

Property Information (1)

71 UTICA AVENUE, BROOKLYN 11203

Public Facility / Institution

Owner: VICTORY ASSEMBLY

Block: 4591 Lot: 63

Property Characteristics:

Lot Area: 10,000 sq ft (100' x 100')

of Buildings: 1 Year built: 1952

Building frontage: 100' (Building frontage along the street measured in feet.)

of floors: 1 Building Area: 10,000 sq ft

Total Units: 3 Residential Units: 0

Primary zoning: C8-2 Commercial Overlay: None

Floor Area Ratio: 1

Max. Allowable Residential FAR: 0

Max. Allowable Commercial FAR: 2

Max. Allowable Facility FAR: 4.8

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities. FAR may depend on street widths or other characteristics. Contact [City Planning Dept.](#) for latest information.

MORE INFO:

- [Zoning Map #: 17b](#) (how to read NYC zoning maps)
- [Historical Zoning Maps: 17b](#)
- [NYC Dept. of Buildings](#)
- [Property transaction records](#) (NB: buildings w/condos may not show transaction results)
- [NYC Dept. of Finance Assessment Roll](#)
- [NYC HPD data](#)
- [NYC Planning's ZoLa application](#)
- [NYC Digital Tax Map](#)
- [NYC zoning guide](#)
- [NYC Watershed Resources](#)

ASIS shortcut to this property:

<http://www.oasisnyc.net/printmap.aspx?zoomto=lot:3045910063>

Source: MapPLUTO Tax Block & Tax Lot files from the New York City Department of City Planning, 2018 (ver. 18v1).

Community District (1)

Brooklyn 17 Community District Information

Chairperson: Barrington Barrett

District Manager:

Address: 4112 Farragut Road, corner of Albany Road, Brooklyn, NY, 11203

Phone: 718-434-3461 Email: BK17@nyc.gov

Website: <https://cbbrooklyn.cityofnewyork.us/cb17/>

Meeting Information:

Go to [District Profile](#) by NYC Dept. of City Planning

Political Districts (5)

NYC Council: [District 41](#)

NY State Assembly: [District 058](#)

NY State Senate: [District 20](#)

US House of Representatives: [District 9](#)

US Senate: [New York](#)