

318 52nd Street

Project Summary: Developer: W. Ralph McNulty V.F.W. Post 214
Project Architect: Midland Architecture
Property Information
Address: 318 52nd St
Lot and Block: 80-C-14
Lot Size: 3,404 SF
Zoning: R1A-VH

History: The W. Ralph McNulty Veterans of Foreign Wars Post 214 has occupied this site since at least 1937. Originally housed in a former church building fronting onto Carnegie Street at the eastern edge of the site, the current masonry structure was designed and constructed in 1954-55 and occupied the remainder of the site to the west. Subsequent to the construction of the current building, the original hall was lost to fire, and the open area of its site has since been maintained as an enclosed yard, with a deck, flagpole, and Post memorials.

Project overview: In order to provide greater service to its membership and the neighborhood, the Post plans to build a new construction banquet and meeting hall (similar to the original in use) attached to its existing facility. The new structure would be fire-separated from the existing structure, and is planned to be used independently from the current bar space for scheduled events such as showers, graduations, and other family celebrations, scout meetings, etc.

Current Status: The project is in the design-development phase, preparing to begin construction documentation. A pre-application meeting was held with the Department of City Planning on April 17 2019, to discuss the scope of the project and review the requirements of the zoning code. Talks were begun with Goodwill to enter into agreement for the use of shared parking facilities within their lot across Butler Street.

Anticipated timeline: Completion of Construction Documents will occur simultaneously with Zoning Board of Adjustment hearing and design review. Construction anticipated to begin late Fall 2018 or Spring 2019.

Requested Zoning Variances:

- Variance for 5' front setback
- Variance for 15' rear setback
- Variance for an open ornamental fence greater than 4' in height in front, rear, and side setbacks
- Variance for 'Club' designation in residential zone
- Variance for non-conforming use 15% expansion maximum
- Special Exception for expansion of a non-conforming use
- Special Exception for off-site parking agreement

Date and time of ZBA hearing: September 12, 2019 at 9am