392 Rockaway Avenue, Brooklyn

Land Use, Conformance and Compliance Table

Zoning Map Amendment

07/10/2023

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 Property												
Development Site												
3499	15	R6/C2-3, C4-3	Vacant	Yes	2.2-2.43 (res.) / 3.4 (comm.)	0.00	Yes	R7A, R7A/C2-4	Residential, Community Facility	Yes	4.6 (res.) / 4.0 (CF) / 2.0 (comm.)	Yes
Other Properties												
3499	16	C4-3	Residential	Yes	2.2-2.43 (res.) / 3.4 (comm.)	1.13	Yes	R7A	Residential	Yes	4.6 (res.) / 4.0 (CF)	Yes
3499	25 (p/o)	R6/C2-3	Industrial/Manufacturing	No	2.2-2.43 (res.) / 2.0 (comm.)	0.45	Yes	R7A	Industrial/Manufacturing	No	4.6 (res.) / 4.0 (CF)	Yes
3499	113 (p/o)	C4-3	Residential	Yes	2.2-2.43 (res.) / 3.4 (comm.)	1.56	Yes	R7A	Residential	Yes	4.6 (res.) / 4.0 (CF)	Yes
3499	114	C4-3	Residential	Yes	2.2-2.43 (res.) / 3.4 (comm.)	1.56	Yes	R7A	Residential	Yes	4.6 (res.) / 4.0 (CF)	Yes
3499	115	C4-3	Residential	Yes	2.2-2.43 (res.) / 3.4 (comm.)	1.56	Yes	R7A	Residential	Yes	4.6 (res.) / 4.0 (CF)	Yes
3499	116	C4-3	Residential	Yes	2.2-2.43 (res.) / 3.4 (comm.)	1.53	Yes	R7A	Residential	Yes	4.6 (res.) / 4.0 (CF)	Yes
Total # of Lots*	**7**		**% of Conformance****	**86%**		**% Compliant**	**100%**		**% of Conformance****	**86%**	**% Compliant**	**100%**

**All Properties including development sites*

***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*