

# 3600 Butler Street

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<b>Project Summary:</b>	Property Owner:	Capuchin Brothers
	Project Architect:	Brenenborg Brown Group
	Property Information	
	Addresses:	3600 Butler Street
	Lot and Block:	49-J-403, 404
	Parcel Size:	25,900 SF
	Zoning:	R1A-H

**History:** Project team has met with Lawrenceville Corporation's Real Estate Committee twice and has met with the City's Contextual Design Advisory Panel for an initial design workshop.

**Current Status:** Project has a hearing with the Zoning Board of Adjustments on Thursday, March 31 at 10:20 AM.

**Proposed Plan:** The proposed plan calls for the demolition of the existing school structure that fronts on Butler Street and the construction of a new building to include office space, a parish hall, and 20 residential units for the Capuchins.

**Variations Requested:**

- Use: Multi-unit residential is not permitted in R1A-H zoning district
- Front Setback (along Butler Street): 15' required and 5' requested
- Side Setback (36<sup>th</sup> and 37<sup>th</sup> Street): 15' required and 0' requested
- Height: 40' permitted and 48' requested
- Parking: 51 on site spaces required, 32 provided on site (14 new and 18 existing) and 36 existing off-site spaces located at 213 37<sup>th</sup> Street