

# Mintwood Warehouse – Proposed Conversion

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## **Project Summary:**

**Developer:** Lawrenceville Properties LLC

**Project Architect:** Desmone Architects

### **Property Information**

**Address:** Existing Warehouse building along Mintwood Street. (Address ???)

**Lot and Block:** 3 consolidated lots (49-N-294, 49-N-281 & 49-N-271)

**Lot Size:** +/-33,800 SF (once we consolidate lots)

**Zoning:** R1A-H (High density)

**History:** Little is known about the age of the building, however, we do know that at some point the building was used for Warehouse storage use for Giant Eagle. At one point the building had ample window openings and was filled with natural light, but over the years, those windows were continually infilled with concrete block until there were only a few windows still able to be viewed from the exterior. The building has been vacant for over a decade, but remains in great shape on the interior and exterior.

**Project overview:** Project consists of conversion of existing warehouse space to new multi-family residential use. Project will contain 17 total units for sale, interior parking and amenity spaces. The project also consists of a new small 8-car parking area off of Woolslayer way in the rear of the site. Total vehicular parking spaces will be 28. Unit sizes vary between 1200 SF – 2000 SF, and will all have access to exterior deck and patio space off of the back of the building. Changes to the façade include reinstalling glass where old glass has been removed and infilled with block, and providing new doors for unit access.

**Current Status:** Currently the project is in the Design Development and consultant coordination stage. We have met with the city and have completed our initial site plan review and design reviews, and are working towards bidding the project in Mid-Late February.

**Anticipated timeline:** Project commencement date of Summer 2018, estimated construction completion date of Spring/early Summer 2019.

## **Zoning Variances:**

Special exception for nonconforming use/change of use to residential (multi-family)  
Administrators exception for roof deck setbacks.

**Date and time of ZBA hearing:** March 8<sup>th</sup> (still to be confirmed)