247-56 90th Avenue, Queens

1/21/2025

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												
8662	30 (p/o)	R4-1	Residential	Yes	1.0	0.73	Yes	R4	Residential	Yes	1.0	Yes
8662	31 (p/o)	R4-1	Vacant	Yes	1.0	0.0	Yes	R4	Residential	Yes	1.0	Yes
Other Properties												
8662	24 (p/o)	R4-1	Residential	Yes	1.0	0.9	Yes	R4	No Change	Yes	1.0	Yes
8662	25 (p/o)	R4-1	Residential	Yes	1.0	0.94	Yes	R4	No Change	Yes	1.0	Yes
8662	27 (p/o)	R4-1	Residential	Yes	1.0	1.09	No	R4	No Change	Yes	1.5****	Yes
8662	28	R4-1	Residential	Yes	1.0	0.61	Yes	R4	No Change	Yes	1.0	Yes
8662	32 (p/o)	R4-1	Mixed Use (Residential/Commercial)	Yes***	1.0	2.01	No	R4	No Change	Yes***	1.0	No
8662	33 (p/o)	R4-1	Commercial	Yes***	1.0	0.82	Yes	R4	No Change	Yes***	1.0	Yes
8662	37 (p/o)	R4-1	Mixed Use (Residential/Commercial)	Yes***	1.0	1.19	No	R4	No Change	Yes***	1.0	No
8662	40 (p/o)	R4-1	Commercial	Yes***	1.0	0.4	Yes	R4	No Change	Yes***	1.0	Yes
8662	41 (p/o)	R4-1	Commercial	Yes***	1.0	0.14	Yes	R4	No Change	Yes***	1.5****	Yes
8662	137 (p/o)	R4-1	Mixed Use (Residential/Commercial)	Yes***	1.0	1.13	No	R4	No Change	Yes***	1.0	No
8662	138 (p/o)	R4-1	Mixed Use (Residential/Commercial)	Yes***	1.0	1.13	No	R4	No Change	Yes***	1.0	No
Total # of Lots*	**13**		**% of Conformance****	**100%**		**% Compliant**	**62%**		**% of Conformance****	**100%**	**% Compliant**	**62%**

**All Properties including development sites*

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

****Majority of lot is within R4/C1-3 district*

*****Qualifies for Residential Site Criteria*