



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

Case Number: BDA-2024-02306

Project Description: New Residential Building

Case Review Date: July 2025

2. SITE INFORMATION

Development Address: 1700 Penn Avenue

Parcel (s): 9-H-59, 9-H-52

Zoning Designation: UI

Neighborhood: Strip District

B. ZBA REQUESTS

Type of Request: Special Exception for the Residential Use in UI district. Code Section: 911.04.A.85
Description: Multi-Unit Residential allowed in the UI district by Special Exception.

Type of Request: Special Exception for 14 story, 160'-8" tall building. Code Section: 904.07.C
Description: Maximum height allowed in UI district is 4 Stories, 60'; 14 story, 160'-8" tall building requested.

Type of Request: Special Exception for FAR up to 10:1. Code Section: 904.07.C.5
Description: 3:1 maximum; 9.78 requested.

Type of Request: Variance for side setbacks requested. Code Section: 904.07
Description: 10' exterior side setback required; 0' requested. 10' interior side setback required; 0' requested.

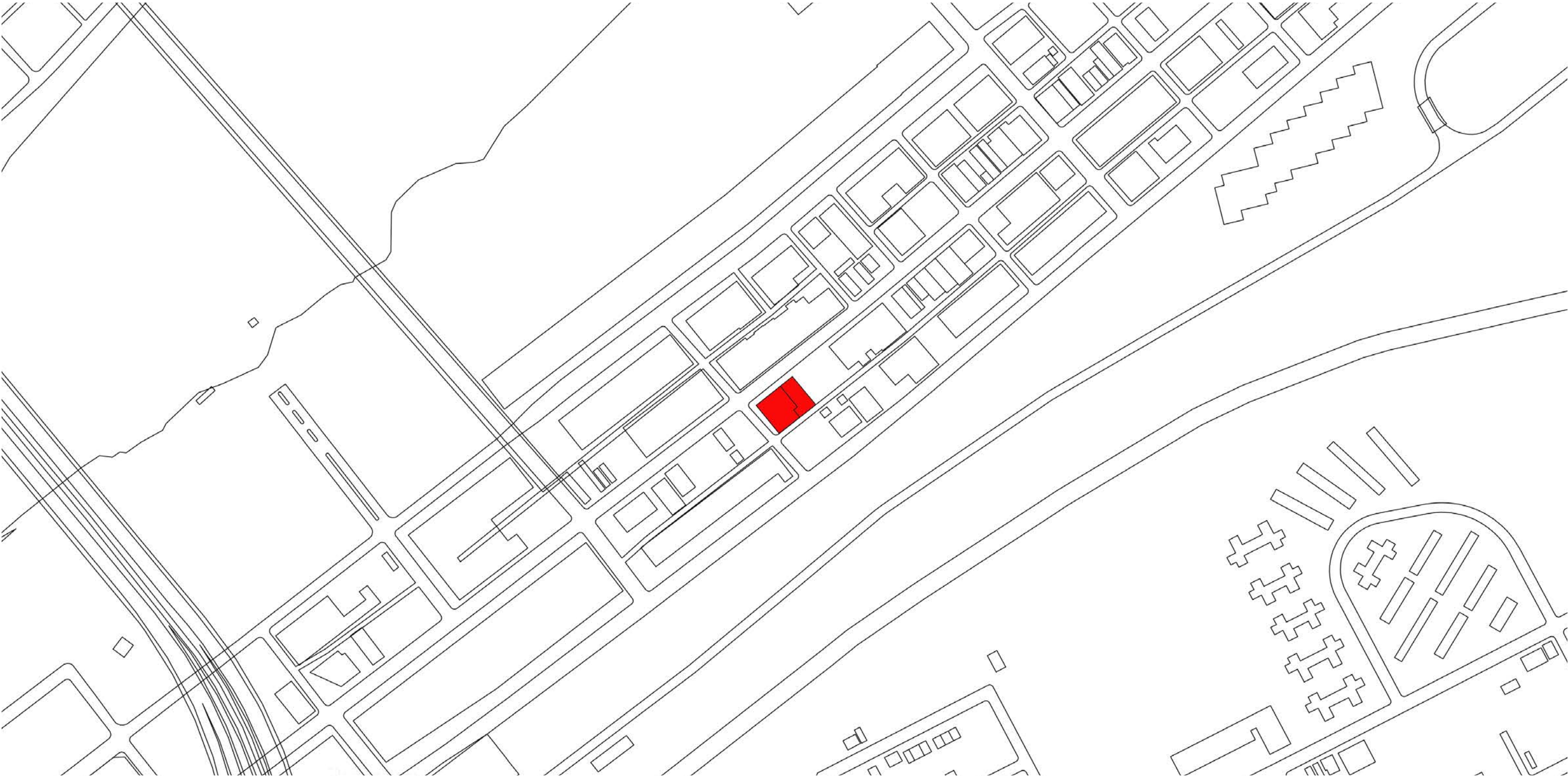
1700 PENN AVENUE

Multi-family Residential Development

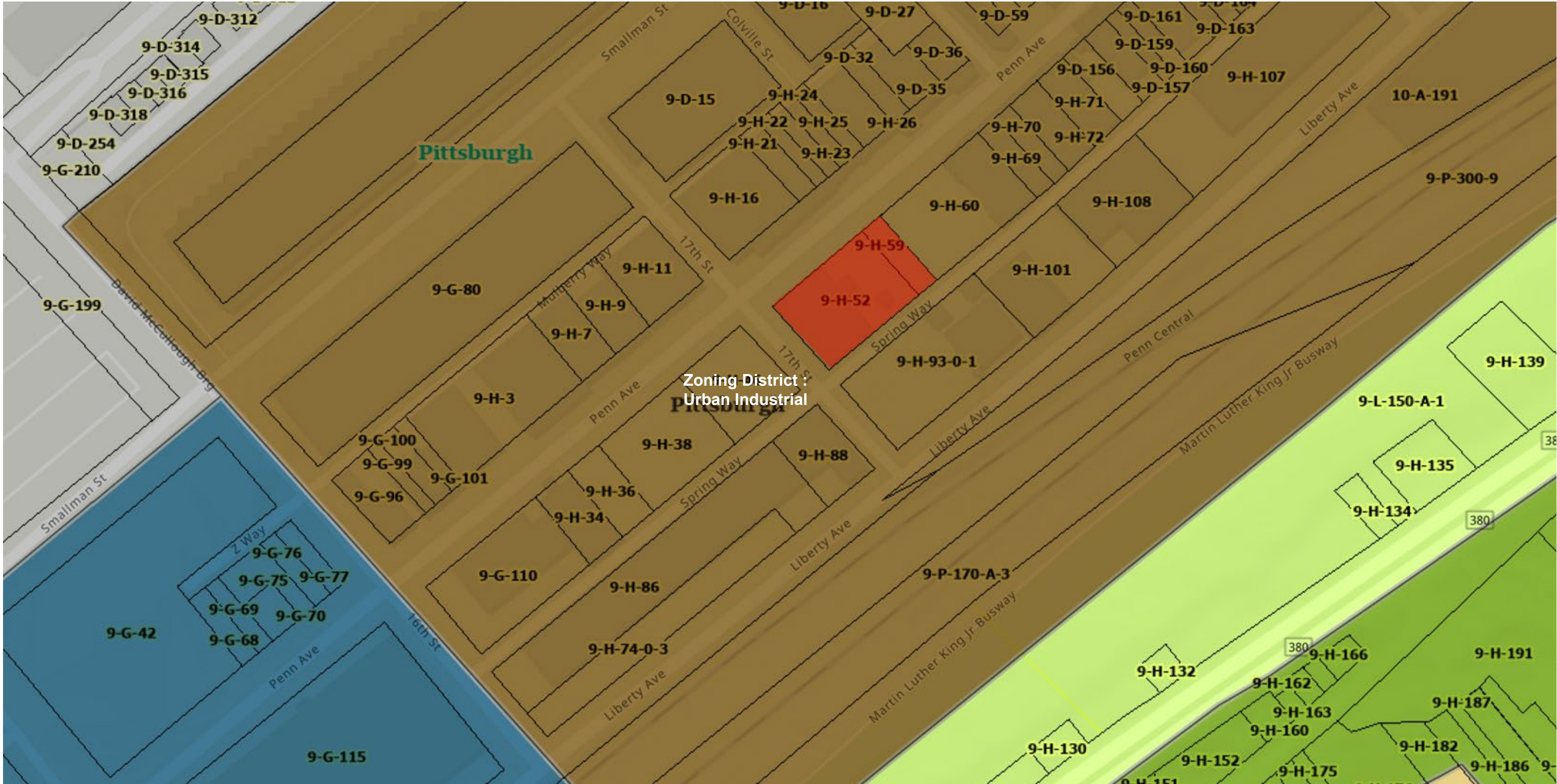


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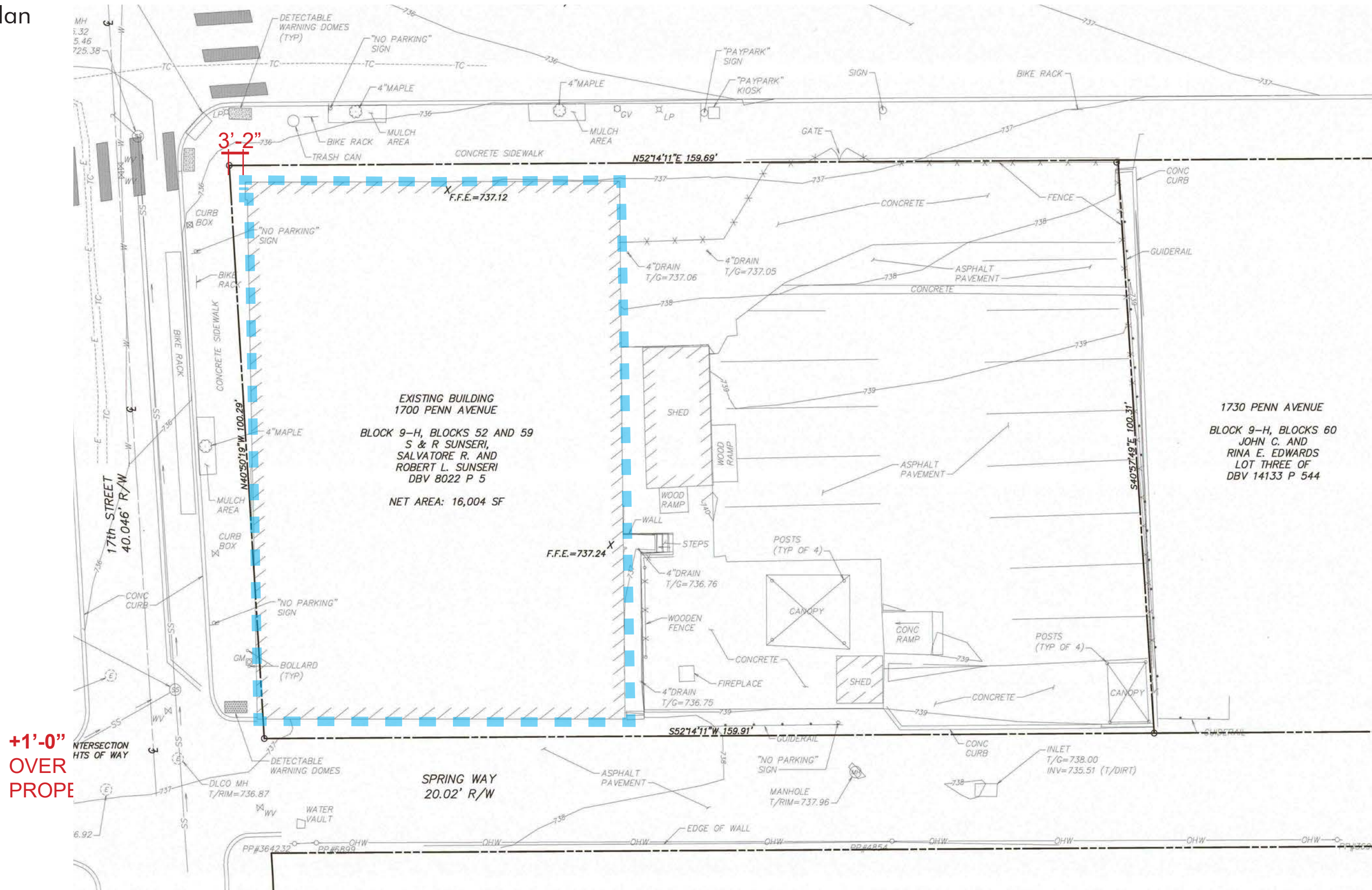
Site Location



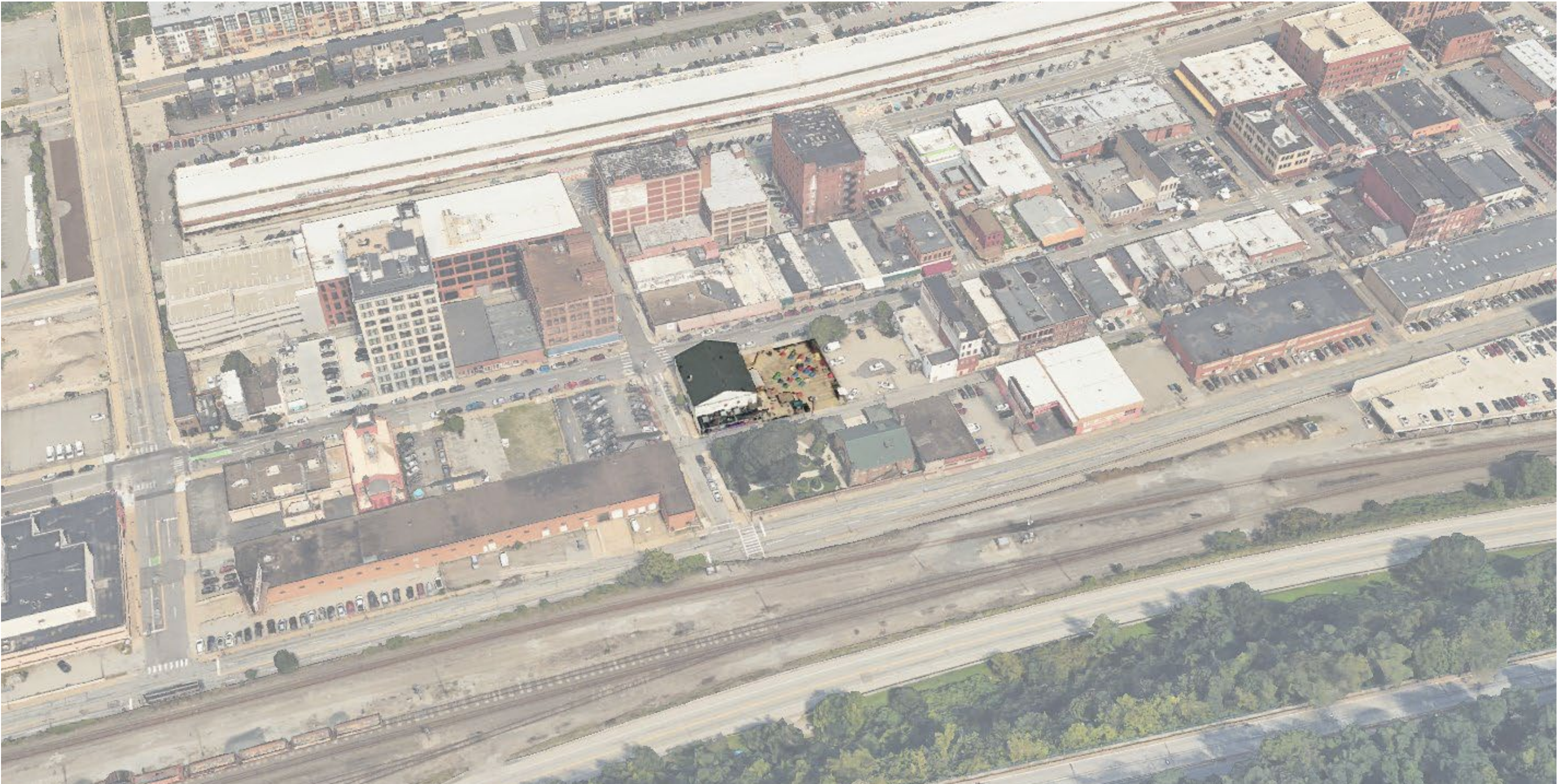
Zoning Map



Site Plan



Site Aerial Location



Site Photos Existing Conditions



Zoning Info

1700 Penn Avenue
9-H-52, 9-H-59 , 25-N 270
Base Zoning UI Urban Industrial

Actions Requested

Use

Special Exception	Section 911.04.A.85	Residential Use in a UI Urban Industrial district
	904.07. - UI, Urban Industrial District.	

904.07.A Purpose

The UI, Urban Industrial District, is intended to:

4. allow the development of high density multi-unit residential buildings.

Requested 64 Residential Units

Height

Base Zoning	4 Stories and 60'
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Special Exception **Section 904.07.C** **Height above 4 Stories and 60'**
Additional height above four (4) stories in the UI District shall be allowed in accordance with the Special Exception procedures of [Sec. 922.07](#) with the following standards:

Requested

68' -0" at Street Facade
113' -4" at Upper Street Facade
Total Height- 14 Stories and 160'-8"

Floor Area Ratio (FAR)

FAR 3:1

Special Exception Section 904.07.C.5 FAR not to exceed 10:1

Where at least seventy-five (75) percent of the building will be used for multi-unit residential purposes, the Maximum Floor Area Ratio ("FAR") may be increased, provided the applicant meets the Special Exception procedures of [Section 922.07](#) and satisfies the following standards:

(i) The Maximum FAR shall not exceed 10:

Requested

FAR 9.78:1

Parking

Required

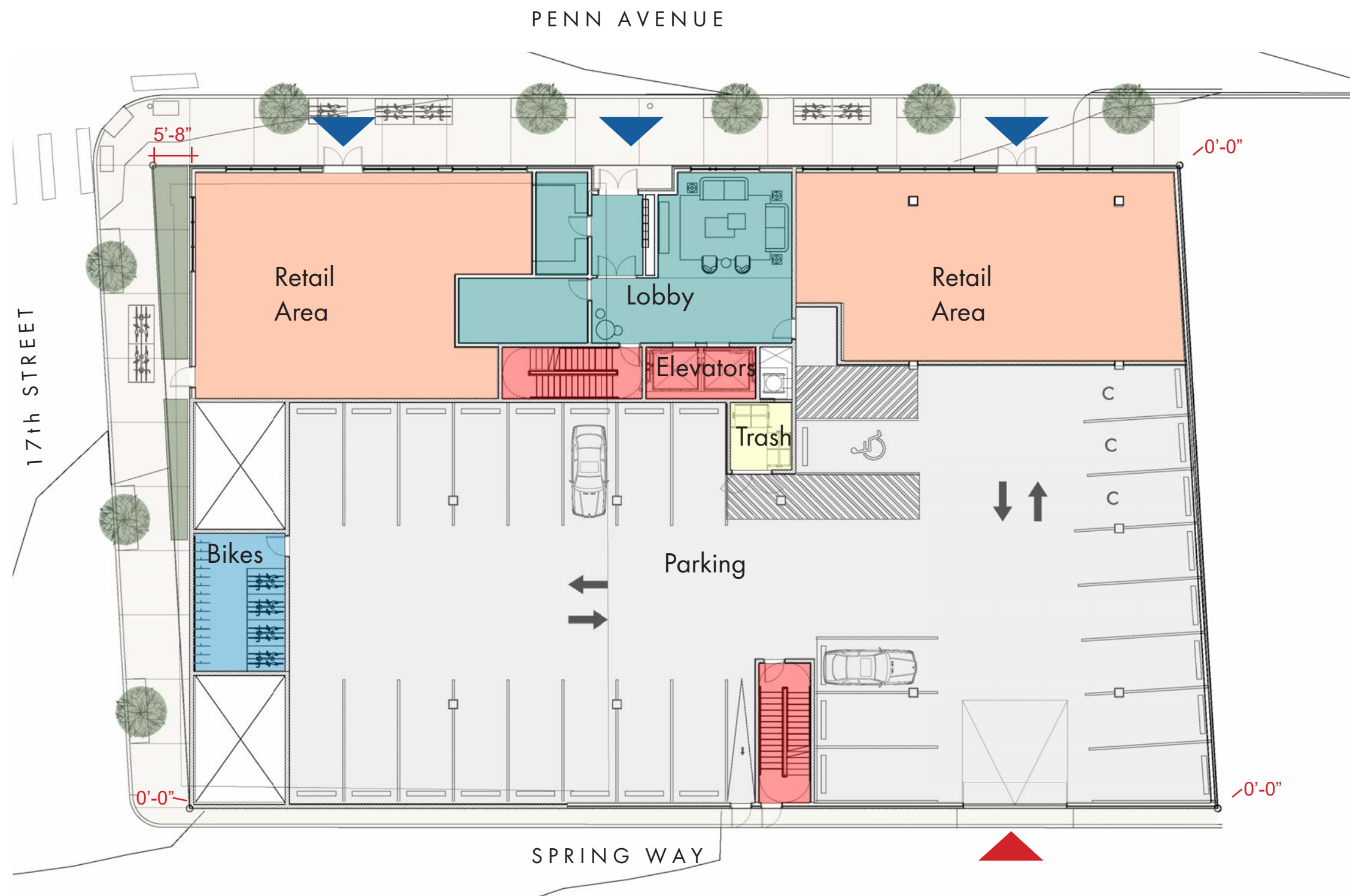
64	1 per unit
-19	bicycle reduction

Required	<u>45</u>	Cars
Provided	64	Cars

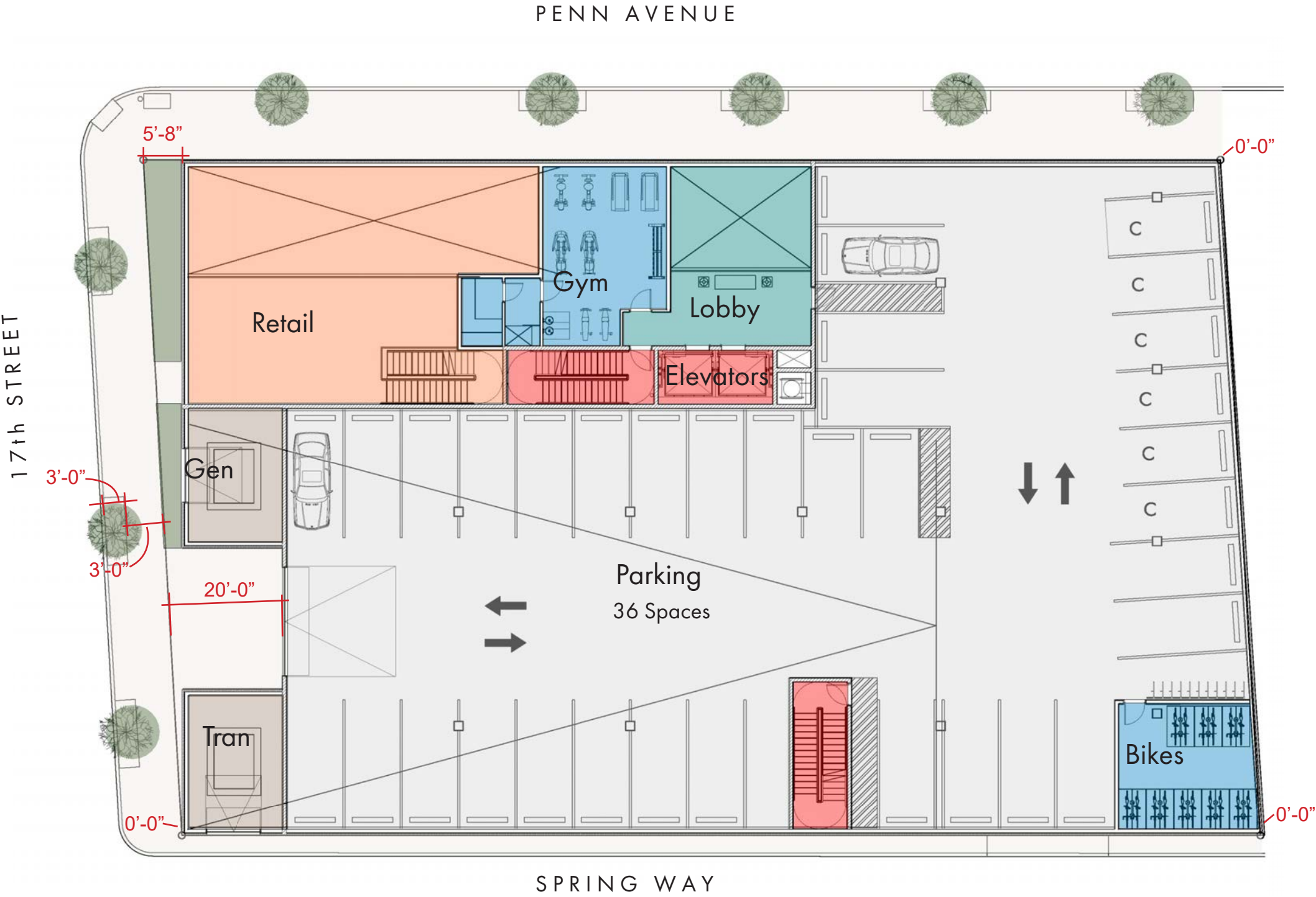
Zoning Info

Setbacks	Section 904.07	
Variance		
Exterior Side yard Setback	Section 904.07.C	10' under base zoning
	Existing building footprint	
	Existing Exterior Side yard Setback	0'
	Requested	0' -0" Spring Way 5' -8" Penn Ave
Interior Side yard Setback	Section 904.07.C	10' under base zoning
	Contextual Setback	
	Penn Ave	0'
	Requested	0' – Ground level only for parking footprint All floors above 10'
Access door to Structured parking	Section 914.09.F	20' setback from sidewalks
	Requested	Provided
Administrator's Exception		
Exceptions to Off Street Loading Schedule		
914.11.B.2		

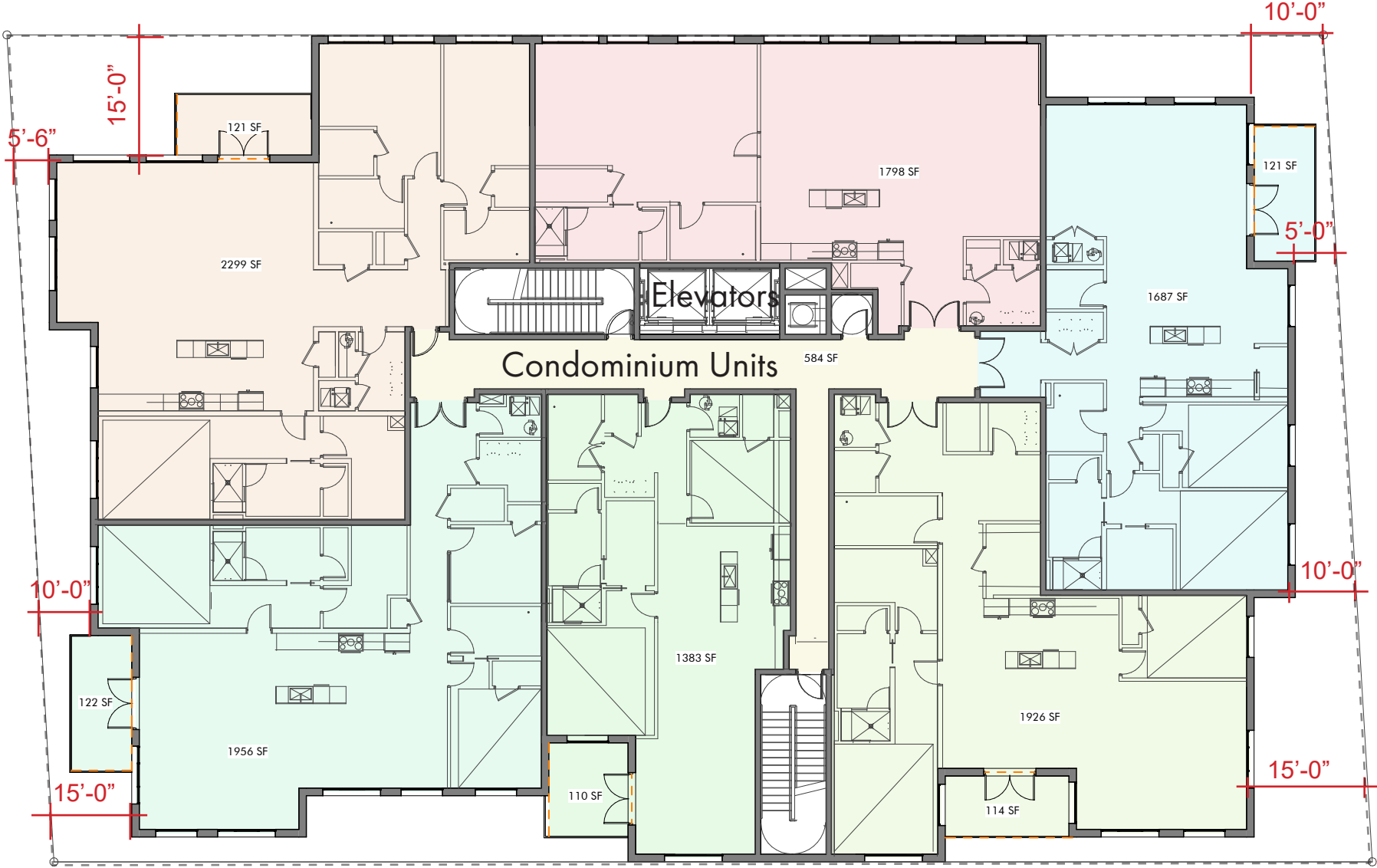
First Floor



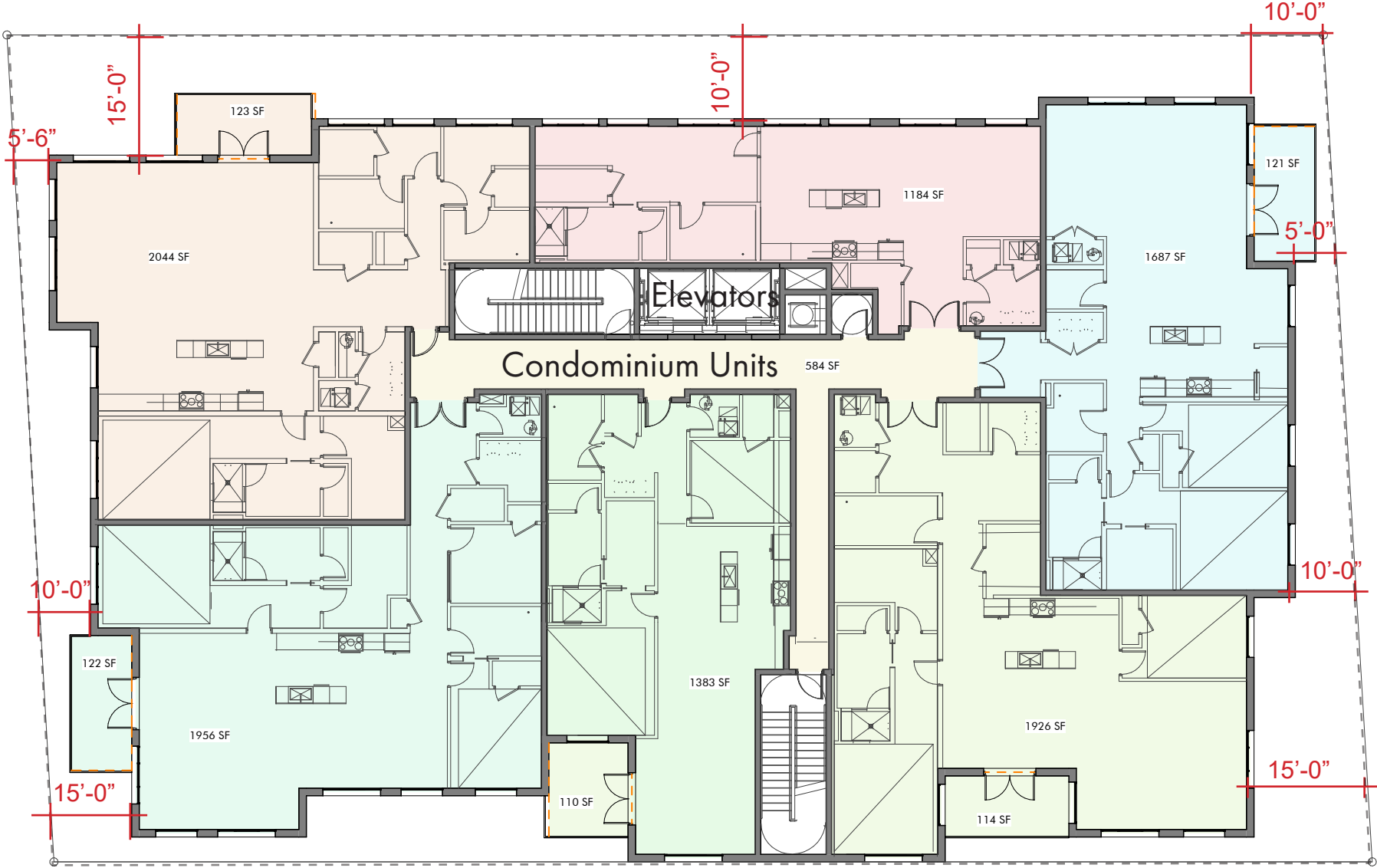
Second Floor



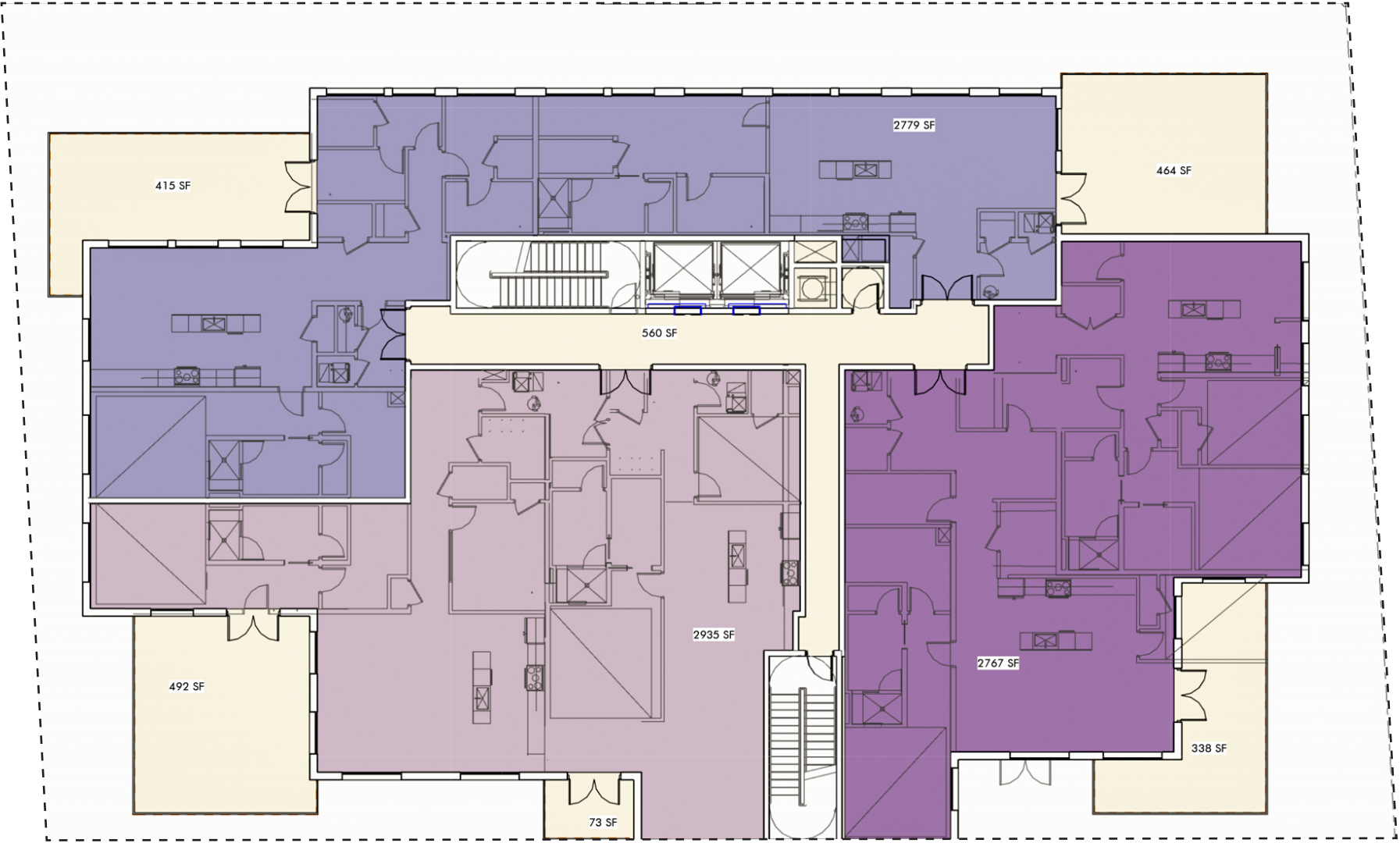
Third - Sixth Floors



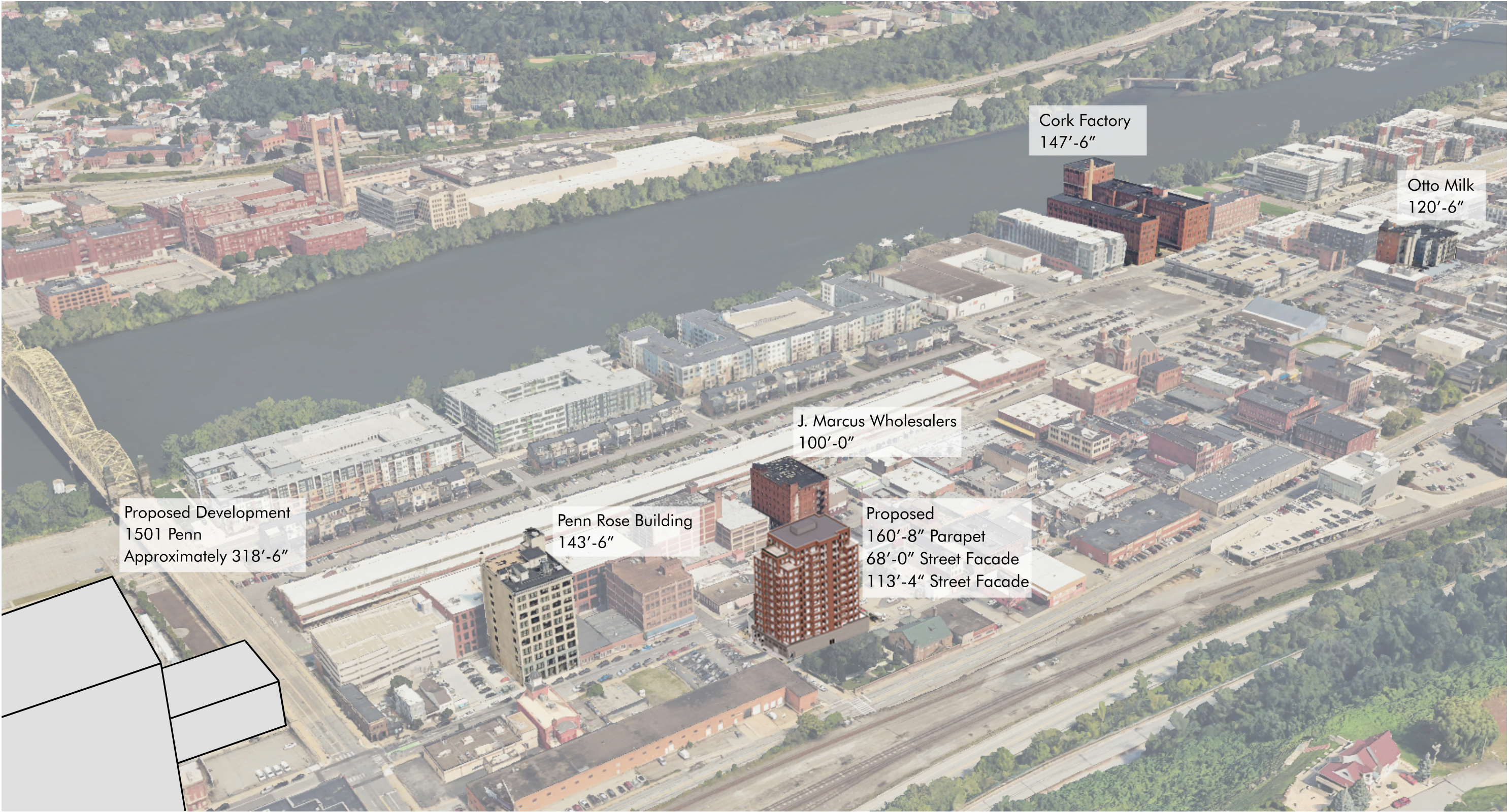
Seventh - Twelve Floors



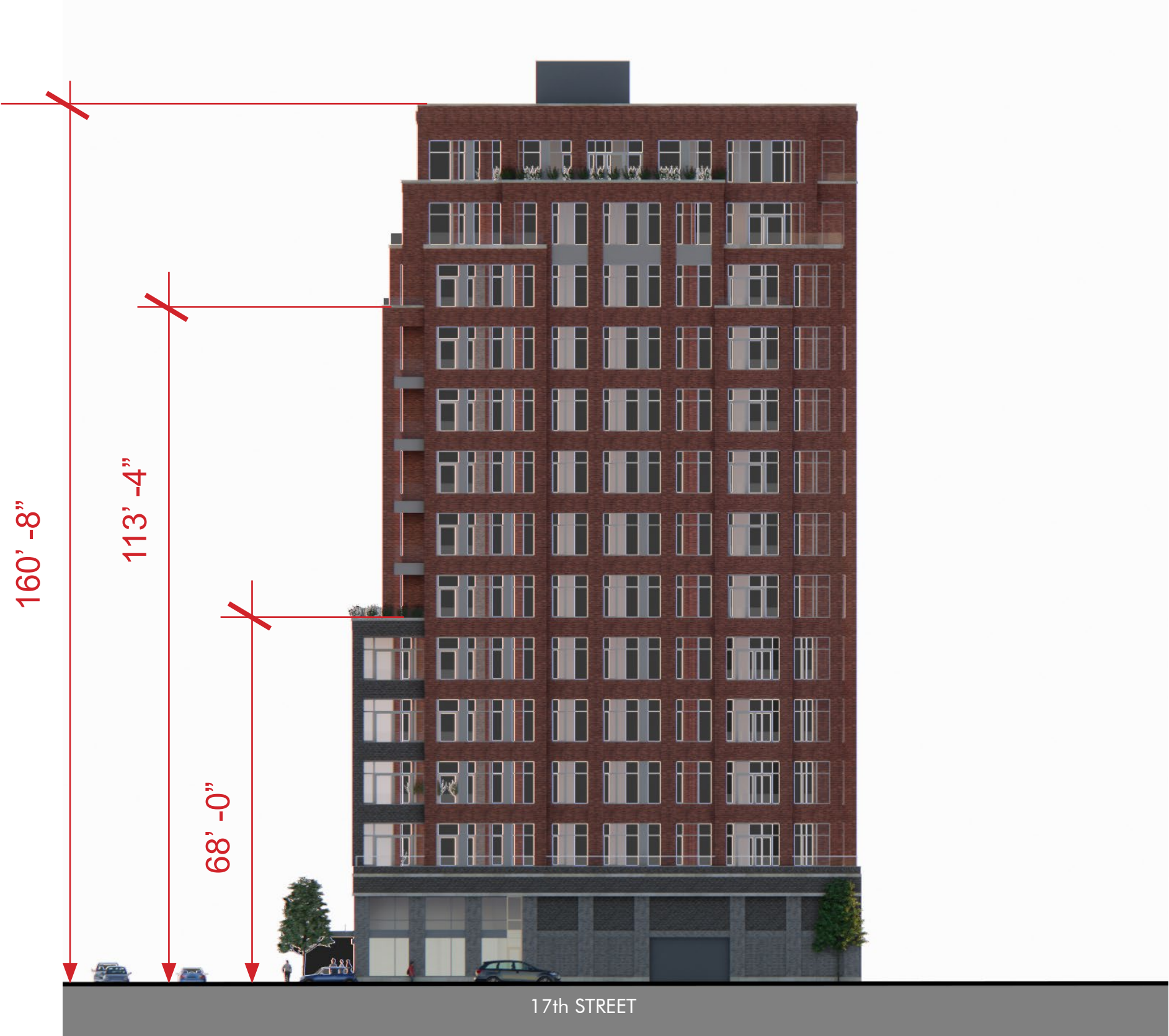
Thirteen - Fourteen Floors



Proposed Building Height



17th St. Elevation



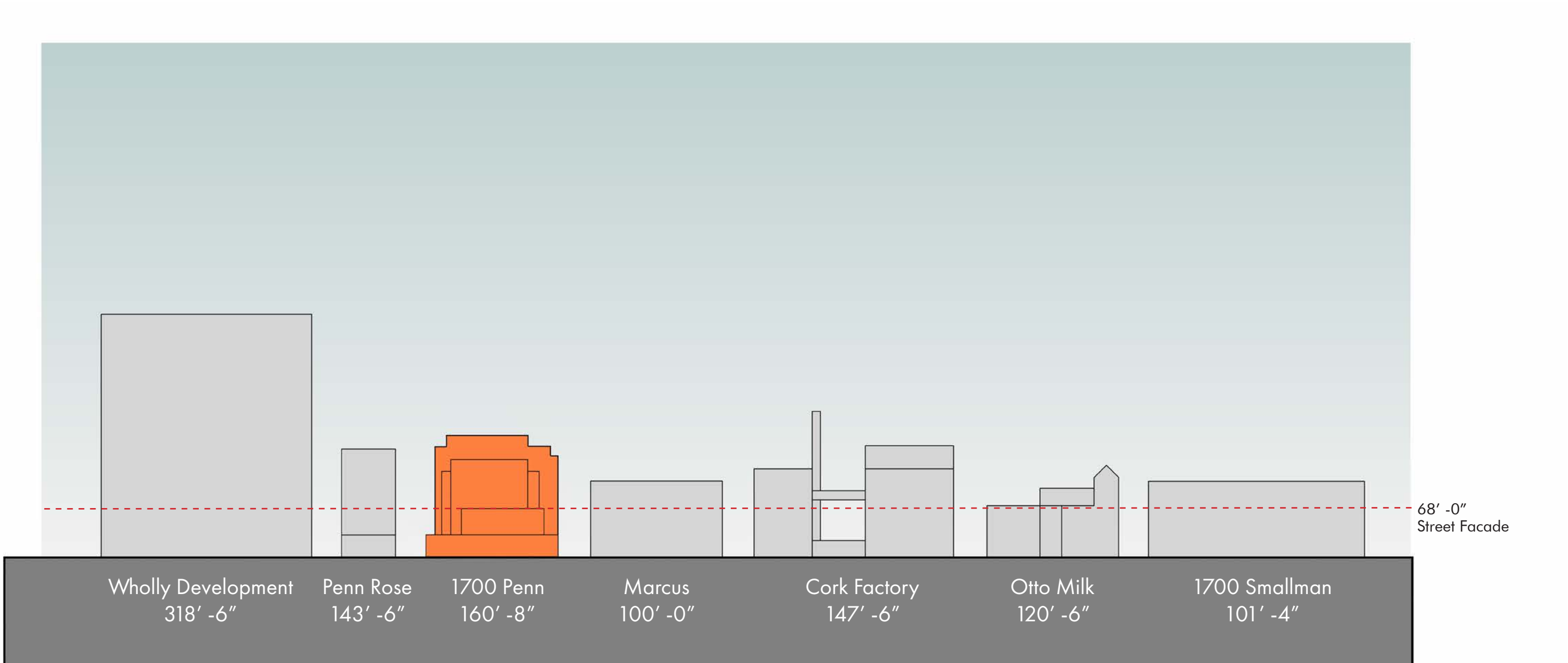




Penn Ave. Elevation









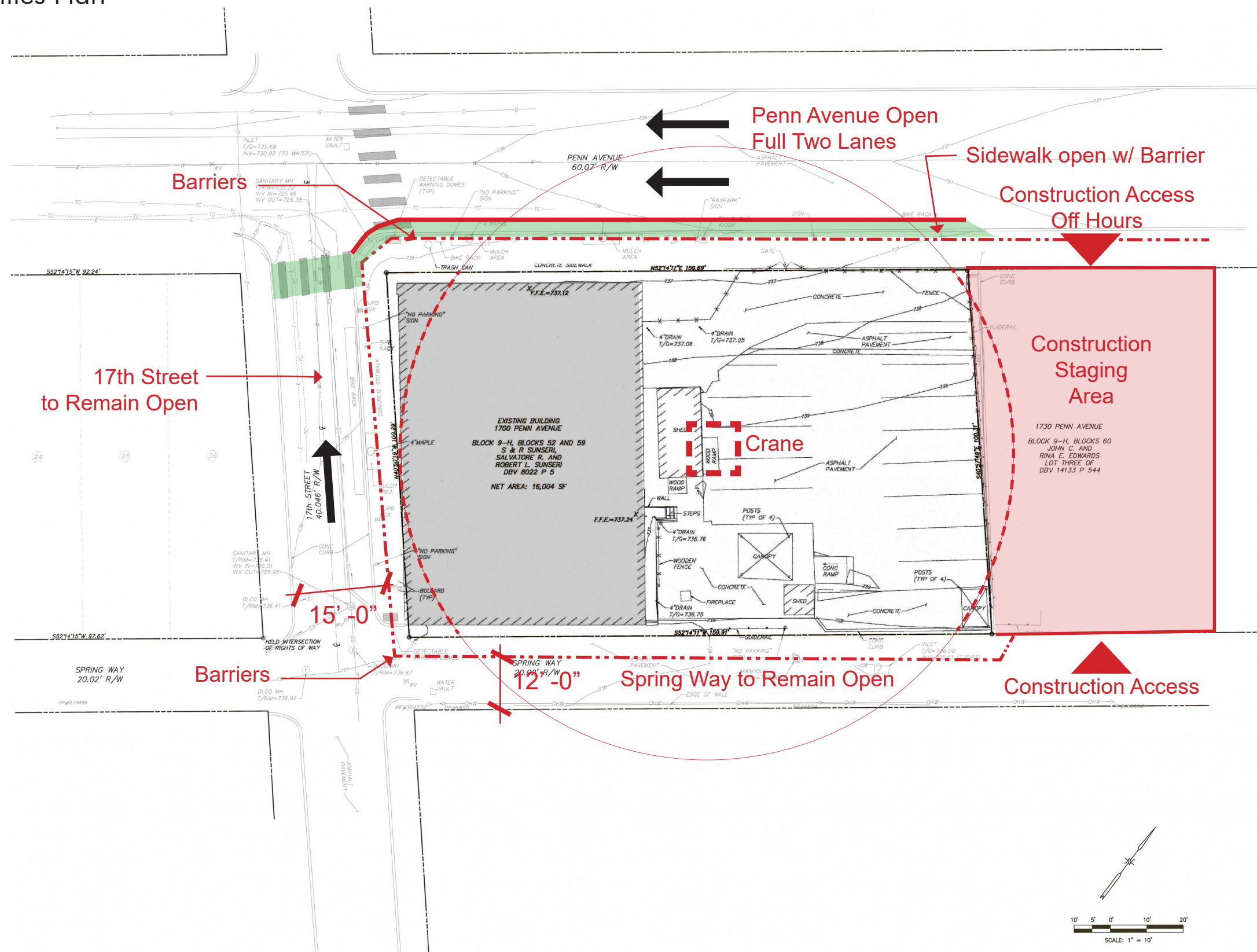




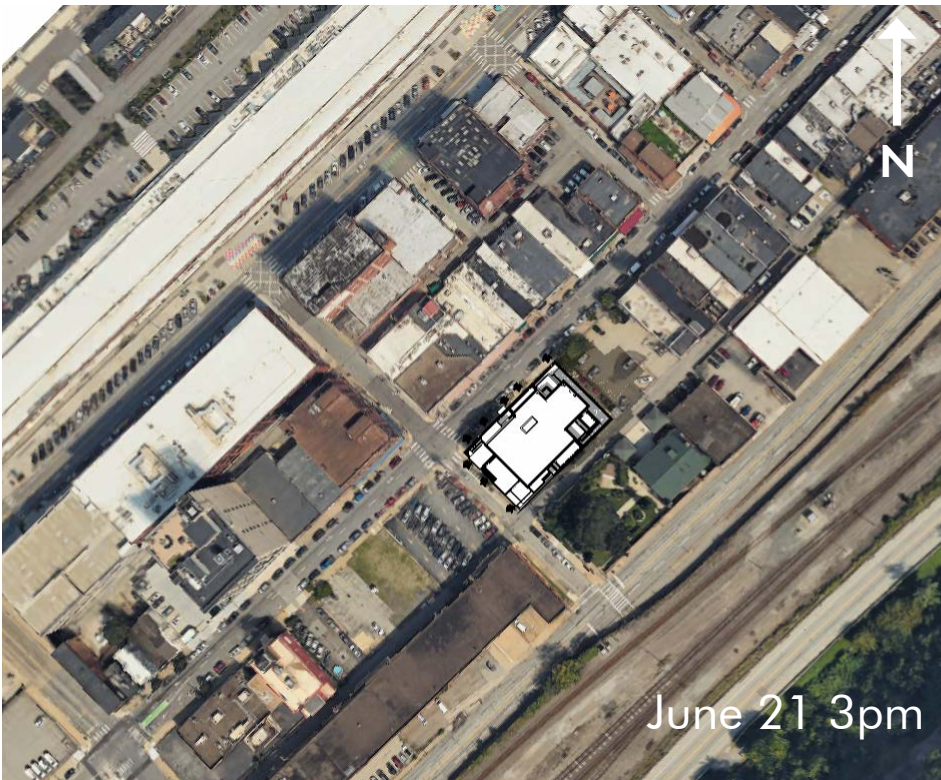
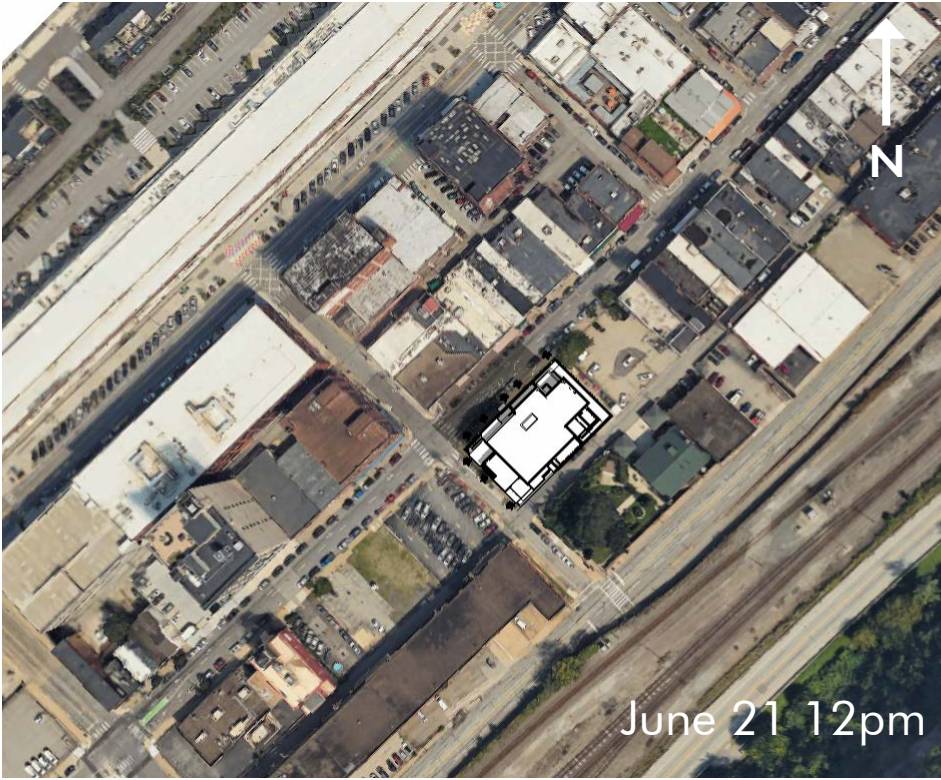
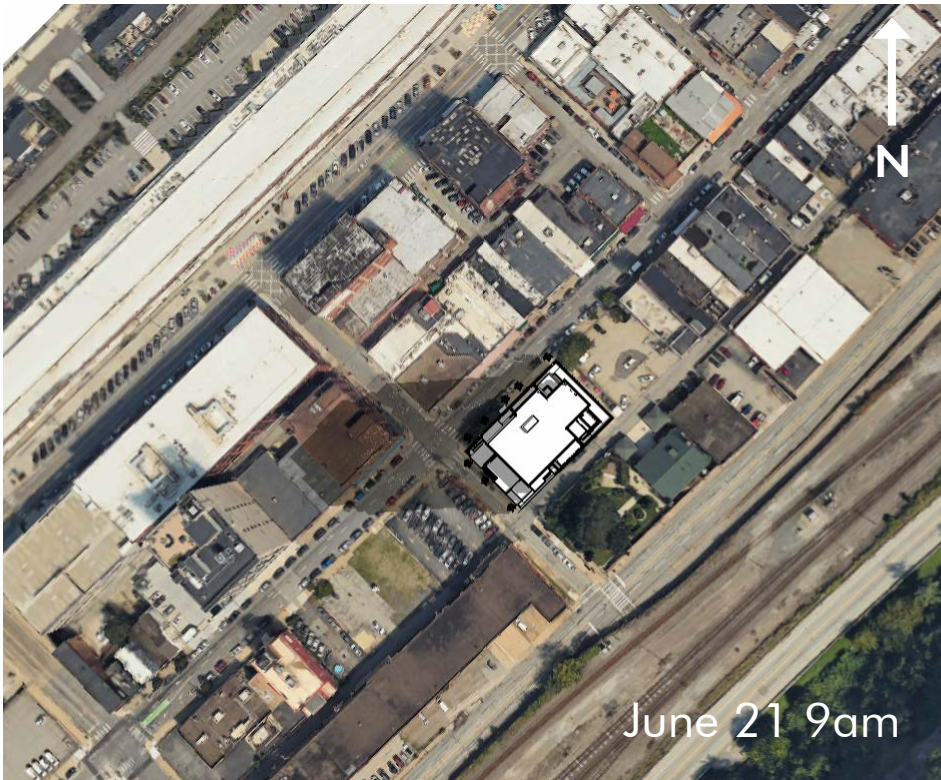
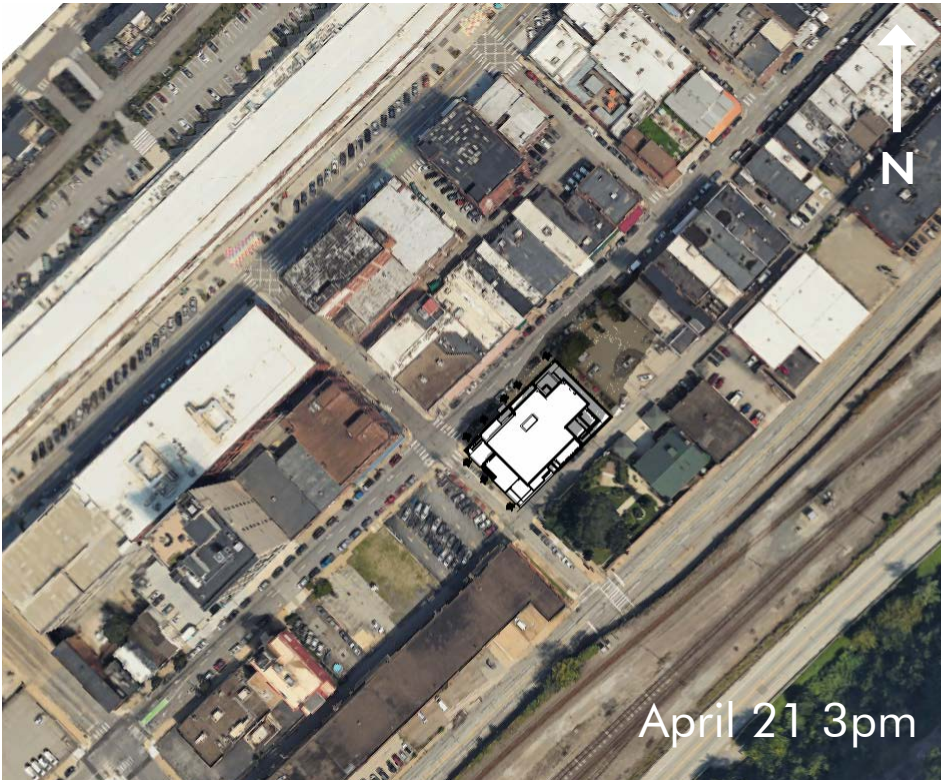
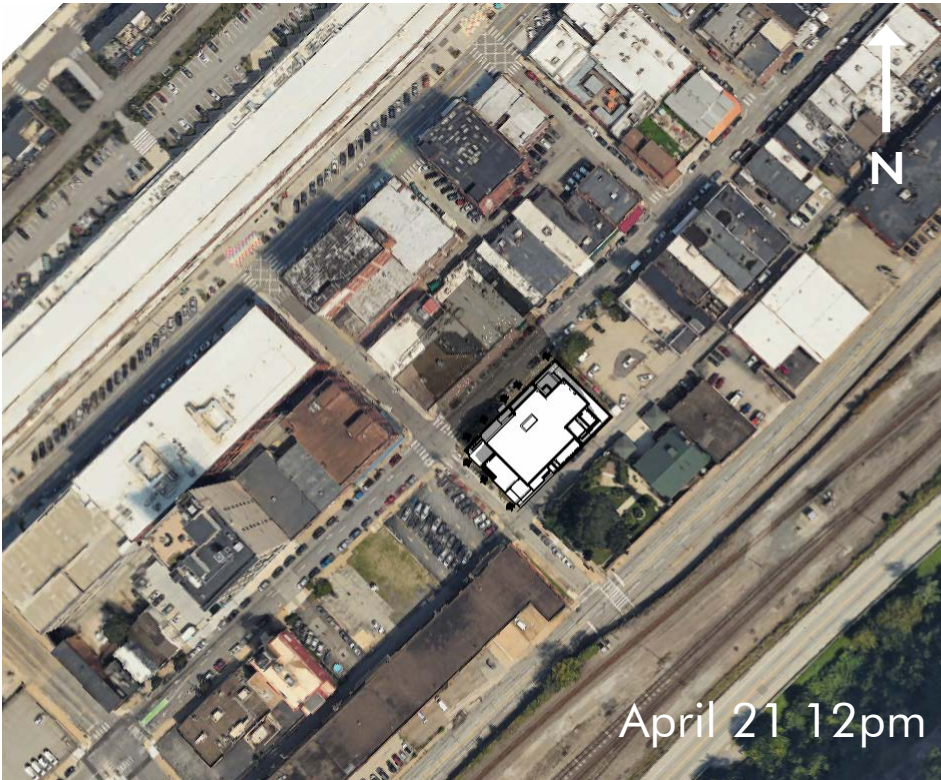
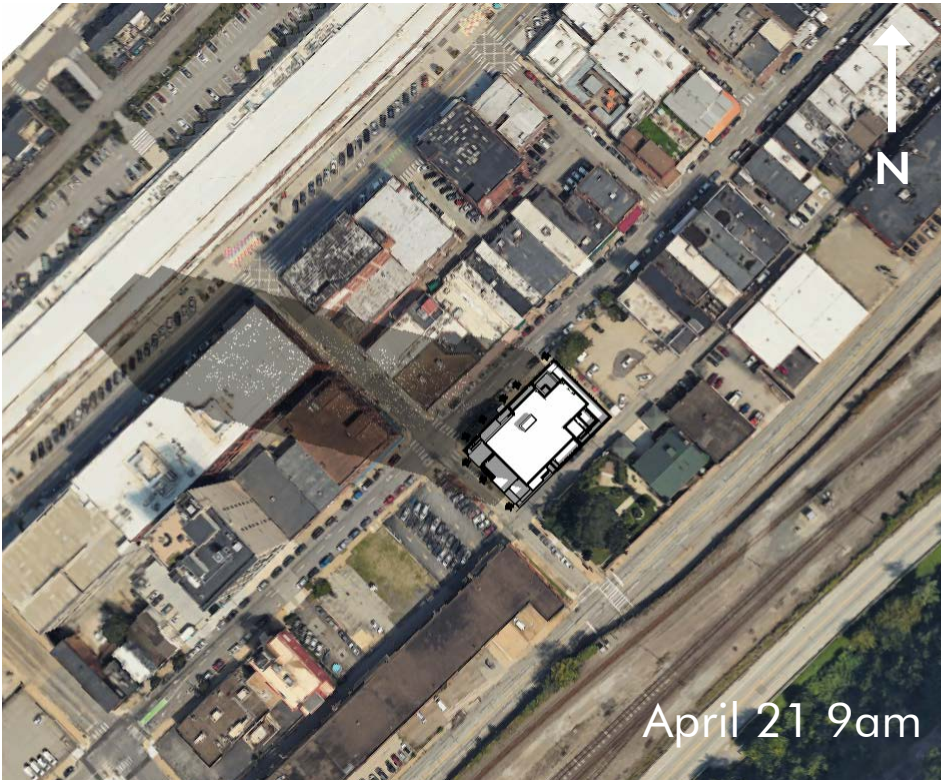
3D View



Construction Activities Plan



Solar Study



Solar Study

