



Briarwood Rezoning - Approved!

Introduction

Update February 27, 2008:

On February 27, 2008 the City Council adopted the Briarwood Rezoning changes as proposed. The zoning changes are now in effect.

The Department of City Planning proposes to amend the zoning map on all or portions of 39 blocks in the central Queens neighborhood of Briarwood, Community District 8 from existing R3A, R4, R4-1, and R6A zones to lower-density or contextual zones that more closely reflect existing building types and occupancy. The rezoning area is generally bounded by Parsons Boulevard to the east, Queens Boulevard and the Van Wyck Expressway to the west, Grand Central Parkway to the north and Hillside Avenue to the south.

The proposed rezoning aims to preserve the established character of Briarwood and to ensure that future residential development will reinforce the existing development patterns.

Background

Briarwood is located in central Queens between Jamaica to the southeast and the Queens Borough Hall civic campus to the northwest. The neighborhood is predominantly residential with a variety of building types including many detached one- and two-family houses.

Much of the current zoning dates from 1996, when Briarwood was rezoned with various contextual districts. This rezoning study was initiated by the Department of City Planning following community concerns that the 1996 rezoning did not fully recognize the fine-grained differences in the built character of the neighborhood. The Briarwood rezoning is the result of close consultation with the Briarwood Civic Association.

The Briarwood rezoning follows two recent rezonings in the immediate vicinity. Jamaica Hill, the adjacent neighborhood to the east of Briarwood, was contextually rezoned in 2006. A rezoning of 368 blocks encompassing Downtown Jamaica and its adjacent neighborhoods was adopted in September 2007, and is located south and east of the Briarwood rezoning area.



Briarwood Rezoning Area

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Various building types on Pershing Crescent in an R3A zone



Elevator apartment buildings along Hoover Avenue in an R6A zone

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Existing Context and Zoning

The Briarwood rezoning area is currently zoned R3A, R4, R4-1 and R6A (see attached Map Figure 4: Existing Zoning). The area zoned R4 has been unchanged since 1961 while the other areas were rezoned in 1996.

 [View Briarwood Zoning Comparison Chart](#)

R3A

The R3A district permits one- and two-family detached residences at a maximum allowable floor area ratio (FAR) of 0.6 (including a 0.1 FAR attic allowance). Community facilities are allowed at a maximum FAR of 1.0. A minimum lot width of 25 feet and a minimum lot area of 2,375 square feet are required. The perimeter wall may rise 21 feet before sloping or being set back to achieve a maximum height of 35 feet. One parking space is required for each dwelling unit.

R4

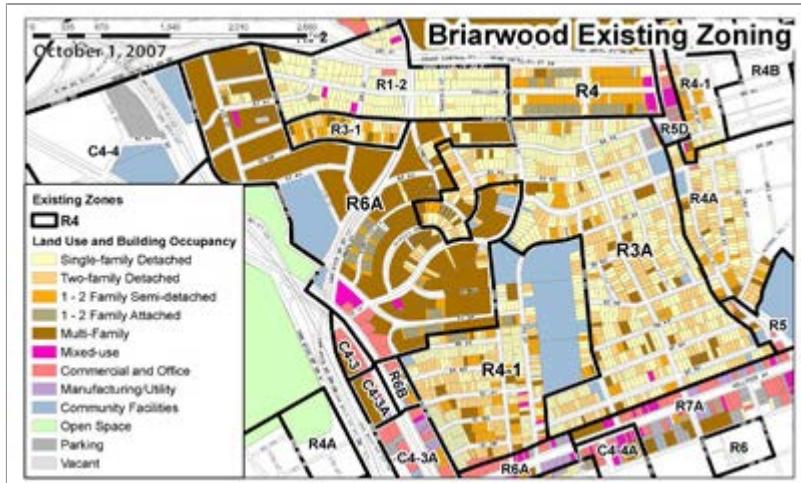
The R4 district permits all types of residences including multifamily residential development at a maximum FAR of 0.9 (including a 0.15 attic allowance). On predominantly built up blocks where R4 infill regulations could apply, the maximum residential FAR is 1.35. Community facilities are allowed at a maximum FAR of 2.0. A minimum lot width of 40 feet and a minimum lot area of 3,800 square feet are required for detached houses, and a minimum lot width of 18 feet and minimum lot area of 1,700 square feet is required for all other residential buildings. The perimeter wall may rise 25 feet before being set back to achieve a maximum building height of 35 feet. One parking space is required for each dwelling unit.

R4-1

The R4-1 district permits one- and two-family detached and semi-detached residences at a maximum FAR of 0.9 (including a 0.15 FAR attic allowance). A maximum FAR of 2.0 is allowed for community facilities. A minimum lot width of 25 feet and a minimum lot area of 2,375 square feet are required for detached houses, and a minimum lot width of 18 feet and minimum lot area of 1,700 square feet are required for semi-detached residences. The perimeter wall may rise 25 feet before sloping back to a maximum building height of 35 feet. One parking space is required for each dwelling unit.

R6A

The R6A district permits all types of residences at a maximum FAR of 3.0. R6A requires a street wall height between 40-60 feet and has a maximum height of 70 feet. This zone typically produces 6- or 7-story apartment buildings set on the street line. Community facilities are allowed at an FAR of 3.0. Off street parking for 50% of the dwelling units is required.



Existing zoning map with Land Use and Building Occupancy

 [View a larger image](#)

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Proposed Zoning

The proposal, encompassing all or part of 39 blocks in Briarwood, would rezone existing R3A, R4, R4-1 and R6A districts to lower-density or contextual districts (R3X, R4, R4-1, R4A, R4B and R5D), in order to preserve the area's character and to ensure that future residential development is consistent with its surrounding context.

 [View Briarwood Zoning Comparison Chart](#)

Proposed R3X (from R3A and R4-1)

The proposed R3X District would be mapped on all or portions of 22 blocks currently zoned R3A bounded by 84th Road to the north, 148th Street to the east, 144th Street to the west and Hillside Avenue to the south, and on a portion of one block front, currently zoned R4-1, on 148th Street, between 84th Drive and 87th Avenue to the south. Most of the homes in these areas are one- and two-family detached houses on comparatively wider lots than other parts of the Briarwood neighborhood

The proposed R3X District would limit new development to 1- and 2- family detached houses on lots with a minimum width of 35 feet and a minimum lot area of 3,325 square feet. The perimeter wall would be permitted to rise to a maximum height of 21 feet before sloping to a maximum height of 35 feet. One parking space per dwelling unit is required. The maximum allowable FAR of 0.6 (including a 0.1 FAR attic allowance).



Typical detached houses on 150th Street in a proposed R3X zone

Proposed R4-1 (from R3A and R4)

R4-1 is proposed on portions of two blocks currently zoned R3A bounded by 87th Avenue to the north, Parsons Boulevard to the east, 144th Street to the west and Hillside Avenue to the south, and on portions of three blocks currently zoned R4 bounded by the Grand Central Parkway to the north, Parsons Boulevard to the east, Hoover Avenue to the south and Smedley Street to the west. Most of the homes in the area are one- and two-family detached and semi-detached houses on narrow lots.

The proposed R4-1 District would limit new development to one- and two-family, detached and semi-detached buildings. A minimum lot width of 25 feet and a minimum lot area of 2,375 square feet are required for detached houses. For semi-detached houses a minimum lot width of 18 feet and a minimum lot area of 1,700 square feet are required. The maximum perimeter wall height is 25 feet and maximum building height is 35 feet . This district has a maximum FAR of 0.9 (including a 0.15 FAR attic allowance).



Typical semi-detached houses on Coolidge Avenue in a proposed R4-1 zone

Proposed R4A (from R4-1)

R4A is proposed on portions of two blocks, currently zoned R4-1, bounded by 86th Avenue to the north, 143rd Street to the east, 139th Street to the west and 87th Avenue to the south, and on portions of two blocks bounded by 84th Drive to the north, 148th Street to the east, 143rd Street to the west and 87th Avenue to the south. Most of the homes in the two areas are larger detached one- and two-family houses on wide lots.

The proposed R4A District would allow only detached, one- or two-family houses on properties with minimum lot widths of 30 feet. The maximum FAR allowed is 0.9 (including a 0.15 FAR attic allowance). The maximum perimeter wall height is 25 feet and maximum building height is 35 feet.

Proposed R4B (from R6A and R4)

An R4B District is proposed on a portion of two blocks on the southern block front of Pershing Crescent currently zoned R6A, and on all or portions of three blocks in the northeast corner of Briarwood bounded by the Grand Central Parkway to the north, Parsons Boulevard to the east, Hoover Avenue to the south and Smedley Street to the west, currently

zoned R6A and R4. Most of the homes in the three areas are attached one- and two-family rowhouses.

R4B Districts restrict development to one- and two-family residences and permit detached, semidetached and attached residential buildings. The maximum FAR is 0.9 and maximum building height is 24 feet. Front yard parking is prohibited in R4B Districts. R4B Districts typically produce two-story row houses.



Two-story row houses on Hoover Avenue in a proposed R4B zone

Proposed R4 (from R6A)

An R4 District is proposed on a portion of two blocks, currently zoned R6A, on 85th Drive, just west of Manton Street. Most of the homes in the areas are attached one- and two-family row houses with parking accessed through front yard driveways.

The proposed R4 District, a general residence district, permits all types of housing, including multifamily residential development at an FAR of 0.9, and a maximum FAR of 1.35 where R4 infill regulations could apply. The maximum building height in R4 districts is 35 feet and the maximum perimeter wall height is 25 feet.

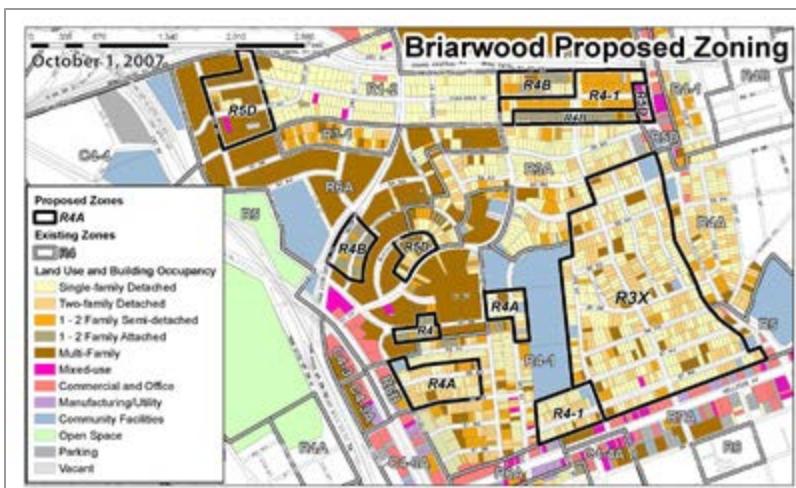


Row houses with front yard parking on 85th Drive in a proposed R4 zone

Proposed R5D (from R4 and R6A)

An R5D District is proposed: on portions of two blocks, currently zoned R4, fronting on Parsons Boulevard between the Grand Central Parkway to the north and Hoover Avenue to the south; on all or portions of three blocks, currently zoned R6A, bounded by the Grand Central Parkway to the north, 138th Street to the east, 135th Street to the west and Hoover Avenue to the south; and on a portion of one block bounded by Burden Crescent to the north and 85th Avenue to the south, also in an R6A District. Most of the buildings in the three areas are attached three-story, multi-family apartments.

The proposed R5D District, is a general residence district that allows for all types of housing. The maximum allowable residential FAR is 2.0. R5D regulations allow a maximum building height of 40 feet. Parking spaces for 66% of dwelling units are required in R5D Districts and if more than one dwelling unit is provided, parking cannot be waived.



Proposed zoning map with Land Use and Building Occupancy

[View a larger image](#)

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Public Review

On October 1st, 2007, the Department of City Planning certified the Uniform Land Use Review ([ULURP](#)) application (C 080101 ZMQ) for the Briarwood rezoning to begin the formal public review process.

Milestone	Date
Department of City Planning Certification	October 1st, 2007
Community Board 8 Approval	November 14, 2007
Queens Borough President Approval	December 4, 2007
City Planning Commission Approval ( Read the CPC Report)	January 28, 2008
City Council Approval	February 27, 2008

For more information, contact the Queens Office of the Department of City Planning at (718) 520-2100.

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).