

# 3719-3721 Butler Street

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**Project Summary:** Developer: E-Properties and Development  
Project Architect: Indovina Associates Architects  
Property Information  
Address: 3719-3721 Butler Street  
Lot and Block: 49-J-89, 48-J-93, 49-J-92  
Lot Size: 9,031 SF  
Zoning: Local Neighborhood Commercial

## History:

**Project overview:** 3719 Butler Street is a mixed-use development in Lower Lawrenceville located at 38<sup>th</sup> Street. Designed as a 5-story building with a green roof terrace, the building's massing is set back at the corners and the upper levels to reduce the building's scale and height at street level. The building consists of a sidewalk level retail tenant (coffee house type) with 25 condominium units above. Sustainable practices are employed in the design: green roof terrace, LED lighting, energy efficient windows and thermally insulated building envelope for improved heating and cooling. Contextually sensitive building materials are used on the exterior to relate to the neighborhood's architecture.

**Current Status:** Schematic Design Phase

**Anticipated timeline:** Construction start late 2018 open late 2019

**Requested Zoning Variances:** Building Height, FAR, Roof Deck,  
Residential Compatibility: rear setback, building height

**Date and time of ZBA hearing:** 9:10 AM on July 12, 2018