# 21st Street Rezoning, Queens

4/19/2023

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** | | | | | | | | | | | | |
| **Development Site** | | | | | | | | | | | | |
| 874 | 70 | R5B | Parking | No | 1.35 | 0.00 | Yes | R6A/C1-4 | Mixed Use (Residential/Commercial) | Yes | 3.6 (Res.)/2.0 (Comm.) | Yes |
| 876 | 12 | R5D/C1-3 | Commercial | Yes | 2.00 | 1.13 | Yes | R6A/C1-4 | Mixed Use (Residential/Commercial) | Yes | 3.6 (Res.)/2.0 (Comm.) | Yes |
| 876 | 14 | R5B | Commercial | No | 1.35 | 2.00 | No | R6A/C1-4 | Mixed Use (Residential/Commercial) | Yes | 3.6 (Res.)/2.0 (Comm.) | Yes |
| **Other Properties** | | | | | | | | | | | | |
| 874 | 68 | R5B | Residential | Yes | 1.35 | 1.00 | Yes | R6A/C1-4 | Residential | Yes | 3.6 (Res.)/2.0 (Comm.) | Yes |
| 874 | 69 | R5B | Residential | Yes | 1.35 | 1.00 | Yes | R6A/C1-4 | Residential | Yes | 3.6 (Res.)/2.0 (Comm.) | Yes |
| 874 | 167 (p/o) | R5B | Residential | Yes | 1.35 | 0.79 | Yes | R6A/C1-4 | Residential | Yes | 3.6 (Res.)/2.0 (Comm.) | Yes |
| 874 | 168 | R5B | Residential | Yes | 1.35 | 1.12 | Yes | R6A/C1-4 | Residential | Yes | 3.6 (Res.)/2.0 (Comm.) | Yes |
| 874 | 169 | R5B | Residential | Yes | 1.35 | 1.12 | Yes | R6A/C1-4 | Residential | Yes | 3.6 (Res.)/2.0 (Comm.) | Yes |
| 874 | 268 | R5B | Residential | Yes | 1.35 | 1.02 | Yes | R6A/C1-4 | Residential | Yes | 3.6 (Res.)/2.0 (Comm.) | 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** |
| 874 | 269 | R5B | Residential | Yes | 1.35 | 1.00 | Yes | R6A/C1-4 | Residential | Yes | 3.6 (Res.)/2.0 (Comm.) | Yes |
| 876 | 7501 | R5B | Residential | Yes | 1.35 | 2.67 | No | R6A/C1-4 | Residential | Yes | 3.6 (Res.)/2.0 (Comm.) | Yes |
| **Total # of Lots*** | **11** | | **% of Conformance**** | **82%** | | **% Compliant** | **82%** | | **% of Conformance**** | **100%** | **% 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*