1946 East 7th Street, Brooklyn

10/17/2023

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												
6682	41	R5 (OP)	Residential	Yes	1.5	2.25	No	R6A (OP)	Residential-Community Facility	Yes	3.6	Yes
6682	43	R5 (OP)	Residential-Community Facility	Yes	1.5	2.36	No	R6A (OP)	Residential-Community Facility	Yes	3.6	Yes
Other Properties												
6682	39 (p/o)	R5 (OP)	Residential	Yes	1.5	0.82	Yes	R6A (OP)	Residential	Yes	3.6	Yes
6682	45	R5 (OP)	Community Facility	Yes	1.5	2.99	No	R7A (OP)	Community Facility	Yes	4.0	Yes
6682	60 (p/o)	R5 (OP)	Community Facility	Yes	1.5	1.3	Yes	R7A (OP)	Community Facility	Yes	4.0	Yes
6682	62 (p/o)	R5 (OP)	Residential	Yes	1.5	0.82	Yes	R7A (OP)	Residential	Yes	4.6	Yes
6682	64 (p/o)	R5 (OP)	Residential	Yes	1.5	0.45	Yes	R6A (OP)	Residential	Yes	3.6	Yes
6682	66 (p/o)	R5 (OP)	Residential	Yes	1.5	1.02	Yes	R6A (OP)	Residential	Yes	3.6	Yes
6682	68 (p/o)	R5 (OP)	Residential	Yes	1.5	0.52	Yes	R6A (OP)	Residential	Yes	3.6	Yes
6683	49 (p/o)	R5 (OP)	Residential	Yes	1.5	0.96	Yes	R7A (OP)	Residential	Yes	4.6	Yes
6683	51	R5 (OP)	Residential	Yes	1.5	0.93	Yes	R7A (OP)	Residential	Yes	4.6	Yes
6683	52	R5 (OP)	Residential	Yes	1.5	3.11	No	R7A (OP)	Residential	Yes	4.6	Yes
6683	57	R5 (OP)	Residential	Yes	1.5	2.41	No	R6A (OP)	Residential	Yes	3.6	Yes
6683	61	R5 (OP)	Residential	Yes	1.5	1.29	Yes	R6A (OP)	Residential	Yes	3.6	Yes
Total # of Lots*	**14**		**% of Conformance****	**100%**		**% Compliant**	**64%**		**% of Conformance****	**100%**	**% Compliant**	**100%**

**All Properties including development sites*

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

****When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90*

*****Per ZR 113-51, maximum permitted FAR is 1.5 for the Special Ocean Parkway Subdistrict*