17-21 Wharton Place, Brooklyn

3/4/2025

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												
4105	72	R5	Residential	Yes	1.5 or 2.0***	0.42	Yes	R6A	Residential	Yes	3.9	Yes
4105	75	R5	Residential	Yes	1.5 or 2.0***	0.35	Yes	R6A	Residential	Yes	3.9	Yes
4105	77	R5	Parking	No	1.5 or 2.0***	0.0	Yes	R6A	Residential	Yes	3.9	Yes
Other Properties												
4105	81	R5	Residential	Yes	1.5 or 2.0***	0.91	Yes	R6A	No Change	Yes	3.9	Yes
4105	82	R5	Residential	Yes	1.5 or 2.0***	1.01	Yes	R6A	No Change	Yes	3.9	Yes
4105	178	R5	Residential	Yes	1.5 or 2.0***	1.06	Yes	R6A	No Change	Yes	3.9	Yes
4105	179	R5	Residential	Yes	1.5 or 2.0***	1.69	No	R6A	No Change	Yes	3.9	Yes
4105	180	R5	Residential	Yes	1.5 or 2.0***	2.19	No	R6A	No Change	Yes	3.9	Yes
4105	181	R5	Residential	Yes	1.5 or 2.0***	1.78	No	R6A	No Change	Yes	3.9	Yes

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4105	182 (p/o)	R5	Residential	Yes	1.5 or 2.0***	1.02	Yes	R6A	No Change	Yes	3.9	Yes
Total # of Lots*	**10**		**% of Conformance****	**90%**		**% Compliant**	**70%**		**% 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*