
1994	1	R6B/C2-3	Residential	Yes	2.0 (res.)/2.0 (comm.)	1.92	Yes	R7A/C2-4	No Change	Yes	5.01 (res.)/2.0 (comm.)	Yes
1994	3	R6B/C2-3	Residential	Yes	2.0 (res.)/2.0 (comm.)	1.16	Yes	R7A/C2-4	No Change	Yes	5.01 (res.)/2.0 (comm.)	Yes
1994	4	R6B	Residential	Yes	2.0 (res.)/2.0 (comm.)	2.0	Yes	R7A/C2-4	No Change	Yes	5.01 (res.)/2.0 (comm.)	Yes
1994	6	R6B	Residential	Yes	2.0	0.68	Yes	R7A	No Change	Yes	5.01	Yes
1994	7	R6B	Residential	Yes	2.0	1.15	Yes	R7A	No Change	Yes	5.01	Yes
1994	9	R6B	Residential	Yes	2.0	1.15	Yes	R7A	No Change	Yes	5.01	Yes
1994	10	R6B	Residential	Yes	2.0	0.99	Yes	R7A	No Change	Yes	5.01	Yes
1994	33	R6B/C2-3	Residential	Yes	2.0 (res.)/2.0 (comm.)	1.39	Yes	R7A/C2-4	No Change	Yes	5.01 (res.)/2.0 (comm.)	Yes

50-20 108th Street, Queens

3/21/2025

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**
1994	36	R6B/C2-3	Residential	Yes	2.0 (res.)/2.0 (comm.)	1.25	Yes	R7A/C2-4	No Change	Yes	5.01 (res.)/2.0 (comm.)	Yes
1994	37	R6B/C2-3	Mixed Use (Residential & Commercial)	Yes	2.0 (res.)/2.0 (comm.)	1.15	Yes	R7A/C2-4	No Change	Yes	5.01 (res.)/2.0 (comm.)	Yes
1994	40	R6B/C2-3	Mixed Use (Residential & Commercial)	Yes	2.0 (res.)/2.0 (comm.)	1.76	Yes	R7A/C2-4	Mixed Use (Residential & Commercial)	Yes	5.01 (res.)/2.0 (comm.)	Yes
1994	41	R6B/C2-3	Mixed Use (Residential & Commercial)	Yes	2.0 (res.)/2.0 (comm.)	0.78	Yes	R7A/C2-4	Mixed Use (Residential & Commercial)	Yes	5.01 (res.)/2.0 (comm.)	Yes
1994	42	R6B/C2-3	Residential	Yes	2.0 (res.)/2.0 (comm.)	0.64	Yes	R7A/C2-4	No Change	Yes	5.01 (res.)/2.0 (comm.)	Yes
Total # of Lots*	**24**		**% of Conformance****	**79%**		**% Compliant**	**96%**		**% of Conformance****	**100%**	**% Compliant**	**100%**

**All Properties including development sites*

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

****When providing qualifying affordable housing or qualifying senior housing*