2-28 Beach 87th Street, Queens

10/16/2025

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												
16120	10	R4-1	Vacant	Yes	1.0 or 1.5***	0.0	Yes	R7A	Residential	Yes	5.01	Yes
16120	12	R4-1	Vacant	Yes	1.0 or 1.5***	0.0	Yes	R7A	Residential	Yes	5.01	Yes
Other Properties												
16120	5 (p/o)	R4-1	Vacant	Yes	1.0 or 1.5***	0.0	Yes	R7A	No Change	Yes	5.01	Yes
16120	6	R4-1	Community Facility	Yes	2.0	2.76	No	R7A	No Change	Yes	5.01	Yes
16120	14	R4-1	Residential	Yes	1.0 or 1.5***	0.18	Yes	R7A	No Change	Yes	5.01	Yes
16120	16 (p/o)	R4-1	Transportation	Yes	1.0 or 1.5***	0.0	Yes	R7A	No Change	Yes	5.01	Yes
16120	65	R4-1	Vacant	Yes	1.0 or 1.5***	0.0	Yes	R7A	No Change	Yes	5.01	Yes
16120	68	R4-1	Residential	Yes	1.0 or 1.5***	0.5	Yes	R7A	No Change	Yes	5.01	Yes
16120	69	R4-1	Residential	Yes	1.0 or 1.5***	0.45	Yes	R7A	No Change	Yes	5.01	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**
16120	70	R4-1	Residential	Yes	1.0 or 1.5***	0.49	Yes	R7A	No Change	Yes	5.01	Yes
16120	71	R4-1	Residential	Yes	1.0 or 1.5***	0.46	Yes	R7A	No Change	Yes	5.01	Yes
16120	72 (p/o)	R4-1	Community Facility	Yes	2.0	0.23	Yes	R7A	No Change	Yes	5.01	Yes
Total # of Lots*	**12**		**% of Conformance****	**100%**		**% Compliant**	**92%**		**% of Conformance****	**100%**	**% Compliant**	**100%**

**All Properties including development sites*

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

****If a qualifying residential site*

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