

169 40th Street



Project Summary: Developer: Century Equity
Project Architect: Desmone Architects
Property Information
Address: 169 40th Street
Lot and Block: 49-E-201 and 49-A-287
Lot Size: 37,950 SF
Zoning: UI

History: The project team has solicited significant feedback from LC's Real Estate Committee.

Project overview: Plans call for the redevelopment of the existing buildings on 40th Street and Eden Way for conversion to a boutique hotel project with 107 rooms and 37 or 88 on-site parking spaces depending on site option. Pedestrian entrance will be along 40th Street and guest/car drop-off will be off of Almond Way. Demolition of the rear building on Almond Way is proposed. The hotel will also include restaurant/bar space. Any liquor licenses pursued at this site will be discussed in a separate community meeting according to LU and LC's responsible hospitality framework.

Current Status: ZBA hearing scheduled for October 15th.

Relevant Community Plan: Page 25 of Lawrenceville Community Plan calls for residential adaptive re-use of this site.

Requested Zoning Special Exceptions and Variances: The project requires ZBA approval for the following variances:

- Special Exception: Rear setback on Almond Way, (15' required and 3' requested for parking)
- Special Exception: Off-site Parking
- Special Exception: Dumpster Location
- Variance: Primary Structure Height (60' required and 78' requested)(Existing Structure is 66')
- Variance: Accessory Structure Height (20' required and 45' requested) (Option B)
- Variance: Valet Car Movement for more than 2 cars (Option B)