Plummer 47 Residences

4644 Plummer Street

Lawrenceville

Conceptual Design Presentation
Lycurgus Way

Corner at 47th & Plummer

images courtesy of google maps
5 new street trees
planter boxes along 47th street
pervious pavers at driveway
Zoning Analysis

Zoning District: R1A-VH (Single-Unit Attached Residential, Very High Density)

Adjacent to R1A-VH on all sides except 47th street
LNC zoning across 47th street

Planned subdivision of property into 6 new parcels

Requested Variances:
1) Front setback: use contextual setback of 0 ft. 5 ft normally required.
2) Side setbacks: 0 ft requested. 3 ft normally required for contextual setbacks.
3) Rear setback: 0 ft requested.
4) Height: 40 ft & 3 stories required--proposed partial 4 story on two units. Parapets of 4th story may exceed 40 ft height limit by 1-2 ft.
5) Encroachment onto sidewalk for entry “stoop” and canopy--typical at other properties along 47th street.
6) Various variances for shared drive court in back.
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