

OFFERING MEMORANDUM

2310 Jerome Avenue Brooklyn, NY 11235



THE OFFERING

The CS Organization is pleased to present 2310 Jerome Avenue to market. The lot consists of 8,099 SF and is zoned R4. The property lies within the Greater Transit Zone and benefits from Qualifying Residential Site (QRS) eligibility allowing it to yield up to 18 units across a maximum buildable area of 12,148.5 SF. Primely located in the heart of Sheepshead Bay, the property features from strong visibility and accessibility to major neighborhood retail thoroughfares. 2310 Jerome is nestled in the thriving submarket of Sheepshead Bay with consistent demand for housing positioning it for tremendous development upside and long term value.

\$2,899,999

Price Per Buildable SF \$238

SUBJECT PROPERTY

2310 Jerome Avenue Brooklyn, NY 11235

Zoning: R4 Greater Transit Zone

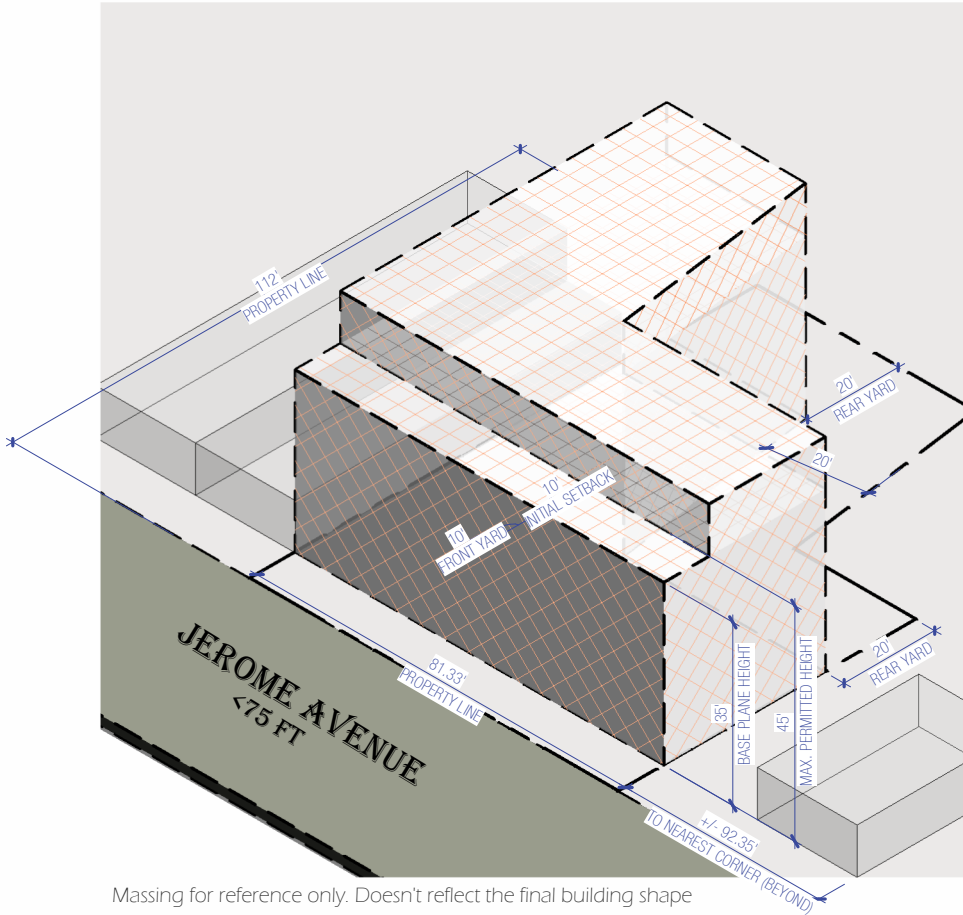
Lot Area: 8,099 SF

Frontage on Jerome: 81.33'

RE Tax 26:\$7,437

Buildable SF: 12,148.5





Massing for reference only. Doesn't reflect the final building shape

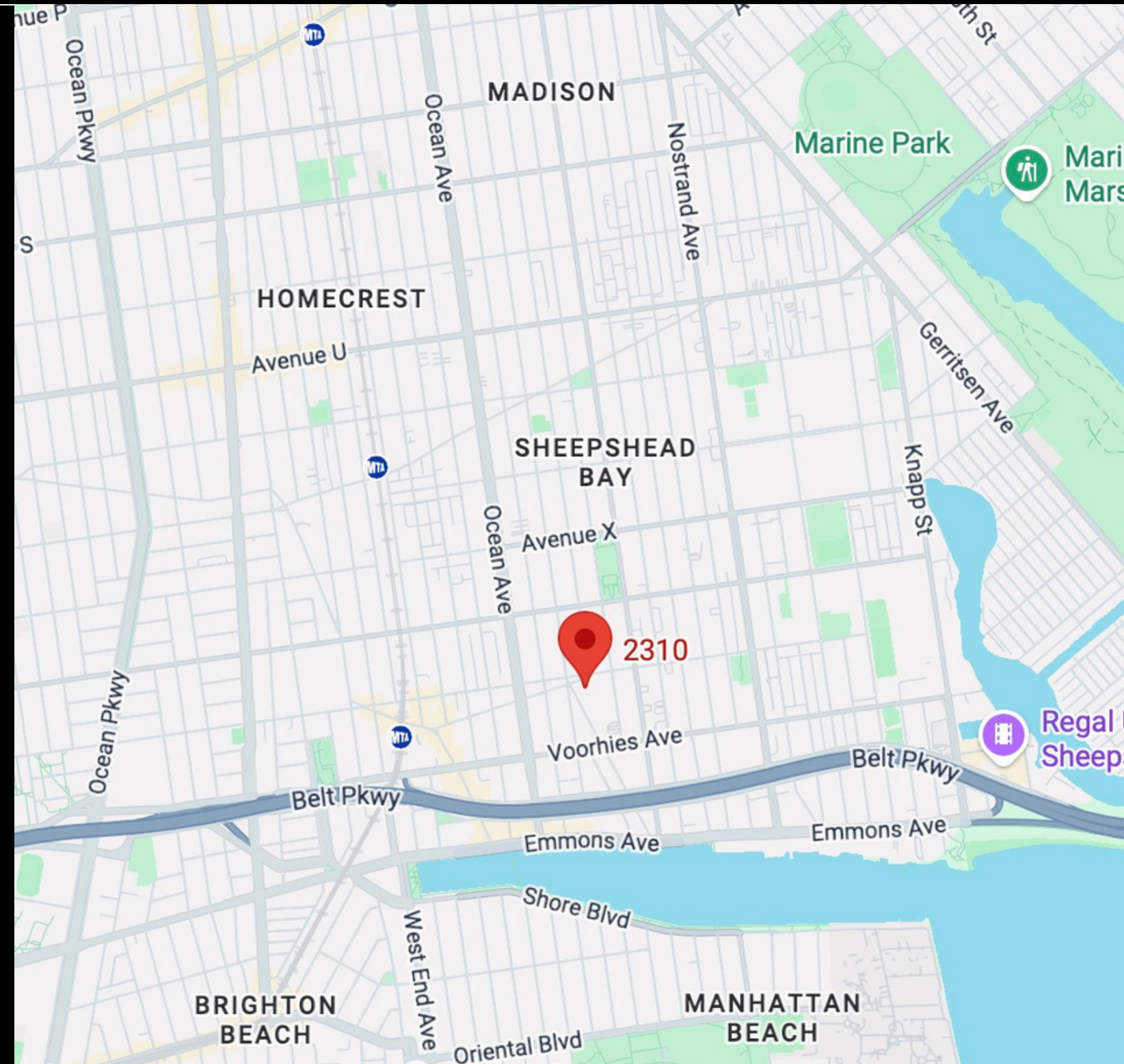
ZONING ANALYSIS				
ADDRESS:	2310 JEROME AVE, BROOKLYN, NY 11235			
ZONING DISTRICT:	R4 (GENERAL RESIDENCE DISTRICT)			
ZONING MAP:	29a			
FLOOD ZONE:	ZONE AE EL. 10			
TRANSIT ZONE:	YES WITHIN THE GREATER TRANSIT ZONE			
BLOCK:	7468			
LOT(S):	5			
LOT COMMENT:	INTERIOR LOT			
LOT DIMENSIONS	81.33' (FRONTAGE) X 112' (DEPTH)			
FRONTAGE STREET	JEROME AVENUE WIDE STREET >75'			
ZONING LOT AREA (SF)	8,099 SF (TO BE CONFIRMED WITH ARCHITECTURAL SURVEY)			
DESCRIPTION	ZR §	REQUIREMENTS	NOTES	
ARTICLE II: RESIDENTIAL DISTRICT REGULATIONS - CHAPTER 3 - RESIDENTIAL BULK REGULATIONS IN RESIDENCE DISTRICTS				
FAR	FAR	23-20	1.50 (QUALIFYING RESIDENTIAL SITES)	
	FLOOR AREA (SF)		12,148.5 SF	
YARD REGULATIONS	FRONT YARD (FT)	23-321	10'	
	SIDE YARD (FT)	23-332 9 (c) 23-332	NOT REQUIRED	IF YARD IS PROVIDED MIN. IS 5'
	REAR YARD (FT)	23-342 a(1)),b	20'	DETACHED / ZERO LOT LINE: 20' LOT LINE SETBACK; 30' REAR YARD ABOVE 75'.
MAXIMUM LOT COVERAGE	LOT COVERAGE (%)	23-361(b)	80%	DISTANCE TO CORNER = 93' FROM PL. 7271 SF TOTAL LOT AREA (BEYOND 100' OF STREET INTERSECTION) 508.7 SF TOTAL LOT AREA (WITHIN 100' OF STREET INTERSECTION)
	LOT AREA COVERAGE (SF)		5,816.96 SF	
SPECIAL RULES FOR INTERIOR LOTS	LOT COVERAGE	23-363 (b)	100%	80% OF 7271.21 SF = 5,816.96 SF 100% OF 508.7 SF = 508.7 SF
	LOT AREA COVERAGE (SF)		508.7 SF	
HEIGHT AND SETBACK REGULATIONS	BASE PLANE HEIGHT (FT)	23-421 23-422 23-423 23-424	35'	
	BUILDING HEIGHT MAXIMUM (FT)		45'	FOR QUALIFYING RESIDENTIAL SITES
	FRONT SETBACKS (FT)		N/A	SETBACK DEPTH OF AT LEAST 10' FROM ANY STREET WALL FRONTING A WIDE STREET 15' FRONTING A NARROW STREET
MAXIMUM NUMBER OF DWELLING UNITS	D.U FACTOR	23-52	680	12,148.5 SF/680 = 17.8654 (18 DWELLING UNITS) (TO BE CONFIRMED WITH ARCHITECTURAL SURVEY)
			18 D.U	
ARTICLE VI: RESIDENTIAL DISTRICT REGULATIONS - CHAPTER 4 - SPECIAL REGULATIONS APPLYING IN FLOOD ZONES				
SPECIAL USE REGULATIONS	LEVEL ABOVE CURB (FT)	64-323	3'	ABOVE BASE PLANE
ZR 25-222 PARKING REQUIREMENTS: 35% OF DWELLING UNITS. IF 5 OR LESS PARKING SPOTS ARE REQUIRED, ALL REQUIREMENTS CAN BE WAIVED.				

2310 JEROME AVE,
BROOKLYN, NY 11235

Z-100
ZONING ANALYSIS

RISE ARCHITECTURE
ARCHITECTURE | INTERIOR DESIGN





Brokerage | Capital Advisory | Development



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Licensed Real Estate Broker



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