464 Ovington Avenue, Brooklyn

4/4/2025

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												
5892	38	R3X (BR)	Residential	Yes	0.75	0.32	Yes	R6A (BR)	Residential	Yes	3.9	Yes
Other Properties												
5892	35	R3X (BR)	Residential	Yes	0.75	3.57	No	R6A (BR)	Residential	Yes	3.9	Yes
5892	41 (p/o)	R3X (BR)	Mixed Use (Comm./Res.)	No	0.75	1.78	No	R6A (BR)	Mixed Use (Comm./Res.)	No	3.9	Yes
5892	49 (p/o)	R3X (BR)	Mixed Use (Comm./Res.)	Yes****	0.75	1.72	Yes****	R6A (BR)	Mixed Use (Comm./Res.)	Yes****	3.9	Yes
5892	50 (p/o)	R3X (BR)	Mixed Use (Comm./Res.)	Yes****	0.75	1.64	Yes****	R6A (BR)	Mixed Use (Comm./Res.)	Yes****	3.9	Yes
5892	51 (p/o)	R3X (BR)	Mixed Use (Comm./Res.)	Yes****	0.75	1.56	Yes****	R6A (BR)	Mixed Use (Comm./Res.)	Yes****	3.9	Yes
5892	52 (p/o)	R3X (BR)	Mixed Use (Comm./Res.)	Yes****	0.75	0.56	Yes****	R6A (BR)	Mixed Use (Comm./Res.)	Yes****	3.9	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 qualifying affordable housing or qualifying senior housing set forth in ZR Section 23-22*

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