**Park Avenue Rezoning, Brooklyn** 11/20/2025

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 Property** | | | | | | | | | | | | |
| 1715 | 3 | M1-2 | Commercial | Yes | 2.0 | 1.8 | Yes | M1-4/R7D (MX-4) | Commmercial/ Residential | Yes | 5.6 (res.) / 2.0 (comm./manuf.) | Yes |
| 1715 | 103 | M1-2 | Commercial | Yes | 2.0 | 3.0 | No | M1-4/R6-1 (MX-4) | Community Facility | Yes | 4.8 | Yes |
| 1716 | 3 (p/o) | M1-2 | Vacant | Yes | 2.0 | 0.0 | Yes | M1-4/R6-1 (MX-4) | Community Facility | Yes | 4.8 | Yes |
| 1716 | 61 | M1-2 | Commercial | Yes | 2.0 | 1.0 | Yes | M1-4/R7D (MX-4) | Commmercial/ Residential | Yes | 5.6 (res.) / 2.0 (comm./manuf.) | Yes |
| 1717 | 60 (p/o) | M1-2 | Parking | Yes | 2.0 | 0.0 | Yes | M1-4/R7D (MX-4) | Commmercial/ Residential | Yes | 5.6 (res.) / 2.0 (comm./manuf.) | Yes |
| 1735 | 3 | M1-1 | Manufacturing | Yes | 1.0 | 0.38 | Yes | M1-4/R7D (MX-4) | Commmercial/ Residential | Yes | 5.6 (res.) / 2.0 (comm./manuf.) | Yes |
| 1735 | 5 | M1-1 | Commercial | Yes | 1.0 | 1.0 | Yes | M1-4/R7D (MX-4) | Commmercial/ Residential | Yes | 5.6 (res.) / 2.0 (comm./manuf.) | Yes |
| 1735 | 11 | M1-1 | Manufacturing | Yes | 1.0 | 1.0 | Yes | M1-4/R6-1 (MX-4) | Commmercial/ Residential | Yes | 3.9 (res.) / 2.0 (comm./manuf.) | Yes |
| 1735 | 12 | M1-1 | Manufacturing | Yes | 1.0 | 1.0 | Yes | M1-4/R6-1 (MX-4) | Commmercial/ Residential | Yes | 3.9 (res.) / 2.0 (comm./manuf.) | Yes |
| 1735 | 13 | M1-1 | Residential | No | 1.0 | 0.56 | Yes | M1-4/R6-1 (MX-4) | Community Facility | Yes | 4.8 | Yes |

| 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** |
| 1735 | 14 (p/o) | M1-1 | Community Facility | Yes | 2.4 | 1.0 | Yes | M1-4/R6-1 (MX-4) | Community Facility | Yes | 4.8 | Yes |
| 1736 | 1 | M1-1 | Commercial | Yes | 1.0 | 0.0 | Yes | M1-4/R7D (MX-4) | Commmercial/ Residential | Yes | 5.6 (res.) / 2.0 (comm./manuf.) | Yes |
| 1736 | 10 | M1-1 | Manufacturing | Yes | 1.0 | 1.0 | Yes | M1-4/R7D, M1-4/R6-1 (MX-4) | Community Facility | Yes | 4.8 | Yes |
| 1736 | 18 (p/o) | M1-1 | Community Facility | Yes | 2.4 | 2.07 | Yes | M1-4/R6-1 (MX-4) | Community Facility | Yes | 4.8 | Yes |
| 1736 | 61 | M1-1 | Community Facility | Yes | 2.4 | 2.0 | Yes | M1-4/R6-1 (MX-4) | Community Facility | Yes | 4.8 | Yes |
| 1736 | 62 | M1-1 | Community Facility | Yes | 2.4 | 2.0 | Yes | M1-4/R6-1 (MX-4) | Community Facility | Yes | 4.8 | Yes |
| 1736 | 63 | M1-1 | Community Facility | Yes | 2.4 | 1.0 | Yes | M1-4/R6-1 (MX-4) | Community Facility | Yes | 4.8 | Yes |
| **Other Properties** | | | | | | | | | | | | |
| 1715 | 54 (p/o) | M1-2 | Manufacturing | Yes | 2.0 | 0.24 | Yes | M1-4/R6-1 (MX-4) | No Change | Yes | 3.9 (res.) / 2.0 (comm./manuf.) | Yes |
| 1716 | 1 | M1-2 | Residential | No | 2.0 | 1.35 | Yes | M1-4/R6-1 (MX-4) | No Change | Yes | 3.9 | Yes |
| 1716 | 2 | M1-2 | Manufacturing | Yes | 2.0 | 1.0 | Yes | M1-4/R6-1 (MX-4) | No Change | Yes | 5.6 (res.) / 2.0 (comm./manuf.) | Yes |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| 1716 | 59 | M1-2 | Commmercial/ Residential | No | 2.0 | 0.78 | Yes | M1-4/R7D (MX-4) | No Change | Yes | 5.6 (res.) / 2.0 (comm./manuf.) | Yes |
| 1716 | 60 | M1-2 | Vacant | Yes | 2.0 | 0.0 | Yes | M1-4/R7D (MX-4) | No Change | Yes | 5.6 (res.) / 2.0 (comm./manuf.) | Yes |
| 1716 | 66 | M1-2 | Commmercial/ Residential | No | 2.0 | 2.2 | No | M1-4/R6-1 (MX-4) | No Change | Yes | 3.9 (res.) / 2.0 (comm./manuf.) | Yes |
| 1717 | 1 | M1-2 | Manufacturing | Yes | 2.0 | 0.71 | Yes | M1-4/R7D (MX-4) | No Change | Yes | 5.6 (res.) / 2.0 (comm./manuf.) | Yes |
| 1717 | 2 (p/o) | M1-2 | Vacant | Yes | 2.0 | 0.0 | Yes | M1-4/R7D (MX-4) | No Change | Yes | 5.6 (res.) / 2.0 (comm./manuf.) | Yes |
| 1735 | 1 | M1-1 | Residential | No | 1.0 | 2.43 | No | M1-4/R7D (MX-4) | No Change | Yes | 5.6 (res.) / 2.0 (comm./manuf.) | Yes |
| 1735 | 4 | M1-1 | Community Facility | Yes | 2.4 | 3.43 | No | M1-4/R7D (MX-4) | No Change | Yes | 4.66 | Yes |
| 1735 | 58 (p/o) | M1-1 | Community Facility | Yes | 2.4 | 1.0 | Yes | M1-4/R6-1 (MX-4) | No Change | Yes | 4.8 | Yes |
| 1735 | 59 | M1-1 | Community Facility | Yes | 2.4 | 1.0 | Yes | M1-4/R6-1 (MX-4) | No Change | Yes | 4.8 | Yes |
| 1735 | 60 | M1-1 | Community Facility | Yes | 2.4 | 1.56 | Yes | M1-4/R6-1 (MX-4) | No Change | Yes | 4.8 | Yes |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Block** | **Lot** | **Zoning District** | **Existing Land Use** | **Conformance** | **Permitted FAR** | **Built FAR** | **Compliance** | **Zoning District** | **Proposed Land Use** | **Conformance** | **Permitted FAR*** ** | **Compliance** |
| 1735 | 61 | M1-1 | Parking | Yes | 1.0 | 1.2 | No | M1-4/R6-1 (MX-4) | No Change | Yes | 3.9 (res.) / 2.0 (comm./manuf.) | Yes |
| 1735 | 62 | M1-1 | Manufacturing | Yes | 1.0 | 0.56 | Yes | M1-4/R6-1 (MX-4) | No Change | Yes | 3.9 (res.) / 2.0 (comm./manuf.) | Yes |
| 1736 | 14 | M1-1 | Community Facility | Yes**** | 2.4 | 4.05 | No | M1-4/R6-1 (MX-4) | No Change | Yes | 4.8 | Yes |
| 1736 | 68 | M1-1 | Community Facility | Yes | 2.4 | 1.0 | Yes | M1-4/R7D, M1-4/R6-1 (MX-4) | No Change | Yes | 4.8 | Yes |
| **Total # of Lots*** | **34** | | **% of Conformance**** | **85%** | | **% Compliant** | **82%** | | **% 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*

*****Use Group 4 school use is conforming pursuant to BSA special permit under ZR 73-19 per BSA Resolution No. 97-08-BZ*