2233 Flatbush Avenue, Brooklyn

6/20/2025

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 Properties												
8487	7	R3-2/C2-2	Commercial	Yes	0.75 (res.) / 1.6 (comm.)	0.46	Yes	R7A/C2-4	Mixed Use (Res./Comm.)	Yes	5.01 (res.) / 2.0 (comm.)	Yes
Other Properties												
8487	1	R3-2/C2-2	Commercial	Yes	0.75 (res.) / 1.6 (comm.)	0.23	Yes	R7A/C2-4	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
8487	16	R3-2/C2-2	Mixed-Use (Res./Comm.)	Yes	0.75 (res.) / 1.6 (comm.)	0.5	Yes	R7A/C2-4	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
8487	17	R3-2/C2-2	Residential	Yes	0.75 (res.) / 1.6 (comm.)	0.48	Yes	R7A/C2-4	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
8487	19	R3-2/C2-2	Residential	Yes	0.75 (res.) / 1.6 (comm.)	0.48	Yes	R7A/C2-4	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
8487	20	R3-2/C2-2	Residential	Yes	0.75 (res.) / 1.6 (comm.)	0.7	Yes	R7A/C2-4	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
8487	21	R3-2	Residential	Yes	0.75	0.58	Yes	R6A	No Change	Yes	3.9	Yes
8487	22	R3-2	Residential	Yes	0.75	0.58	Yes	R6A	No Change	Yes	3.9	Yes
8487	23	R3-2	Residential	Yes	0.75	0.58	Yes	R6A	No Change	Yes	3.9	Yes

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8487	24	R3-2	Residential	Yes	0.75	0.52	Yes	R6A	No Change	Yes	3.9	Yes
8487	26	R3-2	Residential	Yes	0.75	0.26	Yes	R6A	No Change	Yes	3.9	Yes
Total # of Lots*	**11**		**% of Conformance****	**100%**		**% Compliant**	**100%**		**% 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*