

Renderings are illustrative and subject to change

464 Ovington Avenue

C 250056 ZMK
N 250057 ZRK
Community District 10, Brooklyn

APPLICANT	▪ Geffen Management LLC
ACTIONS REQUESTED	▪ Zoning map amendment from R3X (BR) to R6A (BR) ▪ Zoning text amendment to Appendix F to map MIH options 1 and 2
PROPOSED DEVELOPMENT	▪ Eight-story residential building ▪ 36,094 sf residential ▪ 40 dwelling units, 10 income-restricted ▪ 18 cellar-level parking spaces

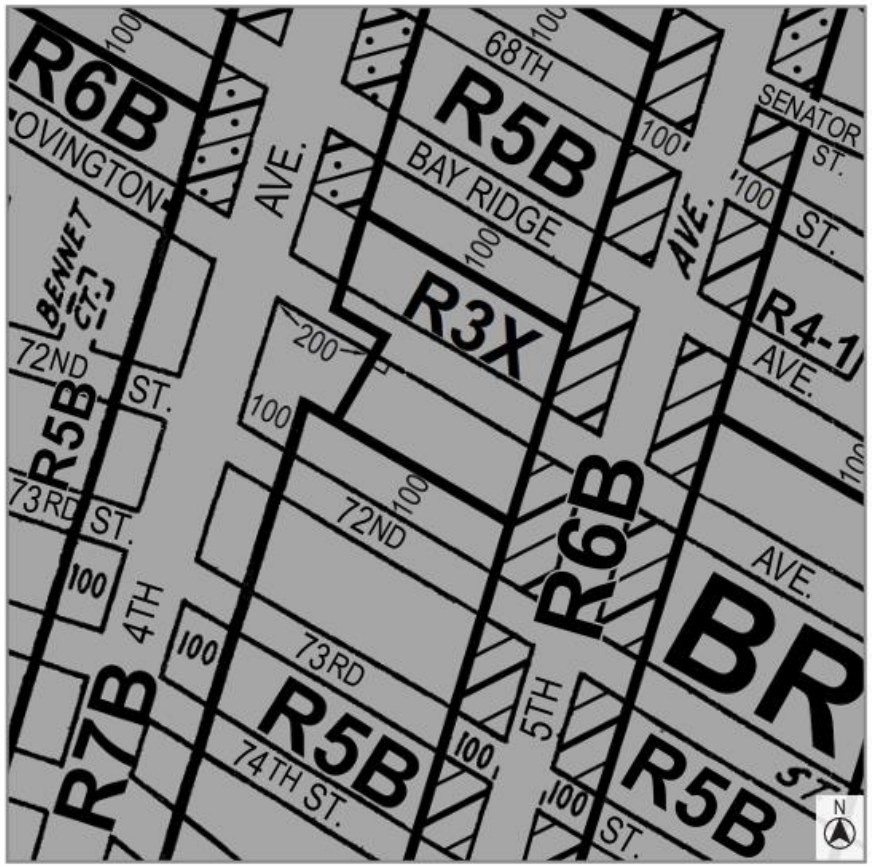
Project Location

- 464 Ovington Avenue
- Ovington Avenue between 4th Avenue and 5th Avenue
- Brooklyn Community District 10
- City Council District 47 (Justin Brannan)

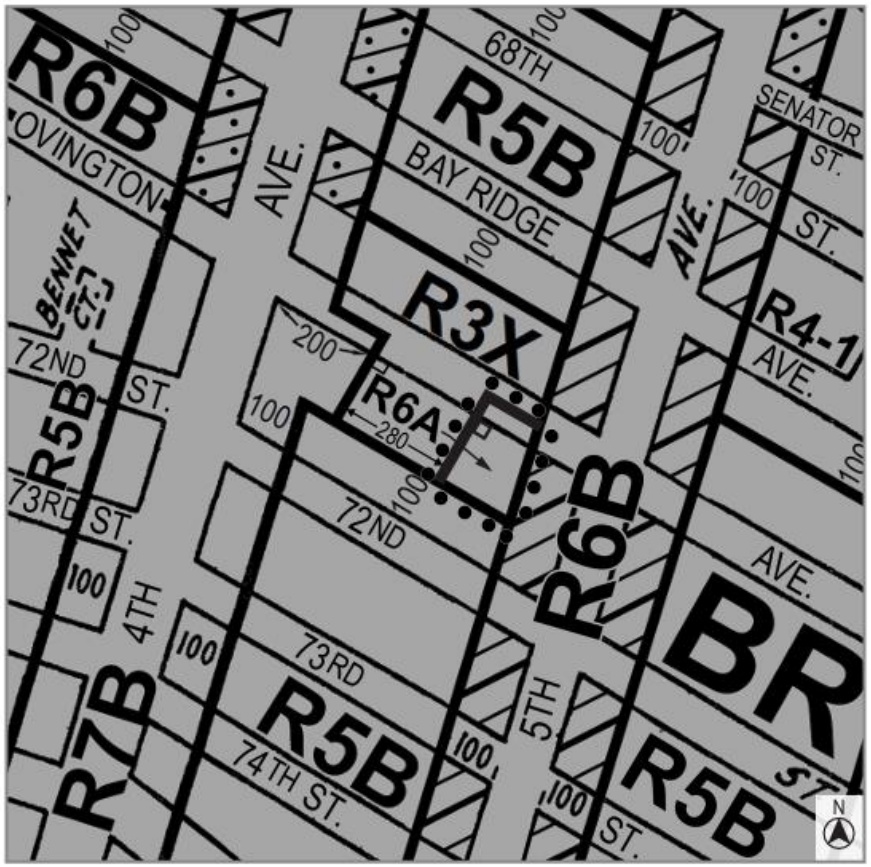


Proposed Actions (Zoning Map Amendment)

Zoning Change Map



Current Zoning Map (22a)



Proposed Zoning Map (22a) - Area being rezoned is outlined with dotted lines

Rezoning from R3X (BR) to R6A (BR)

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Community Board 10 Recommendation

On June 16th, Brooklyn Community Board 10 voted 37-0-1 to disapprove this application.

NYC PLANNING

COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 464 Ovington Avenue Rezoning			
Applicant:	Geffen Management, LLC	**Applicant's Primary Contact**:	RICHARD LOBEL / SHELDON LOBEL P.C.
Application #	250056ZMK	**Borough**:	
CEQR Number:	24DCP097K	**Validated Community Districts**:	K10

Docket Description:
IN THE MATTER OF an application submitted by Geffen Management LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22a, by changing from an R3X District to an R6A District property bounded by Ovington Avenue, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 72nd Street, and a line perpendicular to the southwesterly street line of Ovington Avenue distant 480 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 4th Avenue and the southwesterly street line of Ovington Avenue, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-839.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Unfavorable			
# In Favor: 37	**# Against:** 0	**# Abstaining:** 1	**Total members appointed to the board:** 38
Date of Vote: 6/17/2025 12:00 AM		**Vote Location**: Knights of Columbus, 1305 86 Street Brooklyn	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 5/19/2025 7:00 PM	
Was a quorum present? Yes	*A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members*
Public Hearing Location:	Norwegian Christian Home 1250 67 Street

CONSIDERATION: Please see attached CB10 recommendation and Committee Report

Recommendation submitted by	BK CB10	Date: 7/24/2025 3:38 PM

Borough President Recommendation

On July 16th, the Borough President held a public hearing and voted to recommend approval.

BOROUGH PRESIDENT RECOMMENDATION

NYC PLANNING

Project Name: 464 Ovington Avenue Rezoning	
Applicant: Geffen Management, LLC	**Applicant's Administrator**: Richard Lobel
Application # N250057ZRK	**Borough**: Brooklyn
CEQR Number: 24DCP097K	**Validated Community Districts**: K10

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: Please see attached memo for full comment.

Recommendation submitted by	BK BP	Date: 8/6/2025 5:15 PM

Summary

Actions Requested:

- Zoning Map Amendment to change R3X (BR) district to R6A (BR) district
- Zoning Text Amendment to map a MIH area coterminous with the rezoning area

Proposed Development:

- 8-story mixed-use building
- 36,094 sq ft (3.9 FAR)
- 40 units (10 income-restricted)
- 18 cellar-level parking spaces



Appendix