NYC PLANNING
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Land Use Application

Project ID number
2021Q0283

Package Submission Date
11/27/2023

Section 1. Project Summary

Project Name:	123-12 Sutphin Boulevard Rezoning

Contact Person for this Application:		
Name	Phone	Email
Richard Lobel	**2127252727**	**rlobel@sheldonlobelpc.com**

Applicant(s)		
Organization	First Name	Last Name
SBR Equities Inc.	**Sam**	**Rabbanifar**
Full Gospel Mission Church of God in Christ	**Linzy**	**Matthews**

Site Data	
Street Address: **123-12 Sutphin Boulevard**	City Council District(s): **28**
Community District(s): **12**	Zoning Sectional Map Number(s): **18c**
Existing Zoning District(s): **R3A, R3A/C1-3, R6**	Special District(s):

LIST ALL ACTIONS BY THEIR ACTION CODE

For applications seeking more than one type of action, each action must be listed separately.

Action code*	If Follow-up action, indicate previous approval Action code	Is applicant solely a public agency?	Application number	Data to differentiate multiple actions of same type
ZM		**No**	**240186ZMQ**	
ZR		**No**	**240187ZRQ**	**ZR: MIH only**

**See instructions for list of all action types and their appropriate codes.*

Does this project require a legal instrument to be recorded against the subject property? _____

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE: THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Certain projects are subject to requirements to submit a Racial Equity Report on Housing and Opportunity under Local Law 78 of 2021. Does this apply to this project? **Yes**

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Section 2. Applicants

APPLICANTS						
Organization	**First Name**	**Last Name**	**Address**	**City**	**State**	**Zip Code**
SBR Equities Inc.	Sam	Rabbanifar	16 Middle Neck Road	Great Neck	NY	11021
Full Gospel Mission Church of God in Christ	Linzy	Matthews	122-18 Sutphin Boulevard	Jamaica	NY	11434

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Richard	Lobel	Sheldon Lobel, P.C.	370 Lexington Avenue, Suite 702	New York	NY	10017

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Section 3. Environmental Review

Discuss with CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) lead agency before completing.

1. Who is the LEAD AGENCY *(responsible for the CEQR)*? **DCP**
2. CEQR NUMBER
3. Indicate CEQR Process type: **Unlisted**

   Type II Category: Date of Determination:

Section 4. Project Area and Development Site Data & Geography

PROPOSED PROJECT AREA

*The **proposed Project Area** is the entirety of all land parcels that are affected by all actions being sought.*

Do **ALL** actions being sought apply to:

the whole City?	**No**
the entirety of one or more Borough(s)?	**No**
Borough(s):	
the entirety of one or more Community District(s)?	**No**
Community District(s)	
Land or land underwater that is not associated with a tax block or lot?	**No**

Description of the geographic boundaries (especially for non-tax lots or irregular sites) by cross streets, bounding streets, dimensions, etc.

Section 4. (continued)

Existing zoning districts/special district: **R3A, R3A/C1-3, R6**

Select all that apply to any portion of the **proposed Project Area:**

Located within the State Designated Coastal Zone Management (CZM) Area **No**

Located within a Historic District **No**

Historic District Name:

DEVELOPMENT SITE

*The **Development Site** is the specific parcel(s) that the applicant is seeking to develop. The Project Area and Development Site can be the same parcels of land or different, depending on the actions being sought. For instance, a special district may be mapped over a portion of a neighborhood (project area), but only certain parcels within it may be proposed for immediate development by the applicant (development site).*

Does the application result in the development of 500,000+ zoning square feet of floor area? **No**

If yes, development size:

Is the **Development Site** a *(New York City or Other)* Landmark or within a Historic District? **No**

Indicate Landmark or Historic District Name:

Section 4. (continued)

Fill in the table below for all tax lots that are within the **proposed Project Area.**

User Input Borough	User Input Tax Block	User Input Tax Lot	Development Site?	Partial Lot?	Validated Borough	Validated Block	Validated Lot	BBL Validated	BBL Validated Date
Queens	**12045**	**0015**	**No**	**Yes**	**Queens**	**12045**	**0015**	**Yes**	**5/15/2023**
Queens	**12045**	**0010**	**No**	**Yes**	**Queens**	**12045**	**0010**	**Yes**	**5/15/2023**
Queens	**12051**	**0155**	**No**	**Yes**	**Queens**	**12051**	**0155**	**Yes**	**5/15/2023**
Queens	**12045**	**0013**	**No**	**Yes**	**Queens**	**12045**	**0013**	**Yes**	**5/15/2023**
Queens	**12045**	**0014**	**No**	**Yes**	**Queens**	**12045**	**0014**	**Yes**	**5/15/2023**
Queens	**12045**	**0016**	**No**	**Yes**	**Queens**	**12045**	**0016**	**Yes**	**5/15/2023**
Queens	**12051**	**0071**	**No**	**Yes**	**Queens**	**12051**	**0071**	**Yes**	**5/15/2023**
Queens	**12051**	**0057**	**No**	**Yes**	**Queens**	**12051**	**0057**	**Yes**	**5/15/2023**
Queens	**12051**	**0074**	**Yes**	**Yes**	**Queens**	**12051**	**0074**	**Yes**	**5/15/2023**

** Leave column blank if all actions apply to all sites. See Instructions for list of action codes.*

Section 4. (continued)

The below addresses are associated with tax lots on previous table.

Address Number	Street or Place Name	Concatenated Address (Validated)	Validated Community District	Validated City Council District	Validated Zoning Map Number	Address Validated	Validated Date
123-12	**SUTPHIN BOULEVARD**	**123-12 SUTPHIN BOULEVARD**	**Q12**	**28**	**18C**	**Yes**	**5/15/2023**
123-14	**SUTPHIN BOULEVARD**	**123-14 SUTPHIN BOULEVARD**	**Q12**	**28**	**18C**	**Yes**	**12/21/2020**
123-02	**SUTPHIN BOULEVARD**	**123-02 SUTPHIN BOULEVARD**	**Q12**	**28**	**18C**	**Yes**	**5/15/2023**
123-25	**147 STREET**	**123-25 147 STREET**	**Q12**	**28**	**18C**	**Yes**	**5/15/2023**
123-23	**147 STREET**	**123-23 147 STREET**	**Q12**	**28**	**18C**	**Yes**	**5/15/2023**
123-15	**147 STREET**	**123-15 147 STREET**	**Q12**	**28**	**18C**	**Yes**	**7/9/2021**
123-11	**147 STREET**	**123-11 147 STREET**	**Q12**	**28**	**18C**	**Yes**	**7/9/2021**
123-19	**147 STREET**	**123-19 147 STREET**	**Q12**	**28**	**18C**	**Yes**	**7/9/2021**
122-10	**SUTPHIN BOULEVARD**	**122-10 SUTPHIN BOULEVARD**	**Q12**	**28**	**18C**	**Yes**	**5/15/2023**
122-18	**SUTPHIN BOULEVARD**	**122-18 SUTPHIN BOULEVARD**	**Q12**	**28**	**18C**	**Yes**	**5/15/2023**
122-16	**SUTPHIN BOULEVARD**	**122-16 SUTPHIN BOULEVARD**	**Q12**	**28**	**18C**	**Yes**	**5/15/2023**
122-14	**SUTPHIN BOULEVARD**	**122-14 SUTPHIN BOULEVARD**	**Q12**	**28**	**18C**	**Yes**	**5/15/2023**
147-17	**123 AVENUE**	**147-17 123 AVENUE**	**Q12**	**28**	**18C**	**Yes**	**5/15/2023**

Section 5. Related Actions

1. List all **prior** site-specific actions by the **City, State or Federal Government** within the project area and describe in more detail in the attached Project Description.

Reference/ Application Number*	Description	Disposition or Status**	Calendar Number*	Date*

**If applicable*

2. List all **future** site-specific actions by the City, State, or Federal Government within the project area, and describe in more detail in the attached Project Description:

Reference/ Application Number*	Description	Status	Calendar Number*	Date*

**If applicable*

Section 6. HOUSING PLANS; URBAN RENEWAL AREAS; URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP)

APPLIES TO: HA; HC; HD; HG; HN; HO; HP; HU

1. Select all that apply:
DESIGNATION: **No** PROJECT: **No** DISPOSITION: **No** *If disposition is sought, fill in Section 7.*

2. Fill in the table below for all the subject sites

Borough	Block	Lot	UR Site Number	Owner	Existing Number of Buildings	Existing Stories in each Building	Existing Uses	Existing Zoning	Community/Institutional facilities			Dwelling units	
									Number Occupied	Number Vacant	Number of Workers	Number Occupied	Number Vacant

3. Fill in the table below for all the subject sites (proposed conditions)

Borough	Block	Lot	UR Site Number	Address	Owner	PROPOSED	
						Uses	Is site to be disposed? (yes/no)

Section 7. DISPOSITION RELATED TO URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP) OR URBAN RENEWAL

APPLIES TO: HA, HD

1. Type of disposition:

HA (Urban Development Action Area – UDAAP)

HD (Disposition of Urban Renewal Site)

2. Manner of disposition:

If Direct Disposition, indicate:

From: *(Indicate city agency)*

To:

Indicate Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation)

If recipient has not been selected or disposition is not limited to a particular recipient, indicate "To be determined by agency"

3. Restrictions and conditions:

Section 8.
OFFICE SPACE LEASE, PUBLIC FACILITY SITE SELECTION OR ACQUISITION
APPLIES TO: PC, PQ, PS, PX

1. Action(s) requested:

   OFFICE SPACE LEASE _____

   ACQUISITION _____

   SITE SELECTION _____

2. Type of facility: _____

3. The Proposed facility is a(n):

   EXISTING FACILITY PROPOSED TO REMAIN _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY TO REMAIN AND EXPAND/ENLARGE _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY REPLACEMENT IN NEW LOCATION _____

   Where is the current facility located? _____

   NEW FACILITY _____

4. Is project listed in Citywide Statement of Needs? _____

   Indicate Fiscal Year(s) _____

   Indicate Page Number(s) _____

5. Did the Borough President propose an alternate site pursuant to charter section 204(f) or (g)? _____

   Identify Alternate Site _____

6. Capital budget line: _____

   For Fiscal Years: _____

Section 8. (continued)

Fill in the table below to describe proposed site(s).

PROPOSED SITE CHARACTERISTICS AND CONDITIONS

Borough	Block	Lot	Ownership	Uses on Site	Is the site Improved, Unimproved or Partly Improved?	Number of Dwelling Units*	Community Facility, Commercial or Industrial Uses		Describe any displacement or relocation*	If vacant for less than two years, describe previous uses*	Building(s) or site total square footage	Square footage to be acquired*	Number of floors in building*	Location on site/ in building
							Number of firms*	Number of employees*						

**If applicable*

Section 9. DISPOSITION

Applies to: PP

1. Type of disposition: _____

   From which City Agency? _____

   To Whom? _____

   Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation.

   If recipient has not been selected or disposition is not limited to a particular recipient, indicate: "To be determined by agency"

2. Restrictions and conditions:

Section 10. CHANGE IN CITY MAP

Applies to: MM, MY, ME

1. *Please select all requested map changes that apply:*

Establish/Delineate New:		**Eliminate/Remove Existing:**		**Change Existing:**	
STREET		STREET		STREET (Width)	
PARK		PARK		STREET (Alignment)	
PUBLIC PLACE		PUBLIC PLACE		STREET (Grade)	
GRADE		GRADE		EASEMENT	
EASEMENT		EASEMENT			

2. Is there a related Acquisition of Property?

3. Is there a related Disposition of Property? **No**

4. Is the only proposed City Map Change the elimination of a mapped but unimproved street?

If yes, is the mapped but unimproved street being eliminated from the property of an owner-occupied, one- or two- family residence? **No**

Section 11.
ZONING SPECIAL PERMITS, AUTHORIZATIONS AND CERTIFICATIONS

Applies to: ZS, ZA, ZC, CM, LD, RS, RA, RC

Use the following action codes to indicate action types in this section:

ZS new or modified zoning special permit

ZA new or modified zoning authorization

ZC new or modified zoning certification

CM renewal of a zoning special permit or authorization

LD Action pursuant to or modification of a legal document

South Richmond District

RS new or modified zoning special permit

RA new or modified zoning authorization

RC new or modified zoning certification

.

1. Is the Applicant *(Select all that apply)*

Owner of subject property	**No**
Lessee of subject property	**No**
Other (explain in attached project description)	**No**
In a contract to lease or buy the subject property	**No**

2. Are there other owners or long-term lessees of the subject property? **No**

Section 11. (continued)

5. In the table below, list all Special Permit, Authorization or Certification actions being sought *(including renewals, modifications, or legal document actions listed above)* and applicable information for each. Be sure to indicate previously approved application number for any follow-up actions. Leave blank if not applicable.

ALL ZONING CERTIFICATIONS, AUTHORIZATIONS, SPECIAL PERMITS AND RENEWALS BEING SOUGHT

Action Code	Previously Approved Application Number(s)*	Zoning Resolution Section Action Is Pursuant To	Name of Zoning Resolution Section	Zoning Sections To Be Modified*	Number of Zoning Lots Affected**	Square Footage of Zoning Lot(s) Affected	Square Footage of the Proposed Development	Square Footage Associated with Transfer of Development Rights or Floor Area Bonus*	Proposed Number of Dwelling Units	Is the action to authorize or permit an open use?	Is the action to authorize commercial or community facility use?

* *If applicable*

***For subdivision-related actions, please indicate the resulting number of lots **after** subdivision*

6. In the chart below, list all follow-up actions (**Modification/Renewal/Legal Document actions**) being sought and applicable information for each. Be sure to indicate previously approved application number to be renewed in chart below. Leave blank if not applicable.

FOLLOW-UP ACTIONS

Action Code	Previously Approved Application Number(s)	Date of Previous Approval	Lapse Date of Previous Approval*	Is this a modification subject to Section 197-c of the City Charter? (y/n)	Is action a modification to or an action pursuant to a legal instrument*	Type of legal Instrument*	CRFN number*	Recordation Date*

**If applicable*

Section 12. Applies to: ZR

ZONING TEXT AMENDMENT

Indicate below the affected Zoning Resolution Sections by title and number:

Zoning Section Name	Zoning Section Number
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas	**Appendix F**

Section 13. Applies to: ZM

ZONING MAP AMENDMENT

1. What is the total area of all zoning lots in the area to the be rezoned? **40,000 to 69,999 square feet**

2. Please indicate all existing and proposed zoning districts in the table below:

Zoning Section Map(s) to be modified	EXISTING Zoning Districts	PROPOSED Zoning Districts
18c	**R6**	**R3A**
18c	**R3A/C1-3**	**R6A/C1-3**
18c	**R6**	**R6A**
18c	**R3A**	**R6A**

-END OF FORM-

123-12 SUTPHIN BOULEVARD REZONING
NOVEMBER 27, 2023

1. INTRODUCTION

Full Gospel Mission Church of God in Christ and SBR Equities Inc. (together, the "Applicant") propose the following actions (the "Proposed Actions"):

1. Zoning Map Amendment to:
   a. change an existing R6 zoning district to an R3A zoning district on Block 12051, Lots p/o 57 and p/o 155;
   b. change existing R3A and R6 zoning districts to an R6A zoning district on Block 12051, Lots p/o 71 and p/o 74;
   c. change an existing R3A/C1-3 zoning district to an R6A/C1-3 zoning district on Block 12045, Lots of p/o 10, p/o 13, p/o 14, p/o 15 and p/o 16;

   (the "Project Area") in the South Jamaica neighborhood of Queens Community District 12; and

2. Zoning Text Amendment to amend ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Queens Community District 12 to designate a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2 conterminous with the proposed R6A boundary.

The Proposed Actions will facilitate the development of a new eight-story plus cellar mixed-use community facility and residential building with approximately 88,257 square feet of floor area (3.5 FAR) (the "Proposed Development") at 123-12 Sutphin Boulevard, Block 12051, Lot 74 (the "Development Site"). The Proposed Development will include approximately 9,837 square feet of community facility space in the cellar and ground floor and approximately 125 dwelling units, including approximately 31 income-restricted dwelling units pursuant to MIH Option 1.

2. BACKGROUND

The Project Area was initially mapped with an R3-2 zoning district in 1961.

In 1978, the 120th Avenue/Sutphin Boulevard/Rockaway Boulevard Rezoning (C 770450 ZMQ) rezoned portions of Blocks 12045 and 12051, including a portion of the Development Site, from the existing R3-2 zoning district to an R6 zoning district.

In 2011, the Project Area and general surrounding area were the subject of the South Jamaica Rezoning (C 110145 ZMQ, N 110146 ZRQ) which rezoned all or portions of 530 blocks to permit moderate increases in residential and commercial density along main corridors while also maintaining lower density areas. The South Jamaica Rezoning rezoned portions of the Project Area from an R3-2 zoning district to R3A and R3A/C1-3 zoning districts.

3. DESCRIPTION OF SURROUNDING AREA

The Project Area is located in the South Jamaica neighborhood of Queens Community District 12. The Project Area is also located within a FRESH zone offering zoning incentives.

Zoning
The existing zoning districts in the surrounding area include:

R6
R6 zoning districts are located directly north and south of the Project Area, including over a portion of the Development Site. R6 districts are residential districts which are widely mapped in built-up, medium-density areas. Developers can choose between two sets of bulk regulations. Height factor regulations, introduced in 1961, typically produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Quality Housing regulations, introduced in 1987, typically produce high lot coverage

buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood. Buildings developed pursuant to height factor regulations are often tall buildings set back from the street and surrounded by open space and on-site parking. The FAR in R6 districts range from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories. There are no height limits for height factor buildings, although they must be set within a sky exposure plane which begins at a height of 60 feet above the street line and then slopes inward over the zoning lot. Off-street parking is required for 70% of a building's dwelling units or can be waived if five or fewer spaces are required, but requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone or for lots less than 10,000 square feet. The Quality Housing regulations produce lower, high lot coverage buildings set at or near the street line. For buildings on or within 100 feet of a wide street, the maximum FAR is 3.0 or 3.6 with Inclusionary Housing, the maximum base height before setback is 65 feet with a maximum building height of 70 feet (75 feet with QGF) or 115 feet with Inclusionary Housing. On a narrow street, the maximum FAR is 2.2 or 2.42 with Inclusionary Housing, the maximum base height before setback is 45 feet or 65 feet with Inclusionary Housing with a maximum building height of 55 feet or 115 feet with Inclusionary Housing. Off-street parking is required for 50% of a building's dwelling units or can be waived if five or fewer spaces are required, but requirements are lower for IRHU and are further modified within the Transit Zone or for lots less than 10,000 square feet.

R3A

The Project Area is located within an R3A zoning district. R3A zoning districts are contextual districts that feature modest single- and two-family detached residences on zoning lots as narrow as 25 feet in width. The amount of required open space on residential lots in R3A districts is governed by yard requirements. New detached homes must have two side yards totaling at least eight feet, but there is no minimum width requirement for either one. R3A districts also permit zero lot line buildings which are set along a side lot line and have one side yard at least eight feet wide. The front yard of a new home must be at least 10 feet deep and, to promote a unified streetscape, it must be as deep as an adjacent front yard but need not exceed a depth of 20 feet. The maximum floor area ratio of 0.5 may be increased up to 20% by an attic allowance for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. Parking is in the side or rear yard but an in-house garage is allowed if the lot is 35 feet or wider, provided the driveway is at least 18 feet deep. One off-street parking space is required for each dwelling unit.

R3X

A R3X zoning district is located directly east of the Project Area across Sutphin Boulevard. R3X zoning districts are contextual districts mapped extensively in lower-density neighborhoods and permit only one- and two-family detached homes on lots that must be at least 35 feet wide. The maximum permitted FAR of 0.5 may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. The amount of required open space on a lot is governed by yard requirements. Two side yards that total at least 10 feet are required and there must be a minimum distance of eight feet between houses on adjacent lots. The front yard of a new home must be at least 10 feet deep and must be at least as deep as an adjacent front yard but need not exceed a depth of 20 feet. An in-house garage is permitted within the building provided the driveway is at least 18 feet deep. One off-street parking space is required for each dwelling unit.

R5D

An R5D zoning district is located north of the Project Area along Sutphin Boulevard. R5D zoning districts are contextual districts that are designed to encourage residential growth along major corridors in auto-dependent areas of the City and are generally mapped in portions of Jamaica and Rockaway Park neighborhoods of Queens. R5D districts serve as a transition between lower-density districts and moderate-density districts by incorporating the lot area, lot width and building envelope of R5B districts with certain aspects of the Quality Housing Program available in R6 through R9 districts and R10 contextual districts. Lot coverage requirements are the same as for R6 contextual districts. Characterized by moderate-density, multi-family housing, R5D districts have a maximum floor area ratio (FAR) of 2.0, a height limitation of 40 feet (45 feet with a qualifying ground floor) and a significant amount

of required off-street parking, reflecting the lack of easy access to mass transit and the reliance on automobiles. The minimum lot width for single- and two-family detached houses is 25 feet; side yards are not required for lots less than 30 feet wide. Zero lot line buildings are permitted. The front yard must be at least five feet deep and at least as deep as one adjacent front yard but no deeper than the other, although it need not exceed a depth of 20 feet. Off-street parking, which is not permitted in front of the building, is required for 66% of all dwelling units. Requirements are lower for IRHU and are further modified within the Transit Zone. Curb cuts are not permitted on a wide street if the zoning lot also fronts on a narrow street.

C1-3 and C2-3 Overlays

C1-3 and C2-3 zoning districts are commercial overlays mapped within residential districts along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, drug stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R1 through R5 districts, the maximum FAR is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0.

FRESH

The Project Area is located in a FRESH zone allowing zoning incentives.

Land Uses

The existing land uses within the surrounding area consist of one-, two- and multi-family residences, mixed-use commercial and residential buildings, transportation/utility buildings and community facilities, including houses of worship.

Located generally to the east and west of the Project Area, within the R3X and R3A zoning districts, are two- and three-story, one-, two- and multi-family residential walk-up buildings.

To the north and south of the Project Area, within the R6 zoning district, are residential, commercial, community facility and transportation/utility uses. There are two four-story multi-family residential elevator buildings (totaling approximately 210 residential units). There are also one- and two-story commercial and mixed-use commercial and residential buildings along Sutphin Boulevard and Rockaway Boulevard. There is an electronic repair shop, a cell phone store, a grocery store, a laundromat, nursery school and beauty salons along Sutphin Boulevard, between 123rd and 121st avenues; and restaurants, a supermarket, a dry cleaner, a nail salon and a liquor store along Rockaway Boulevard, between Inwood Street and 147th Street. Sutphin Boulevard includes several community facilities including houses of worship (one mosque and four churches) and the PS 223Q Lyndon B. Johnson school directly south of the Development Site.

A portion of the approximately 50-acre Baisley Pond Park is located just south-east of the Project Area – this portion includes the Sutphin Playground at the intersection of Sutphin Boulevard and 125th Avenue.

Mass Transit

While the Project Area is not located within the Transit Zone it is well served by public transportation. The MTA Q6 bus line runs north/south along Sutphin Boulevard with a stop located north of the Project Area at the corner of 123rd Avenue and provides service from Jamaica and from JFK to Sutphin Boulevard. The MTA Q7 bus line runs east/west along Rockaway Boulevard with a stop located south of the Project Area at the corner of Rockaway Boulevard and 150th Street and provides service from East New York to Rockaway Boulevard.

4. DESCRIPTION OF THE PROJECT AREA

The Project Area consists of Block 12051, Lots p/o 71, p/o 74, p/o 57 and p/o 155, and Block 12045, Lots p/o 10, p/o 13, p/o 14, p/o 15 and p/o 16. The Project Area is located on the northern portion of Block 12051 and southern portion of Block 12045, at the intersection of Sutphin Boulevard (a 75’ wide street) and 123rd Avenue (a 60’ narrow street). The Project Area is approximately 47,485 square feet and is improved as follows:

123-12 Sutphin Boulevard (Block 12051, Lot 74, the "Development Site") is controlled by the Applicant and is a 25,235-square foot interior lot with approximately 185 feet of frontage along Sutphin Boulevard. Approximately 22,215 square feet of the lot is within an R3A district, while the southernmost 20 feet, as measured from Lot 1 of the same block, is within an R6 district - or approximately 3,020 square feet. Currently, the lot is vacant, occupied since approximately 1995 by a dilapidated, partially built structure.

123-04 Sutphin Boulevard (Block 12051, Lot 71) is a 6,506-square foot corner lot with approximately 108 feet of frontage on 123rd Avenue and approximately 60 feet of frontage on Sutphin Boulevard. This lot is located entirely in an R3A district. The lot is improved with an electric sub-station owned and operated by Con Edison.

123-23 147th Street (Block 12051, Lot 57) is a 4,775-square foot interior lot with approximately 32 feet of frontage along 147th Street. A 4,624-square foot portion of this lot is located in an R3A district, while the remaining 151-square foot portion is within an R6 district. The lot is improved with a 3,519-square foot three-story multi-family walk-up building with three dwelling units and a rear yard garage constructed in 2008.

123-25 147th Street (Block 12051, Lot 155) is a 3,543-square foot interior lot with approximately 24 feet of frontage along 147th Street. Approximately 123 square feet of this lot is located in an R3A district, while the remaining 3,421-square foot portion is in an R6 district. The lot is improved with a 3,519-square foot three-story three-family walk-up building constructed in 2008.

122-10 Sutphin Boulevard (Block 12045, Lot 10) is a 6,183-square foot interior lot with approximately 58 feet of frontage along Sutphin Boulevard. A 5,772-square foot portion of this lot is located in an R3A/C1-3 district while the remaining 411-square foot portion is located in an R6 district. The irregularly shaped lot is improved with a 1,664-square foot two-story cultural lodge room (community facility use) constructed in 1931.

122-14 Sutphin Boulevard (Block 12045, Lot 13) is a 1,981-square foot interior lot with approximately 20 feet of frontage along Sutphin Boulevard. The lot is entirely located within an R3A/C1-3 district. The lot is improved with a 2,392-square foot two-story mixed-use building containing ground floor commercial use and three dwelling units constructed in 1925.

122-16 Sutphin Boulevard (Block 12045, Lot 14) is a 2,002-square foot interior lot with approximately 20 feet of frontage along Sutphin Boulevard. The lot is entirely located within an R3A/C1-3 district. The lot is improved with a 2,392-squre foot two-story mixed-use building containing ground floor commercial use and two dwelling units constructed in 1925.

122-18 Sutphin Boulevard (Block 12045, Lot 15) is controlled by the Applicant and is a 2,031-square foot corner lot with approximately 20 feet of frontage along Sutphin Boulevard and approximately 102 feet of frontage along 123rd Avenue. The lot is entirely located within an R3A/C1-3 district. The lot is improved with a 3,600-squre foot two-story house of worship constructed in 1930.

147-17 123rd Avenue (Block 12045, Lot 16) is a 3,900-square foot interior lot with approximately 30 feet of frontage on 123rd Street. The lot is primarily located within an R3A zoning district, with a small portion in the rear located within an R6 zoning district. The lot is improved with a 1,539-square foot two-story two-family residential building constructed in 1960.

5. DESCRIPTION OF THE DEVELOPMENT SITE

The Development Site consists of 123-12 Sutphin Boulevard (Block 12051, Lot 74 the "Development Site"), with a total combined lot area of approximately 25,235 square feet. The site is an interior lot with approximately 185 feet of frontage along Sutphin Boulevard (a 75' wide street). Approximately 22,215 square feet of the lot is within an R3A district, while the southernmost 20 feet, as measured from Lot 1 of the same block, is within an R6 district - or

approximately 3,020 square feet. Currently, the lot is vacant, occupied since approximately 1995 by a dilapidated, partially built structure. There is an existing curb cut along Sutphin Boulevard.

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development at the Development Site is a new eight-story plus cellar, mixed-use community facility and residential building. The Proposed Development will have a total floor area of approximately 88,257 square feet (3.5 FAR). The cellar and ground floor levels will contain a total of approximately 4,365 square feet (0.2 FAR) of community facility space for planned occupancy by the Applicant's existing house of worship located on Block 12045, Lot 15. A residential lobby space is also located on the ground floor. The second through eighth floors will contain approximately 83,892 square feet (3.3 FAR) of residential floor area consisting of approximately 125 dwelling units, including approximately 31 income-restricted dwelling units pursuant to MIH Option 1. The Proposed Development will have a base height of 62'-0" and will setback 10'-0" at the fifth floor before rising to a total height of 82'-0".

The Proposed Development will also include 55 required residential accessory vehicular parking spaces on the paved open land at the rear of the building and 63 bicycle parking spaces on the first floor accessible via a new curb cut that would replace the existing curb cut on Sutphin Boulevard.

7. ACTIONS NECESSARY TO FACILITATE THE PROJECT

The actions necessary to facilitate the project are:

1. Zoning Map Amendment to:
    a. change an existing R6 zoning district to an R3A zoning district on Block 12051, Lots p/o 57 and p/o 155;
    b. change existing R3A and R6 zoning districts to an R6A zoning district on Block 12051, Lots p/o 71 and p/o 74;
    c. change an existing R3A/C1-3 zoning district to an R6A/C1-3 zoning district on Block 12045, Lots of p/o 10, p/o 13, p/o 14, p/o 15 and p/o 16; and

3. Zoning Text Amendment to amend ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Queens Community District 12 to designate a MIH Area with MIH Options 1 and 2 conterminous with the proposed R6A boundary.

<u>Zoning Map Amendment to an R3A Zoning District</u>
The proposed zoning map amendment to an R3A zoning district will correct the split lot condition that currently exists on Block 12051, Lots 57 and 155. It will rationalize the zoning district boundary between the R3A zoning district and the R6 zoning district to be coincident with the southerly lot line of Lot 155, and these two lots will then be wholly within the R3A zoning district.

<u>Zoning Map Amendment to an R6A Zoning District</u>
The Project Area is well suited for additional residential development due to its proximity to transit and its location within an existing residential community supported by nearby commercial and institutional uses. The Development Site has remained underutilized and dilapidated for at least 20 years. Although the site is mapped with R6 and R3A zoning districts, the predominant underlying R3A zoning district regulations are applied to the entirety of the Development Site. The existing R3A zoning district does not allow for the development of higher density residential development on the Development Site, nor does it require the development of affordable housing units pursuant to MIH.

The proposed R6A zoning district is appropriate within the Project Area and will bridge the gap between the existing R6 zoning district on the northern portion of Block 12045 and the southern portion of Block 12051. R6A zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory, and which permit a maximum FAR of 3.0 or 3.6 with inclusionary housing. These regulations produce high lot coverage, six- to eight-story apartment buildings set at or near the street line. Above a maximum base height of 60 feet (65 feet with

qualifying ground floor) or 65 feet with inclusionary housing, a 10-foot setback is required on a wide street and a 15-foot setback is required on a narrow street, before rising to a maximum height of 70 feet (75 feet with qualifying ground floor) or 80 feet (85 feet with qualifying ground floor) with inclusionary housing. Off-street parking is required for 50% of all dwelling units, with lower requirements for income-restricted housing units (IRHU). Parking can be waived if five or fewer spaces are required.

Additionally, the proposed R6A zoning district is consistent with the scale and bulk of existing buildings located within the immediate area, including the Baisley Gardens multi-family apartment complex rising as high as eight stories located on Block 12051.

The proposed zoning map amendment would promote the development of medium-density, contextual housing, including affordable housing, at the Development Site, an underutilized site, which is consistent with the scale and character of the surrounding area and would further the City's housing goals. It would build on the existing and planned middle-density residential community and would be supported by and support the adjacent public transit links, commercial and institutional uses. The Project Area is an underutilized area that would benefit from the development of a mixed-use commercial, community facility and residential building to help meet demand for additional housing.

The proposed rezoning would provide for the productive use of underutilized property and provide for moderate growth in a transit-accessible area.

Zoning Text Amendment to ZR Appendix F

The proposed zoning text amendment will provide the South Jamaica neighborhood with new income-restricted dwelling units, which will support the City's effort to increase the overall supply of affordable housing.

The shortage of affordable housing and housing in general has been highlighted by the current administration as an urgent issue that needs addressing. For decades, New York City has added new housing at significantly lower rates compared with other cities. The scarcity of available housing has resulted in generally higher costs for housing than would be the case if housing were more generally available.[1] Recently, there has been more consensus on the need to add additional housing. A 2022 Real Estate Board of New York (REBNY) report estimated that New York City would need 560,000 additional housing units by 2030.[2] In December of 2022, Mayor Adams unveiled a three-pronged *Get Stuff Built* strategy to tackle the affordable housing crisis and called for "rapidly accelerating the pace of housing production, with a 'moonshot' goal of meeting the need for 500,000 new homes over the next decade." The *Get Stuff Built* strategy includes: (1) "Build Faster" with 100+ reforms to accelerate new construction approvals, (2) "Build Everywhere" with a vision for 6,000 new homes in the Bronx and ambitiously adding housing in all five boroughs, and (3) "Build Together" which aims on leveraging the State and Federal policy agenda with a focus on creating affordable housing.[3]

Former Mayor de Blasio's *Housing New York 2.0*, an extension of the City's comprehensive housing development policy (*Housing New York: A Five-Borough, Ten-Year Plan*) included a primary goal of building or preserving 200,000 units of high-quality affordable housing by 2022 and 300,000 homes by 2026. *Housing New York 2.0* was developed in conjunction with the New York City Department of Housing and Preservation (HPD) to create housing opportunities for New Yorkers with a range of incomes, while fostering vibrant and diverse neighborhoods. Framed by the policy goals and objectives in *Housing New York*, the City Council adopted an amendment to the ZR to establish the Mandatory Inclusionary Housing program, which requires areas rezoned for residential growth to include a minimum of 20 to 30 percent of dwelling units be affordable in new developments.

[1] *Housing's Unequal Contest: Why the Rich Won't be Denied*, in City Limits, November 1983
[2] https://www.crainsnewyork.com/real-estate/new-york-needs-560k-additional-housing-units-2030-rebny-report-says?utm_source=real-estate-tuesday&utm_medium=email&utm_campaign=20220111&utm_content=article2-headline
[3] https://www.nyc.gov/office-of-the-mayor/news/893-22/mayor-adams-get-stuff-built-bold-three-pronged-strategy-tackle-affordable-housing#/0

The proposed zoning text amendment to ZR Appendix F will support the policies and goals of *Get Stuff Built* and historic goals set forth in *Housing New York 2.0* by creating income-restricted dwelling units within the Proposed Development and permitting the applicant to develop the Development Site in accordance with the MIH program, and will ensure that any future residential development within the proposed R6A zoning district will address the need for housing to serve a broad range of the City's diverse incomes. The applicant proposes mapping MIH Options 1 and 2 within the Project Area to provide maximum flexibility for non-applicant-controlled sites. Option 1 requires 25% of residential floor area to be set aside for income-restricted dwelling units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI. Option 2 requires 30% of residential floor area to be set aside for income-restricted dwelling units for residents with incomes averaging 80% AMI. The Proposed Development currently contemplates providing approximately 31 income-restricted dwelling units pursuant to Option 1 of the MIH program. The applicant will seek additional input from Queens Community Board 12 and the local City Council Member regarding the level of affordability for the Proposed Development.

8. CONCLUSION

The Applicant proposes a zoning map amendment to rezone the Project Area from existing R3A and R6 zoning districts to R3A and R6A zoning districts. The proposed zoning map amendment will facilitate the development of a new eight-story, plus cellar mixed-use residential and community facility building with 125 dwelling units at the Development Site. The applicant also proposes a zoning text amendment to amend ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Queens Community District 12, to designate the Project Area as an MIH Area. The proposed zoning text amendment will facilitate the development of approximately 31 income-restricted housing units within the Proposed Development pursuant to the City's MIH program, thereby ensuring that it addresses the need for housing to serve a broad range of the City's diverse needs and incomes.

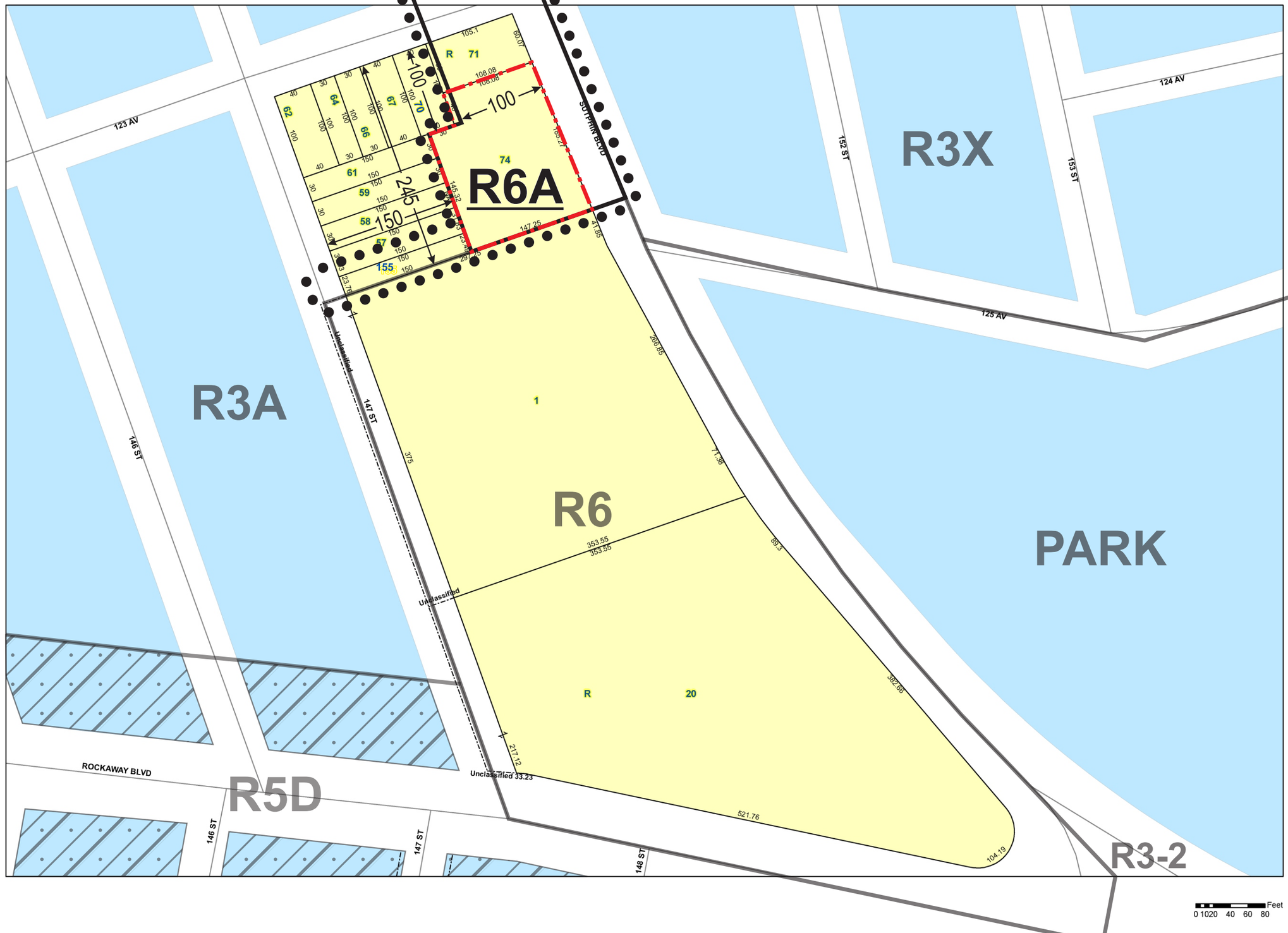
123-12 Sutphin Boulevard, Queens

NYC Finance

NYC Digital Tax Map

Effective Date : 12-14-2009 11:52:12
End Date : Current

Queens Block: 12051



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R3A — Existing Zoning District
- Existing C2-3 Overlay
- R6A — Proposed Zoning District

123-12 Sutphin Boulevard, Queens

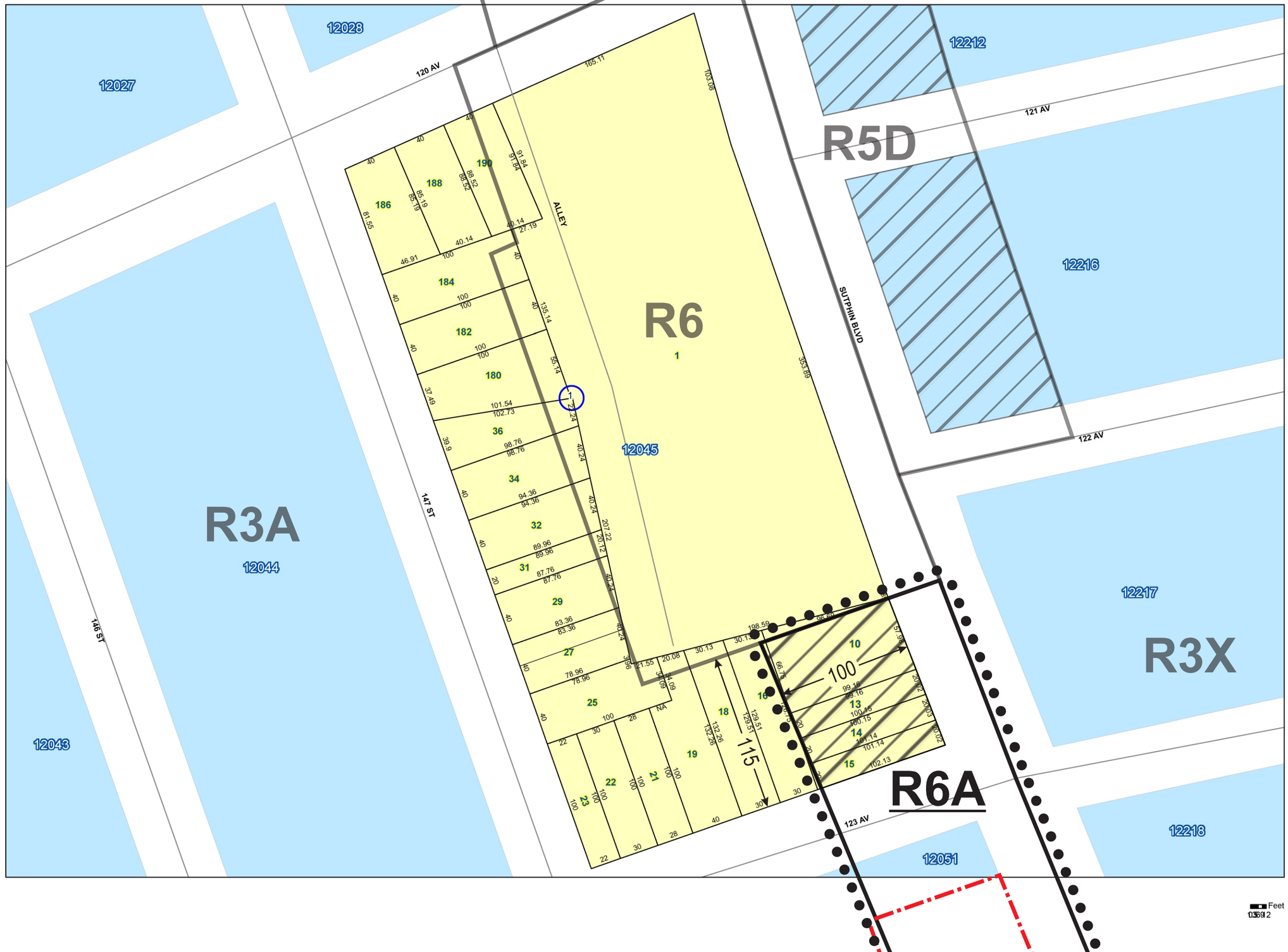
FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

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NYC Digital Tax Map

Effective Date : 12-08-2008 22:09:56
End Date : Current

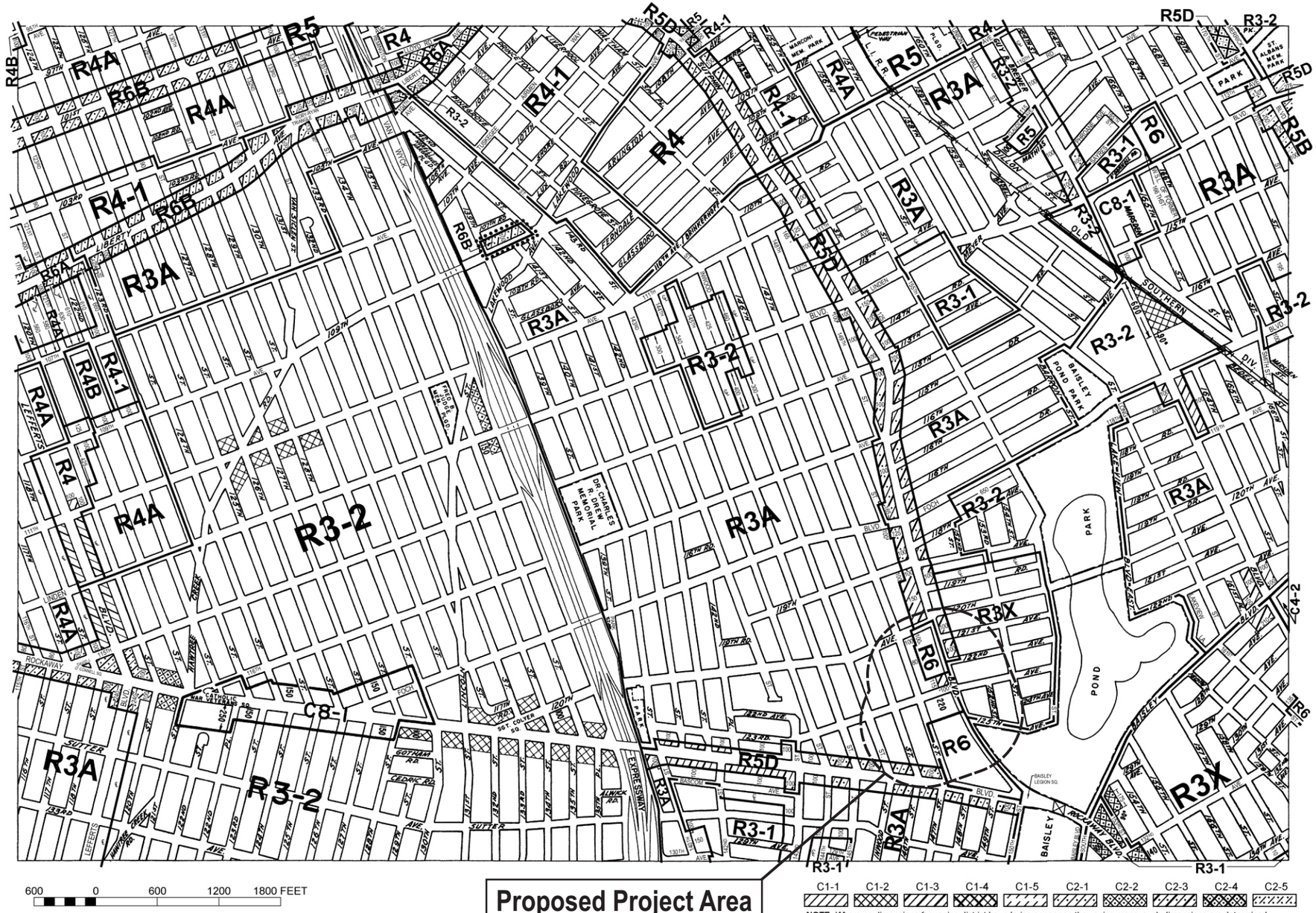
Queens Block: 12045



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
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- Tax Lot Polygon
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- Existing C1-3 Overlay
- R6A — Proposed Zoning District

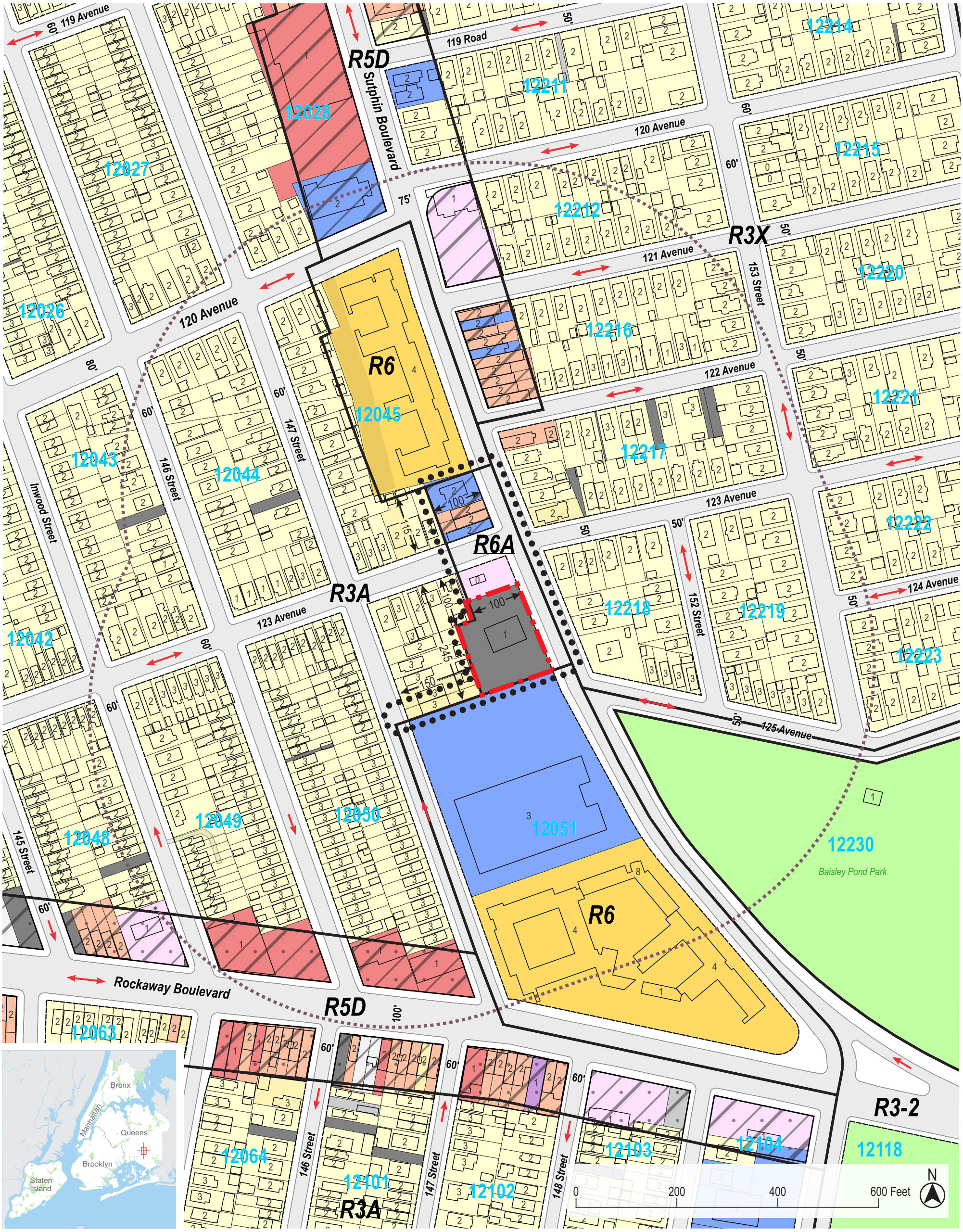
123-12 Sutphin Boulevard, Queens


R5
R4
R5D
R4-1
R3-2
R4A
R4B
R6A
R6B
R3A
R3X
R6
R5B
R3-1
C8-1
C4-2
R5D
R3-2
R4
R4-1
R3A
R3-2
R3A
R3-2
R3-2
R3A
R3A
R3X
R6
R6
R5D
R3A
R3-1
R3-1
R3-1
R3-2
R3A
R3-2
R4A
R4B
R4-1
R4
R4A
R4A
R3-2
R4A
R4A
C8-1
R3A
R3-2
R3A
R3-1
R3A
R3-1
R3-1
R3-1

123-12 Sutphin Boulevard, Queens

Area Map

Block: 12051, Lots: 57 (p/o), 71 (p/o), 74 (p/o) & 157, and Block 12045, Lots: 10 (p/o), 13 (p/o), 14 (p/o) & 15 (p/o)



Project Information

- 600' Radius
- Development Site
- Project Area
- Zoning Districts
- Special Districts
- 1234 Block Numbers
- Property Lines
- 5 Number of Floors
- R6A Proposed District

Existing Commercial Overlays

C1-1	C2-1
C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

Urban Cartographics

February 2023



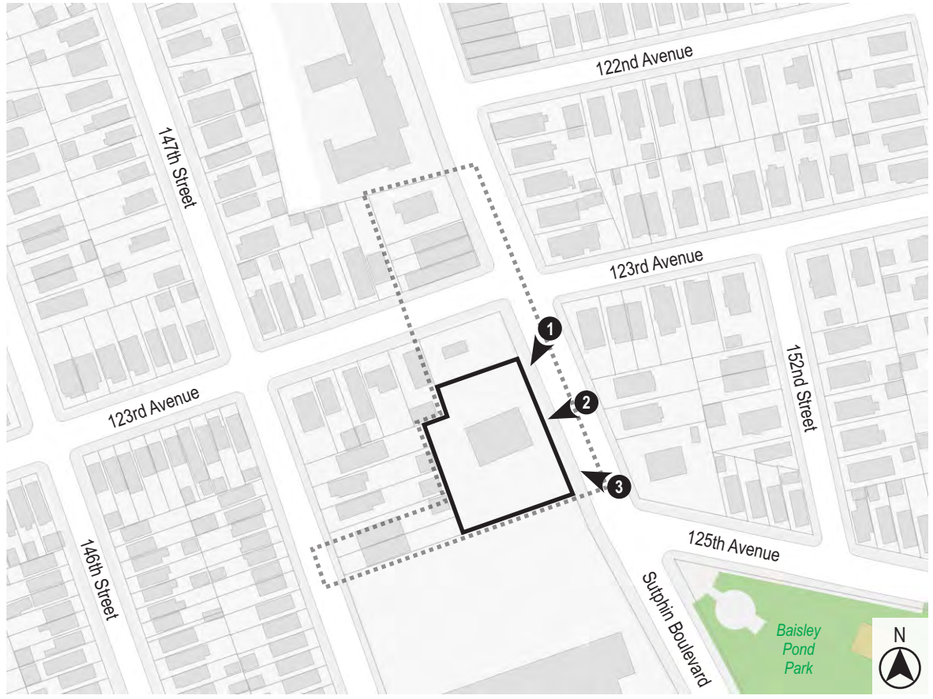
1. View of the Development Site facing southwest from Sutphin Boulevard.



2. View of the Development Site facing southwest from Sutphin Boulevard.



3. View of the Development Site facing northwest from Sutphin Boulevard.





4. View of Sutphin Boulevard facing northwest from 125th Avenue (Development Site at left).



5. View of the sidewalk along the west side of Sutphin Boulevard facing northwest (Development Site at left).



6. View of the intersection of Sutphin Boulevard and 125th Avenue facing southeast from the Development Site.





7. View of the Project Area facing southwest from Sutphin Boulevard (Block 12051, Lot 71).



8. View of 123rd Avenue facing southwest from Sutphin Boulevard (Project Area at left and right).



9. View of the Project Area facing southwest from the intersection of Sutphin Boulevard and 123rd Avenue (Block 12051, Lot 71).





10. View of Sutphin Boulevard facing southeast from 123rd Avenue (Project Area at right).



12. View of the Project Area facing southeast from 123rd Avenue (Block 12051, Lot 71).



11. View of the Project Area facing southwest from 123rd Avenue (Block 12051, Lot 71).





13. View of 123rd Avenue facing northeast (Project Area at right).



14. View of the sidewalk along the south side of 123rd Avenue facing northeast (Project Area at right).



15. View of the north side of 123rd Avenue facing northwest from the Project Area.





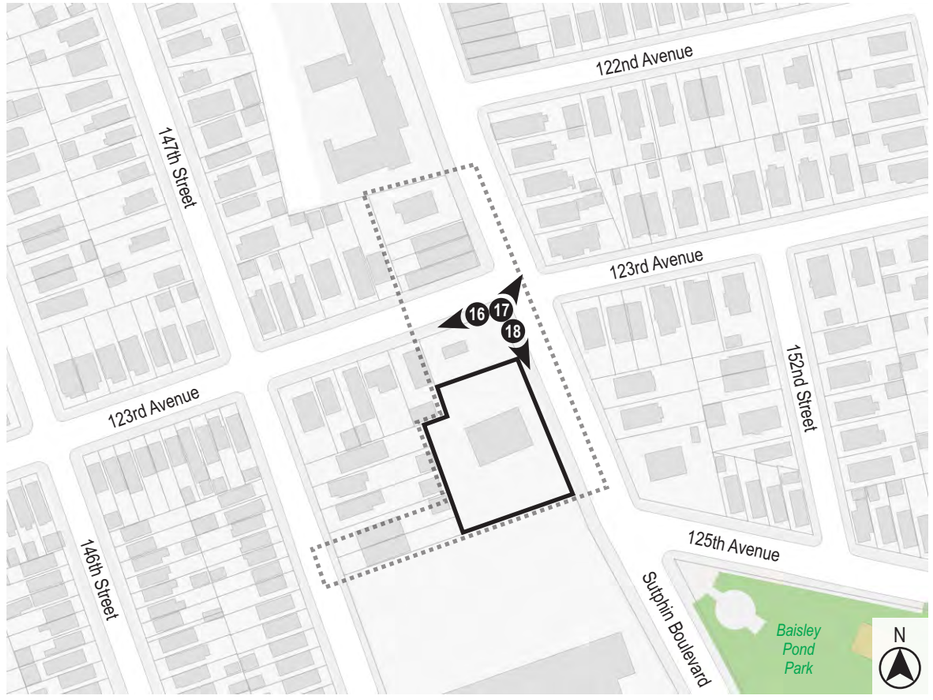
16. View of the sidewalk along the south side of 123rd Avenue facing southwest from Sutphin Boulevard (Project Area at left).



18. View of the sidewalk along the west side of Sutphin Boulevard facing southeast from 123rd Avenue (Project Area at right).



17. View of the intersection of Sutphin Boulevard and 123rd Avenue facing northeast from the Project Area.





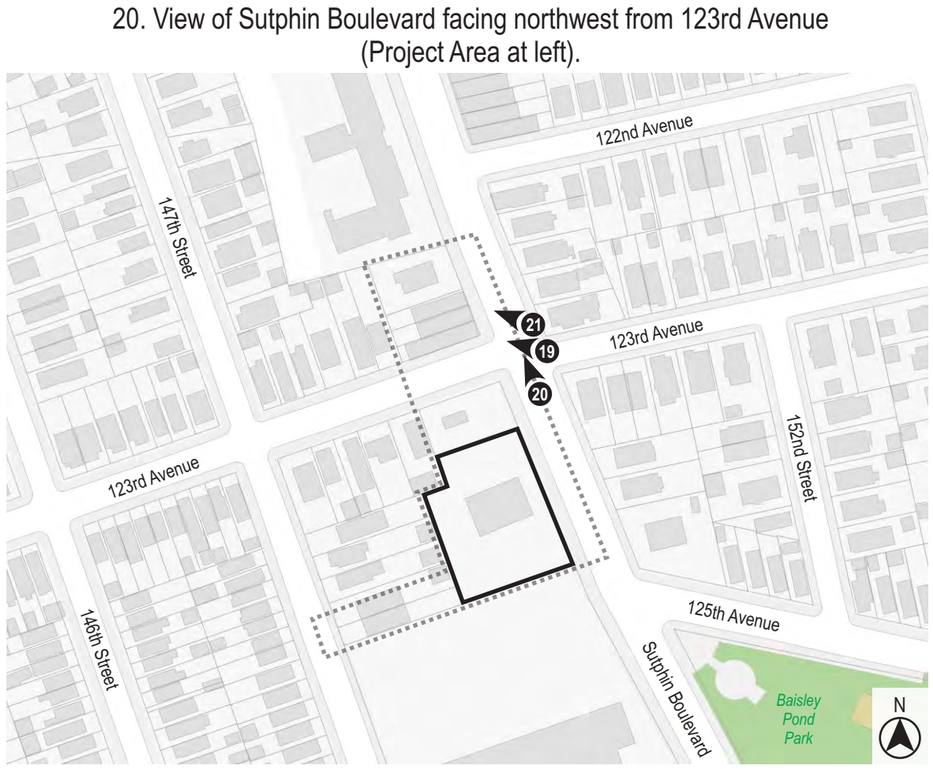
19. View of the Project Area facing northwest from the intersection of Sutphin Boulevard and 123rd Avenue (Block 12051, Lots 10, 13, 14 & 15).



21. View of the Project Area facing northwest from Sutphin Boulevard (Block 12051, Lots 10, 13, 14 & 15).



20. View of Sutphin Boulevard facing northwest from 123rd Avenue (Project Area at left).





22. View of the Project Area facing southwest from Sutphin Boulevard (Block 12051, Lots 10, 13, 14 & 15).



23. View of Sutphin Boulevard facing southeast (Project Area at right).



24. View of the sidewalk along the west side of Sutphin Boulevard facing southeast (Project Area at right).





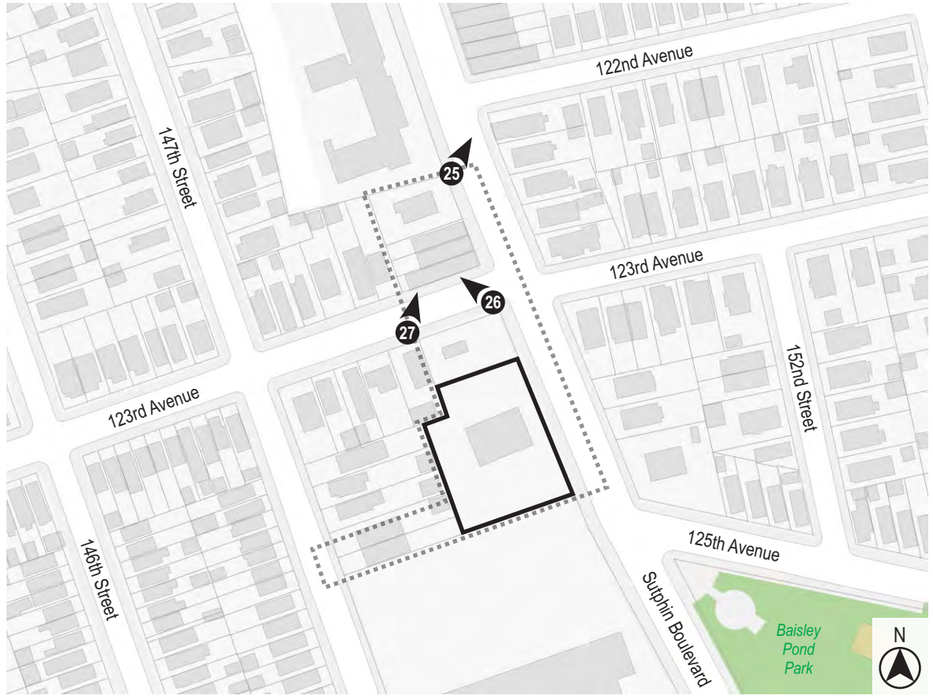
25. View of the intersection of Sutphin Boulevard and 122nd Avenue facing northeast from the Project Area.



27. View of the Project Area facing northeast from 123rd Avenue (Block 12045, Lot 15).



26. View of the Project Area facing northwest from 123rd Avenue (Block 12045, Lot 15).





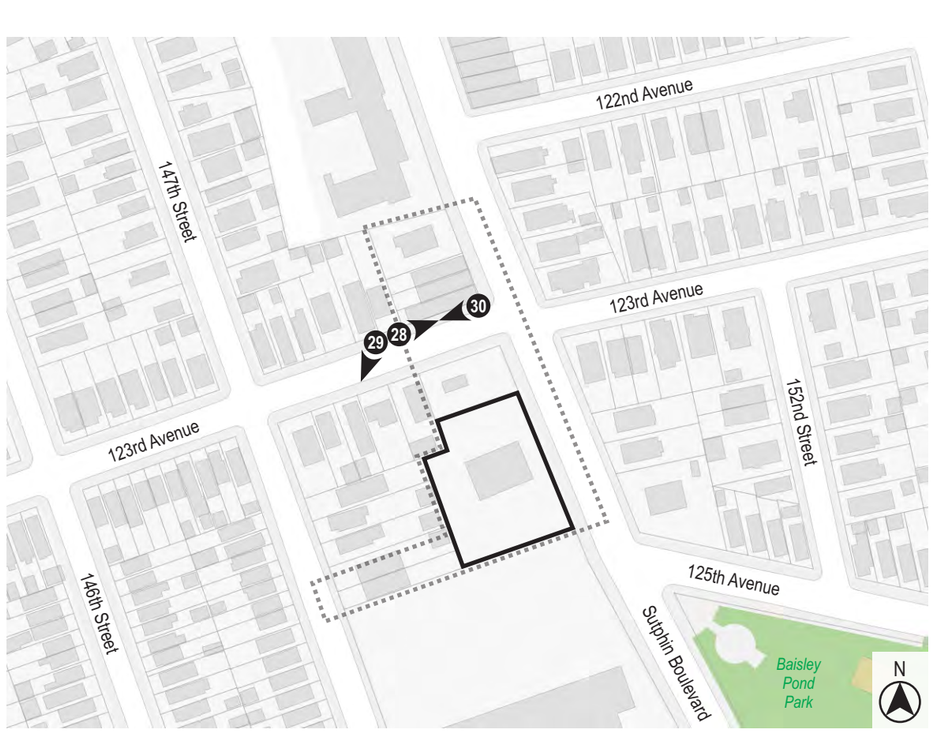
28. View of the sidewalk along the north side of 123rd Avenue facing northeast (Project Area at left).



29. View of the south side of 123rd Avenue facing southwest from the Project Area.



30. View of the sidewalk along the north side of 123rd Avenue facing southwest from Sutphin Boulevard (Project Area at right).





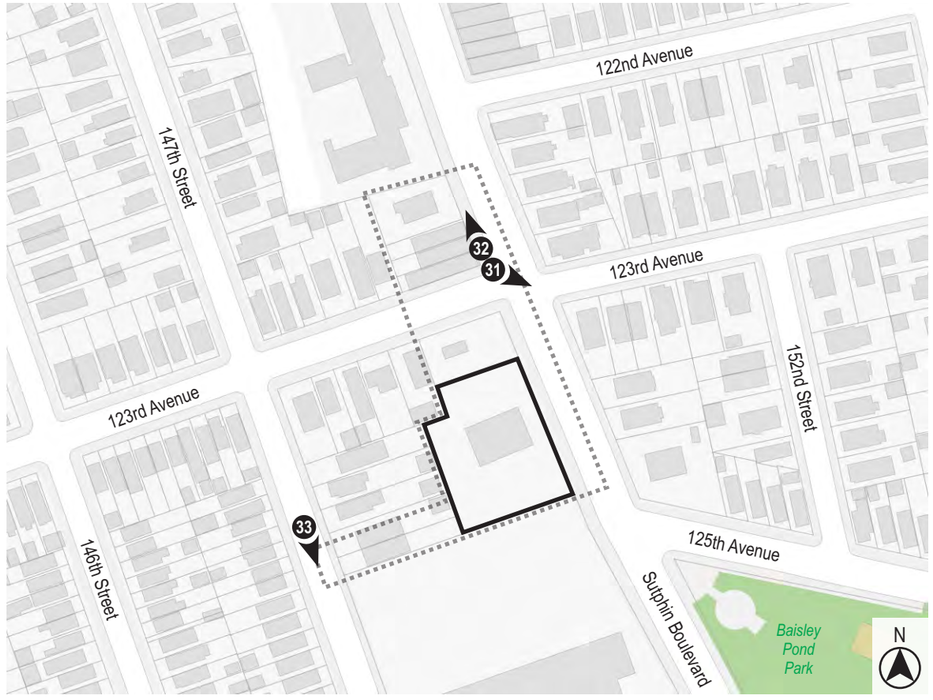
31. View of the intersection of Sutphin Boulevard and 123rd Avenue facing southeast from the Project Area.



33. View of 147th Street facing southeast (Project Area at left).



32. View of the west side of Sutphin Boulevard facing northwest from 123rd Avenue (Project Area at left).





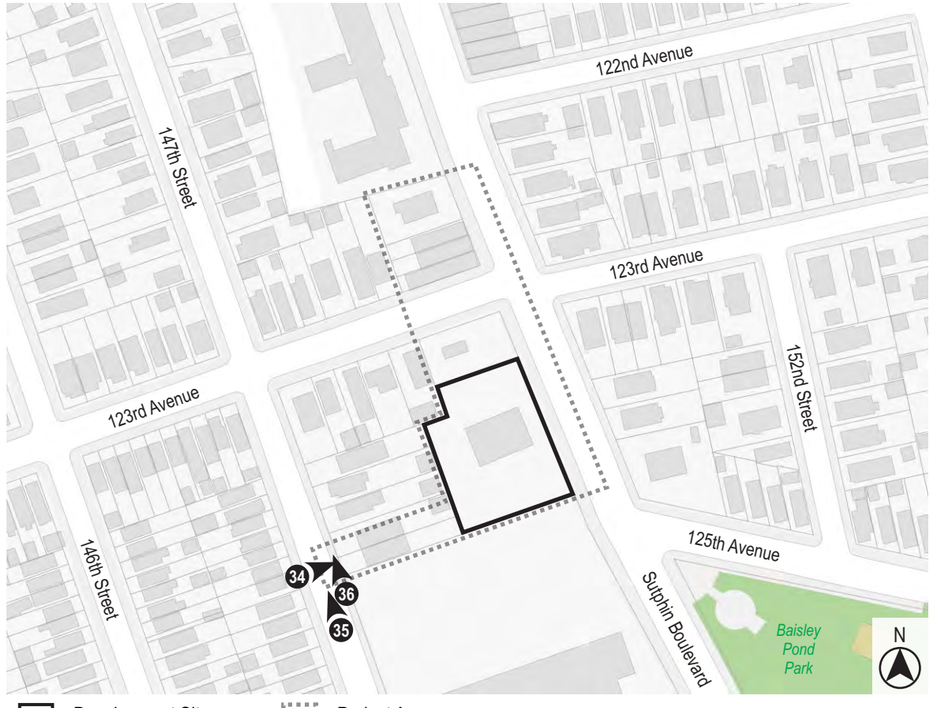
34. View of the Project Area facing northeast from 147th Street (Block 12051, Lots 57 & 155).



36. View of the sidewalk along the east side of 147th Street facing northwest (Project Area at right).



35. View of 147th Street facing northwest (Project Area at right).





37. View of the west side of 147th Street facing southwest from the Project Area.



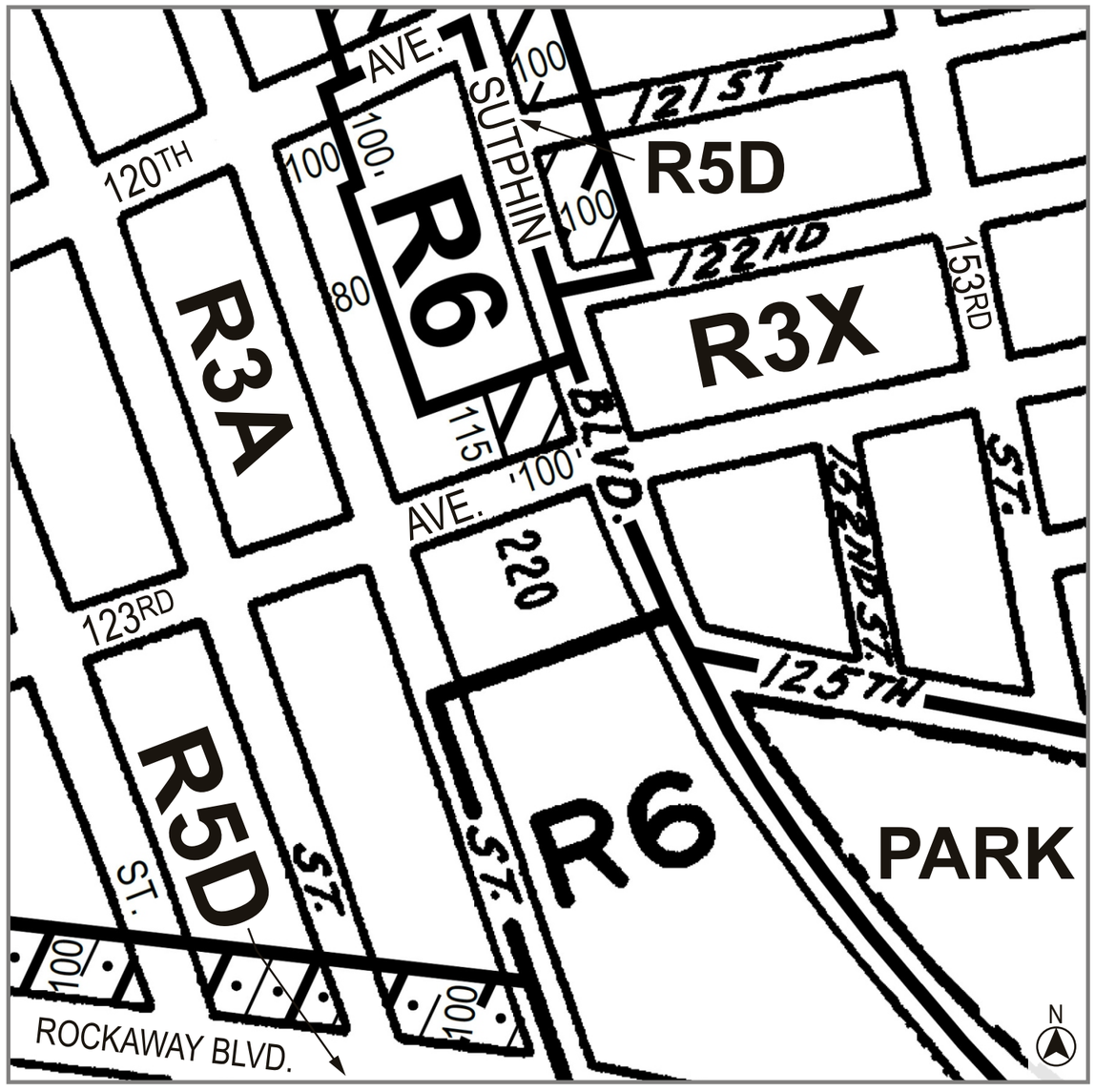
38. View of the sidewalk along the east side of 147th Street facing southeast (Project Area at left).



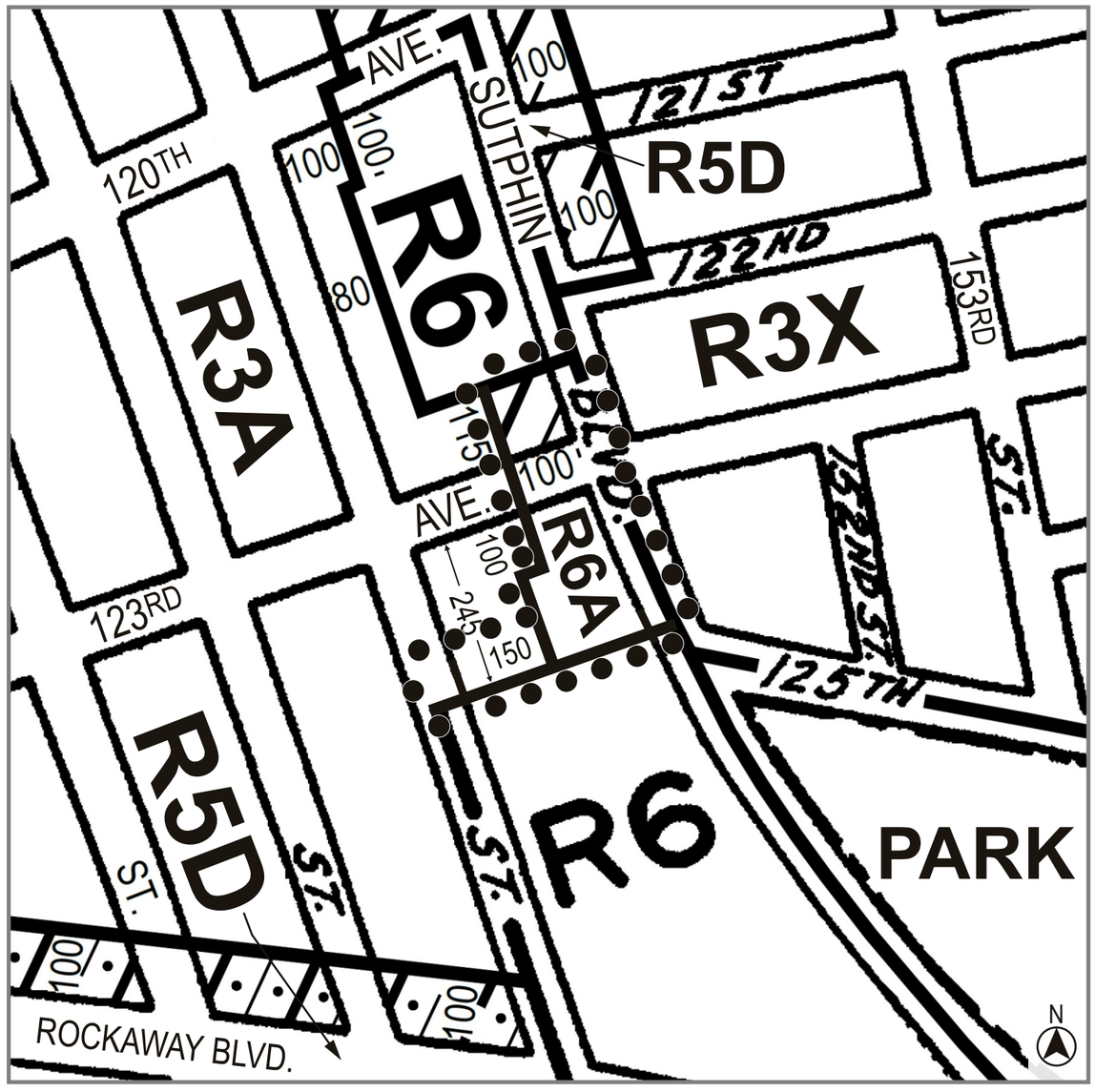
39. View of the west side of 147th Street facing northwest from the Project Area.



Zoning Change Map



Current Zoning Map (18c)



Proposed Zoning Map (18c) - Area being rezoned is outlined with dotted lines

Rezoning from R3A to R6A
Rezoning from R6 to R6A
Rezoning from R6 to R3A
Rezoning from R3A/C1-3 to R6A/C1-3

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

123-12 Sutphin Boulevard, Queens

Zoning Comparison Table

9/25/2023

	R3A Existing Zoning		R3A/C1-3 Existing Zoning		R6 Existing Zoning		R6A Proposed Zoning (MIH)		R6A/C1-3 Proposed Zoning (MIH)	
	ZR Section #	R3A	ZR Section #	R3A/C1-3	ZR Section #	R6	ZR Section #	R6A	ZR Section #	R6A/C1-3
USE GROUPS										
Permitted Use Groups	22-10	1, 2, 3, 4	22-10 / 32-10	1, 2, 3, 4, 5, 6	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10 / 32-10	1, 2, 3, 4, 5, 6
MAXIMUM FAR										
Residential	23-142	0.5, 0.6*	23-142	0.5, 0.6*	23-153/23-151	3.0 (QH)**, 2.2 (QH)***, 2.43 (HF)	23-154****	3.6	23-154****	3.6
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	23-155	3.9	23-155	3.9	23-155	3.9
Community Facility	24-11	1.0	24-11	1.0	24-11	4.8	24-11	3.0	24-11	3.0
Commercial	n/a	n/a	33-121	1.0	n/a	n/a	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	1.0	n/a	n/a	n/a	n/a	33-121	3.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS										
Minimum Front Yard	23-45	10'	34-231 / 35-51	None	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461	8'	34-232 / 33-25	None or 8'	23-462	None or 8'	23-462	None or 8 feet	23-462 / 34-232 / 33-25	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47 / 33-26	30', 20' (Commercial)	23-47	30'	23-47	30'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS										
Minimum Base Height	n/a	n/a	n/a	n/a	23-662	40' (QH)**, 30' (QH)***	23-662	40'	23-662	40'
Maximum Base Height	23-631(b)	21'	23-631(b) / 34-24(b) / 33-431	25' / 30' or 2 stories (Commercial)	23-662	65' (QH)**, 45' (QH)***	23-664****	65'	23-664**** / 33-431	65' / 60' or 4 stories (Commercial)
Maximum Building Height	23-631(b)	35'	23-631(b)	35'	23-662	75' (QH)**, 55' (QH)***	23-664****	85'/8-Stories (w/QGF)	23-664****	85'/8-Stories (w/QGF)
Maximum Height of Front Wall	23-631(b)	21'	23-631(b) / 34-24(b) / 33-431	25' / 30' or 2 stories (Commercial)	23-662	65' (QH)**, 45' (QH)***	23-664****	65'	23-664**** / 33-431	65' / 60' or 4 stories (Commercial)
Sky Exposure Plane	n/a	n/a	33-431	1:1	23-641	2.7:1 narrow / 5.6:1 wide (HF)	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	n/a	n/a	33-431	20'	23-641/23-662(c)	15' (QH), 20' (HF)	23-662(c)	15'	33-431	20'
Setbacks from Wide Streets	n/a	n/a	33-431	15'	23-641/23-662(c)	10' (QH), 15' (HF)	23-662(c)	10'	33-431	15'
OPEN SPACE										
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a	23-151	Varies	n/a	n/a	n/a	n/a
LOT COVERAGE										
Interior/Through Lot	n/a	n/a	n/a	n/a	23-153	60% / 65%** (QH)	23-153	65%	23-153	65%
Corner Lot	n/a	n/a	n/a	n/a	23-153	100% (QH)	23-153	100%	23-153	100%
DENSITY										
Maximum Number of Dwelling Units	23-22	710 sf/DU	23-22	710 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING										
Residential	25-23	100%	25-23	100%	25-23	50% (QH) / 70% (HF)	25-23	50%	25-23	50%
Commercial	12-10/25-31	n/a	36-21	By Use	n/a	n/a	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	n/a	12-10/25-251	n/a	12-10/25-251	25%	12-10/25-251	25%	12-10/25-251	25%
Affordable Independent Residences for Seniors	12-10/25-252	n/a	12-10/25-252	n/a	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	n/a	12-10/25-253	35% (QH) / 55% (HF)	12-10/25-253	35%	12-10/25-253	35%
LOADING										
Commercial	n/a	n/a	36-62	By Use	n/a	n/a	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use	n/a	n/a	n/a	n/a	36-711	By Use

*With attic allowance

**Within 100' of a wide street

***Beyond 100' of a wide street

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

123-12 Sutphin Boulevard
Community District 12, Queens

9/25/2023
Zoning Map 18c

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Queens

* * *

Queens Community District 12

* * *

Map 2 – [date of adoption]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 12, Queens

* * *