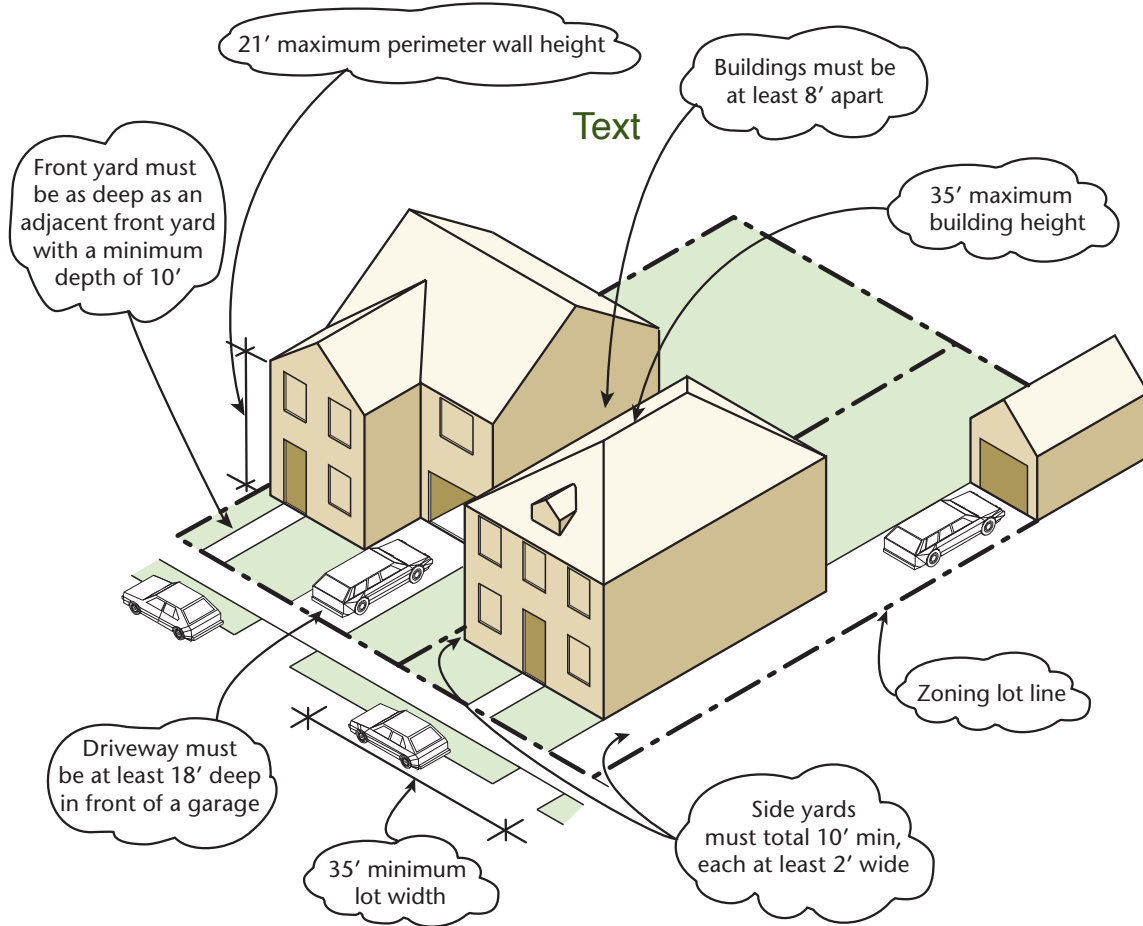


The City's draft plan for the vacant public land at 20-06 NAMEOKE AVENUE (Queens block 15534, lot 70, currently under Sanitation jurisdiction), will allow its lease or sale to a private developer for "new as-of-right residential uses pursuant to existing R3X zoning." R3X zoning allows for the construction of single and two-family detached homes. The current zoning would allow approximately 8-10 apartments to be built here. Zoning would require that each one get its own parking space. There may be better uses for 14,000 square feet of City land than creating 10 new market-rate housing units (even if those units are reserved for income-tested families). We urge you to study a different option! Let's keep this land public and create a community asset instead.



Single- and Two-Family Detached Residences										
R3X ¹	Lot Width (min)	Lot Area (min)	FAR (max)	Front Yard (min)	Rear Yard (min)	Side Yards (min)			Building Height/ Perimeter Wall (max)	Required Parking (min)
						#	Total	Each		
	35 ft	3,325 sf	0.5 ²	10 ft ³	30 ft	2	10 ft	2 ft ⁴	35 ft/21 ft	1 per dwelling unit

¹ Regulations may differ in Lower Density Growth Management Areas
² FAR may be increased up to 20% for attic allowance
³ Front yard must be at least as deep as an adjacent front yard with a minimum depth of 10 feet
⁴ Minimum of 8 feet required between buildings on adjacent zoning lots