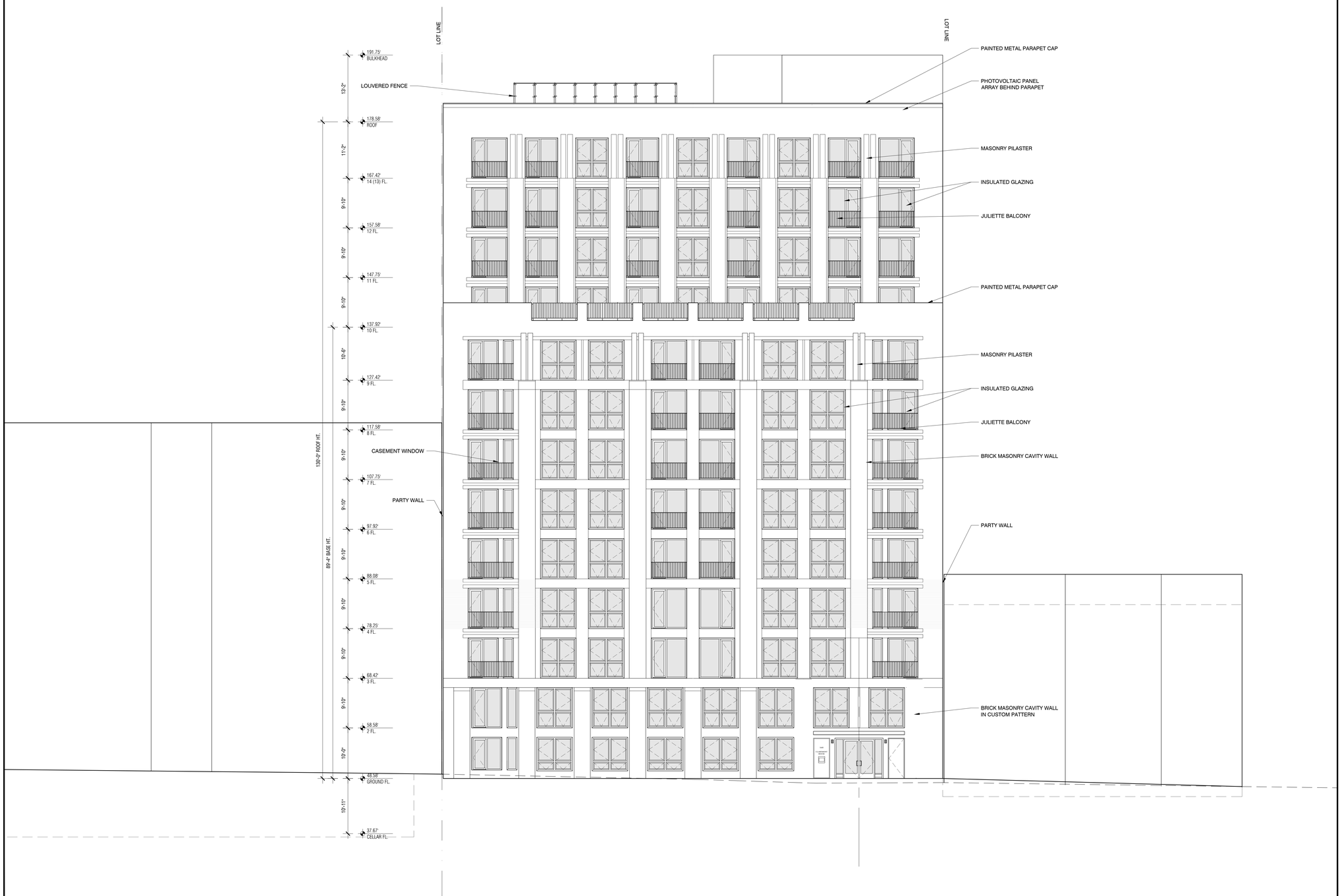
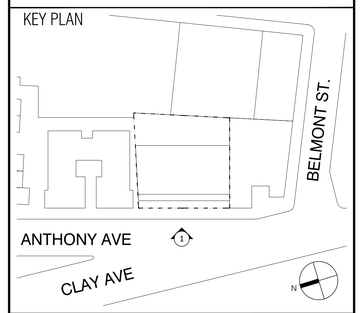


01 WEST ELEVATION
1/8" = 1'-0"

LEGEND / NOTES

KEY PLAN



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05	ULURP-R2	2024-09-23
04	ULURP-R1	2024-07-15
03	ULURP	2023-05-31
02	DRAFT ULURP	2023-05-19
01	PRE-ULURP BLDS DESIGN CONSULTATION	2023-02-27
No.	ISSUE	DATE

DOB EMPLOYEE STAMPS AND SIGNATURES

PRELIMINARY
NOT FOR CONSTRUCTION

DOB BSCAN STICKER

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Camber Property Group
Almat Urban LLC

CONSULTANT

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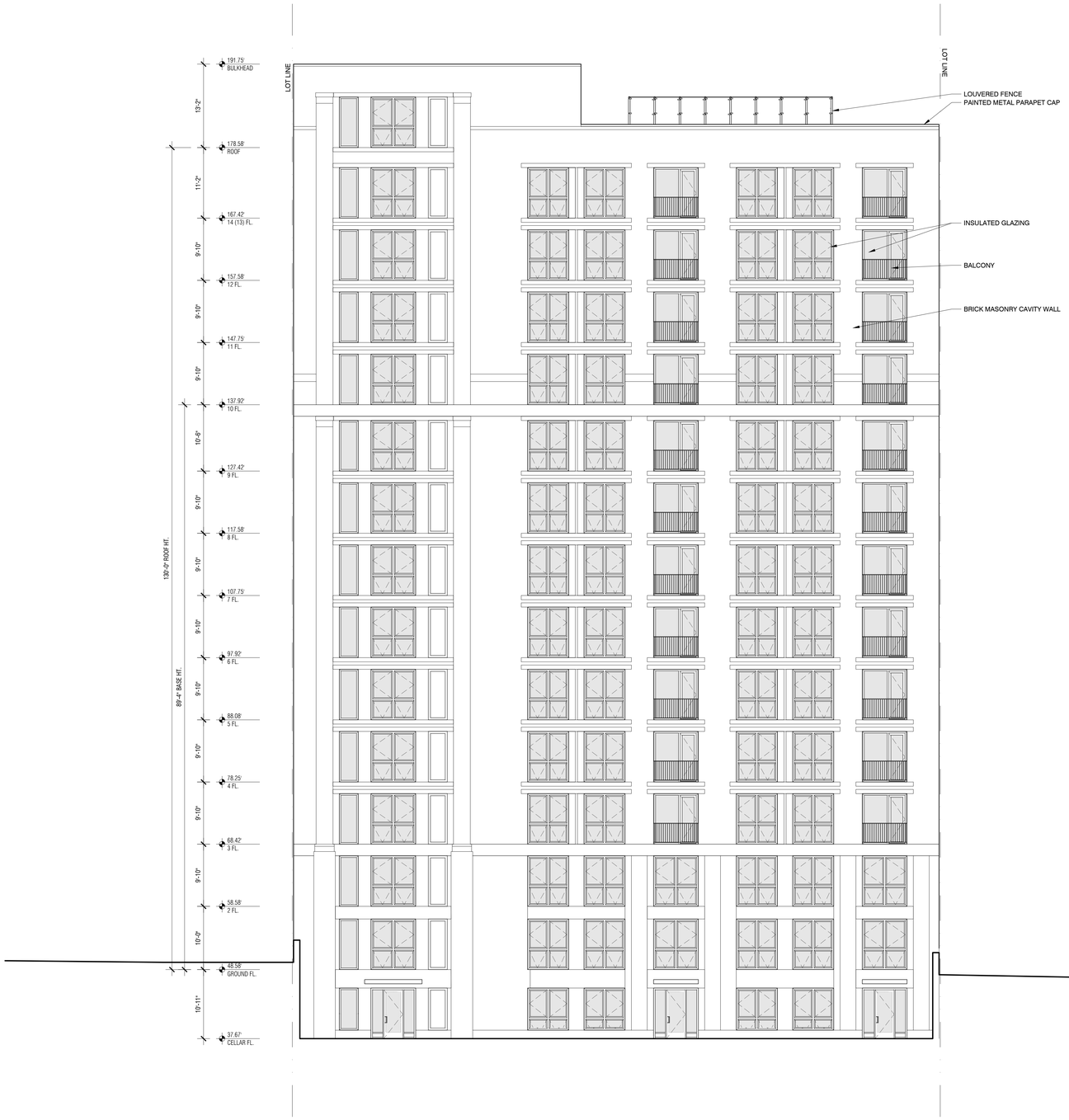
PROJECT
Claremont House
1640 Anthony Avenue
Bronx, NY

SHEET TITLE
WEST ELEVATION

SEAL & SIGNATURE

DATE:	2021-01-28
PROJECT NO.	A21067
DRAWING BY:	AM
CHK BY:	AM
DWG NO:	A200
SHEET NO.	YY OF XX

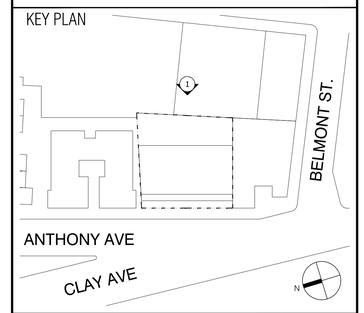
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01 EAST ELEVATION
1/8" = 1'-0"

LEGEND / NOTES

KEY PLAN



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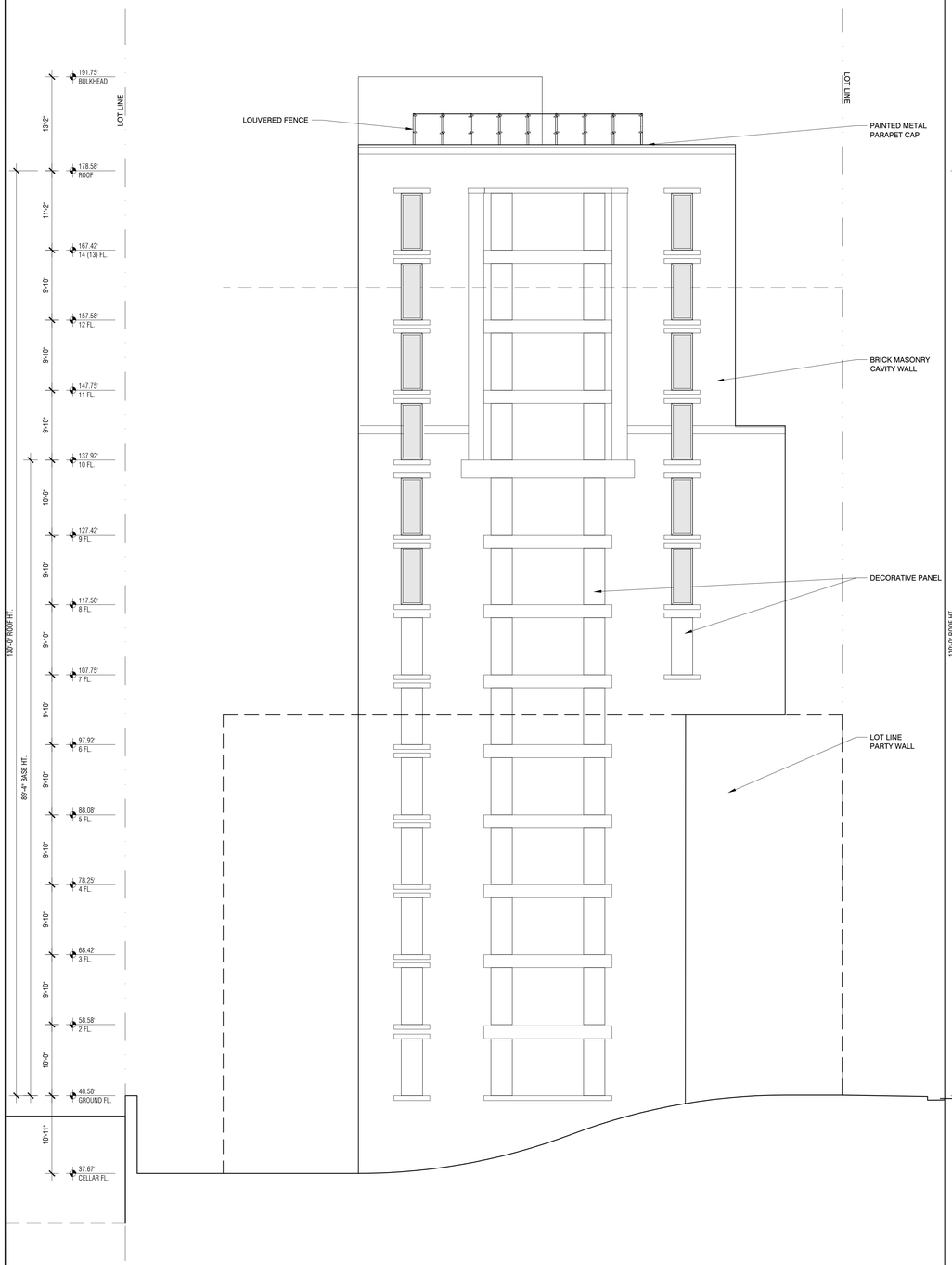
PROJECT
Claremont House
1640 Anthony Avenue
Bronx, NY

SHEET TITLE
EAST ELEVATION

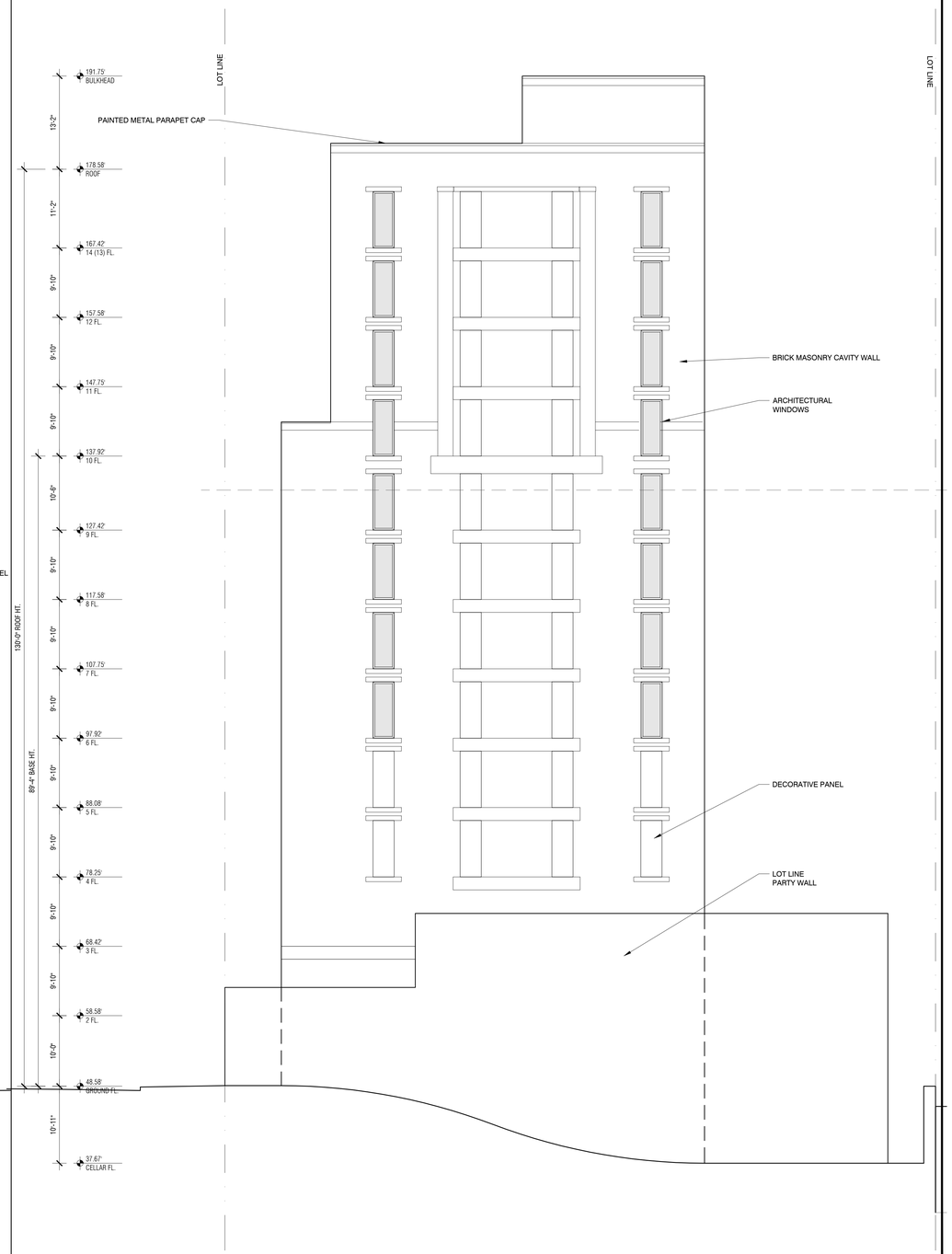
SEAL & SIGNATURE

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DWG NO:	A201
SHEET NO.	YY OF XX

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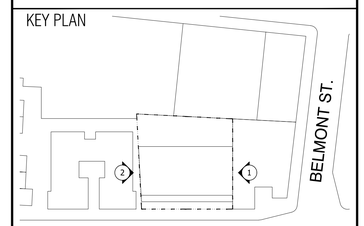
02 NORTH ELEVATION
1/8" = 1'-0"



01 SOUTH ELEVATION
1/8" = 1'-0"

LEGEND / NOTES

KEY PLAN



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05	ULURP-R2	2024-09-23
04	ULURP-R1	2024-07-15
03	ULURP	2023-05-31
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01	PRE-ULURP BLDS DESIGN CONSULTATION	2023-02-27
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PROJECT
Claremont House
1640 Anthony Avenue
Bronx, NY

SHEET TITLE
NORTH AND SOUTH ELEVATIONS

SEAL & SIGNATURE

DATE:	2021-01-28
PROJECT NO.	A21067
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CHK BY:	AM
DWG NO:	A202
SHEET NO.	YY OF XX

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PROPOSED ULURP ACTIONS

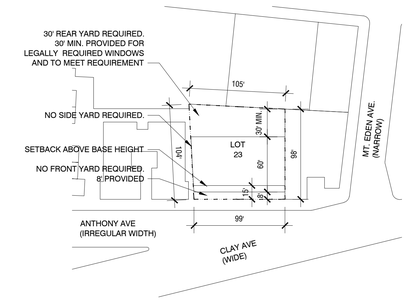
The Proposed project requires approval of the following actions by the City Planning Commission, which are subject to the Uniform Land Use Review Procedure (ULURP) pursuant to Section 197-c of the City Charter. See LR Item 3: Description of Proposal for additional information.

1. Urban Development Action Area Designation, Project Approval, and Disposition of City-Owned Property
2. Zoning Map Amendment of the Project Area from R7-1 to R8
3. Zoning Text Amendment to map the Project Area as a Mandatory Inclusionary Housing Area (MIHA) by adding the area to the maps of Mandatory Inclusionary Areas in Appendix F of the Zoning Resolution.

05 PROPOSED ACTIONS
NTS

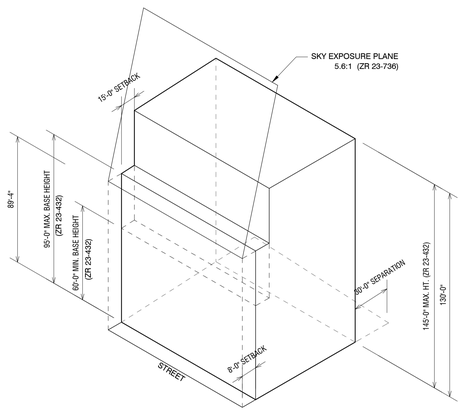
Floor	Use Group, Use	Gross Floor Area (sf)	Exterior Wall area (sf)	Mechanical Deductions (sf)	Proposed Zoning Floor Area (sf)
Roof	Bulkhead: elevator, stair, and mechanical	1,345.5	--	--	--
13 (14)	2 - Residential	5,316.1	202.9	93.0	5020.2
12	2 - Residential	5,316.1	202.9	93.0	5020.2
11	2 - Residential	5,316.1	202.9	93.0	5020.2
10	2 - Residential	5,316.1	202.9	93.0	5020.2
9	2 - Residential	6,014.9	212.0	107.0	5695.9
8	2 - Residential	6,014.9	212.0	107.0	5695.9
7	2 - Residential	6,014.9	212.0	107.0	5695.9
6	2 - Residential	6,014.9	212.0	107.0	5695.9
5	2 - Residential	6,014.9	212.0	107.0	5695.9
4	2 - Residential	6,014.9	212.0	93.5	5709.4
3	2 - Residential	6,014.9	212.0	93.5	5709.4
2	2 - Residential	6,014.9	212.0	93.5	5709.4
1 (Ground)	2 - Residential	6,014.9	212.0	97.4	5705.5
Cellar	2 - Res. accessory, mechanical	6,014.9	--	--	--
Total		82758.9	2719.6	1284.9	71394.0

02 FLOOR AREA SUMMARY
NTS



NOTES:
1. DIMENSIONS ARE ROUNDED TO NEAREST FOOT.
2. SEE SITE SURVEY AND SITE PLAN FOR ADDITIONAL INFORMATION

04 ZONING DIAGRAM
NTS



03 HEIGHT AND SETBACKS
NTS

Zoning Analysis

Site Information

Block	2888
Lot	23
Street Address	1640 Anthony Avenue at Clay Ave.
Zoning District	R7-1 (R8 Proposed)
Community District	4 Bronx
Zoning Section Map No.	3d
Zoning Lot Area	10,237 sf

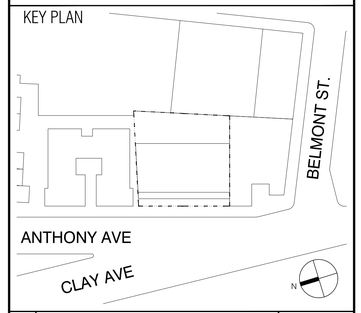
Zoning Regulations	ZR Section	Permitted/ Required	Proposed	Compliance
Use Regulations	ZR 22-10	Uses permitted As-Of-Right: Use Group 1, 2, 3, 4	Use Group 2	Complies
Bulk Regulations				
Floor Area and Lot Coverage (FAR x 10,237 Lot Area)				
Max. Allowable FAR for Residential	ZR 23-22	7.20 *1 - 73,706 sf	6.97 - 71,394 sf	Complies
Min. Lot Area	ZR 23-12	1,700 sf	10,237 sf	Complies
Min. Lot Width	ZR 23-12	18'	99'	Complies
Max. Lot Coverage (interior lot)	ZR 23-362	80% - 8,190 sf	58.9% - 6,030 sf	Complies
Yard Regulations				
Min. Required Front Yard	ZR 23-322	Not Required	8'	Complies
Min. Required Side Yards	ZR 23-334	Not Required	0'	Complies
Min. Required Rear Yard	ZR 23-342	30'	Varies, 30' min.	Complies
Height and Setback				
Min. Base height		60'	89'-4"	Complies
Max. Base height	ZR 23-432	95'	89'-4"	Complies
Max. Building height		145'	130'	Complies
Min. Setback Distance (Wide Street)	ZR 23-433	10'	15'	Complies
Density Regulations				
Max. Number of Dwelling Units	ZR 23-52	680 (Factor) - 108 Units	66 Units	Complies
Sky Exposure Plane*2				
Min. Require Open Space Ratio	ZR 23-732	9.2 (HF)	N/A	Complies
Max. FAR	ZR 23-732	5.71 (HF)	N/A	Complies
Sky Exposure Plane (Wide Street)	ZR 23-736	5.6 to 1	N/A	Complies
Accessory Off-Street Parking and Loading				
Max. Number of Parking Spaces	ZR 25-12	200 spaces	0	Complies
Min. Required Parking Spaces	ZR 25-222	0 spaces*3	0	Complies
Enclosed Bicycle Parking	ZR 25-811	1 per 2 dwelling units; 33	35	Complies
Additional Design Elements				
Required Recreation Space	ZR 23-63	3.0% - 2,142 sf	6.2% - 4,439 sf	Complies
Street Tree Planting	ZR 23-611, 26-41	1 tree per 25' of street frontage	99' street frontage - 4 trees (3 existing, 1 off-site)	Complies

*1 Within 100 feet of a Wide Street
*2 Optional provisions, where elected, supercede FAR provisions set forth in ZR 23-22 - Height Factor (HF) of 12 used for calculations
*3 Within Outer Transit Zone

01 ZONING ANALYSIS
NTS

LEGEND / NOTES

KEY PLAN



No.	ISSUE	DATE
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06	ULURP-R4	2024-12-17
05	ULURP-R3	2024-11-06
04	ULURP-R2	2024-09-23
03	ULURP-R1	2024-07-15
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01	DRAFT ULURP	2023-05-19

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