



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

BDA Case Number: BDA-2024-07291

Project Description: New construction of multi-unit residential building

Case Review Date: June 1, 2026

2. SITE INFORMATION

Development Address: 3101 Liberty Ave

Parcel (s): 25-G-267

Zoning Designation: UI (Urban Industrial)

Neighborhood: Strip District

Registered Community Organization: N/A

Date of Development Activities Meeting: N/A

B. ZBA REQUESTS

Type of Request: Special Exception

- Multi-Unit Residential requires a Special Exception in the UI District.

Type of Request: Special Exception

Code Section: 904.07.C.3, 904.07.C.4

- Additional height above four (4) stories in the UI District shall be allowed in accordance with the Special Exception procedures, Six (6) story building proposed.

Type of Request: Special Exception

Code Section: 904.07.C.3, 904.07.C.5

- Required FAR is 4:1, project proposes a FAR in excess of 4:1.

Type of Request: Special Exception

Code Section: 914.07.G.2.a

- Off-site Parking proposed.

RESIDENTIAL

3101 LIBERTY AVE

FEBRUARY 13 | 2025

ZDR / DESIGN SUBMISSION



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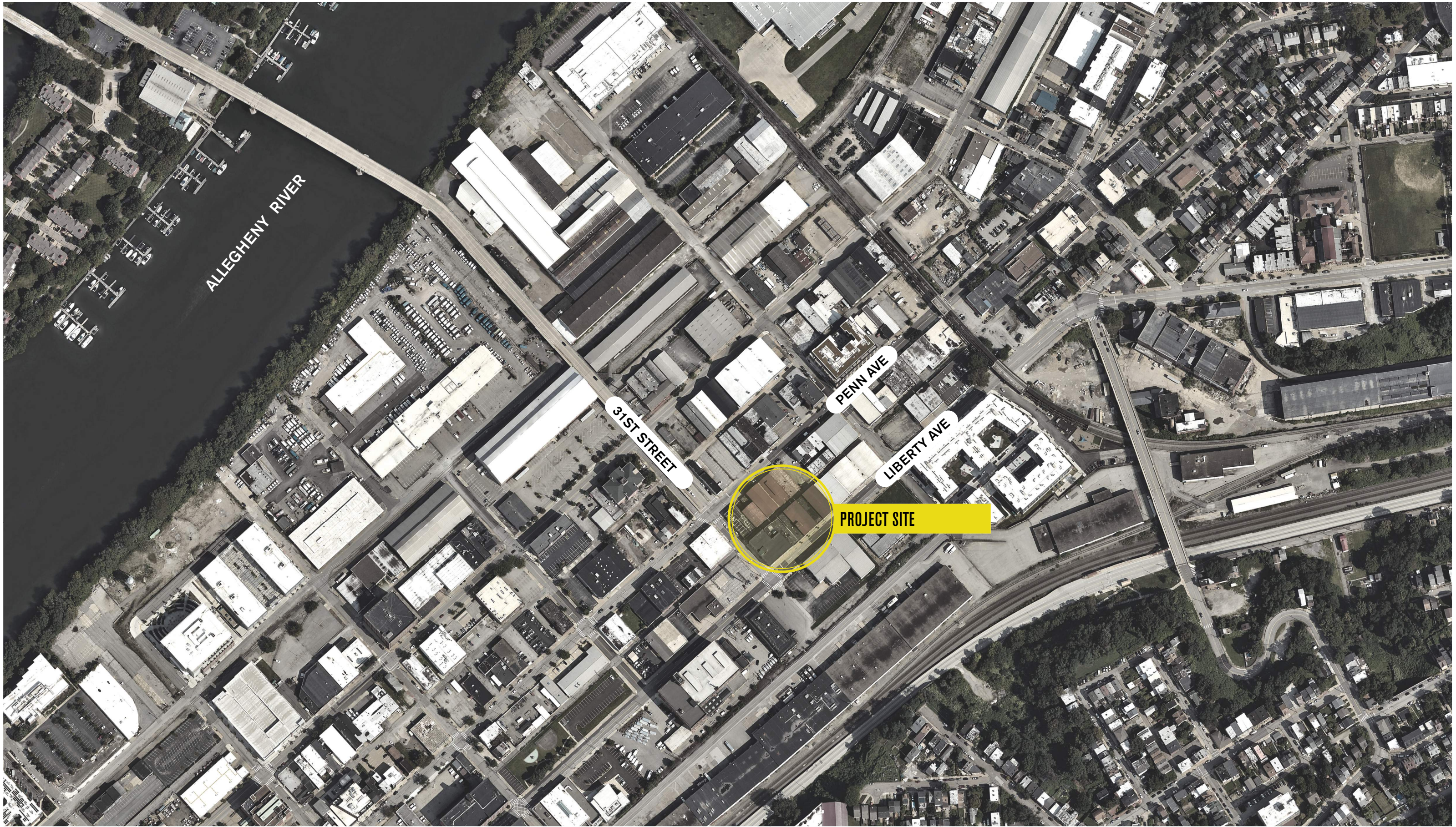
01 SITE CONTEXT

02 LANDSCAPE PLAN + BUILDING STATS + FLOOR PLANS AND SECTION

03 EXTERIOR ELEVATIONS + EXTERIOR RENDERING

TABLE OF CONTENTS

SITE CONTEXT



SITE LOCATION

3101 LIBERTY AVE | ZDR / DESIGN SUBMISSION - 02.13.2025
NOT FOR CONSTRUCTION





SITE CONTEXT

3101 LIBERTY AVE | ZDR / DESIGN SUBMISSION - 02.13.2025
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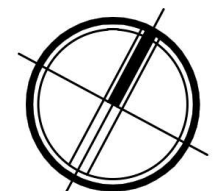
LANDSCAPE PLAN, BUILDING STATS, FLOOR PLANS AND SECTION

LEGEND

- 1 Stamped Concrete
- 2 Concrete Bands
- 3 Stamped Concrete at Garage Entrance
- 4 Concrete Sidewalk
- 5 Tree Pit (3'-0" x 10'-6")
Typ. on Penn Ave.
- 6 Tree Pit (3'-0" x 10'-6")
Typ. on 31st St
- 7 Tree Pit (3'-0" x 10'-6")
Typ. on Liberty Ave
- 8 Decorative Planter
- 9 Bike Rack
- 10 Bench
- 11 18" x 30"ht Metal Planter
- 12 Garage Entrance



SCALE: 1" = 40'

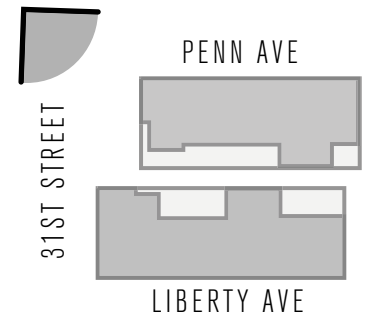


LANDSCAPE PLAN

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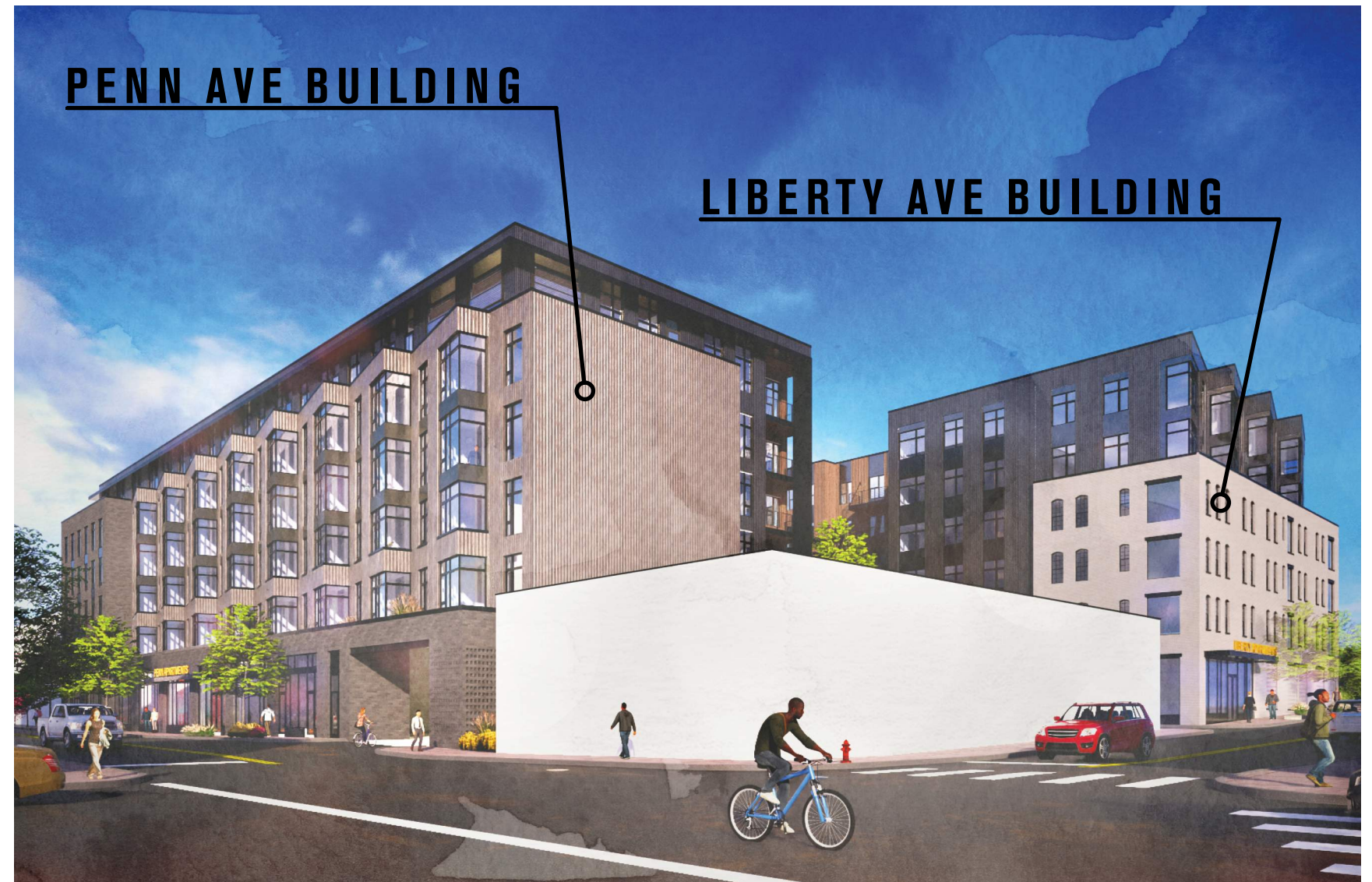


PENN AVE BUILDING

- 111 UNITS
- 48 PARKING SPACES (.43 RATIO)
- 40 BIKE SPACES
- 6 STORIES
- APPROX. 74'-7" BUILDING HEIGHT

LIBERTY AVE BUILDING

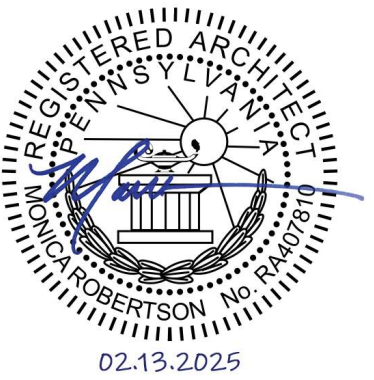
- 123 UNITS
- 77 PARKING SPACES (.63 RATIO)
- 38 BIKE SPACES
- 6 STORIES
- APPROX. 69'-4" BUILDING HEIGHT



BUILDING STATS

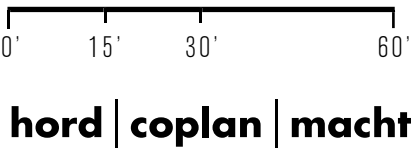
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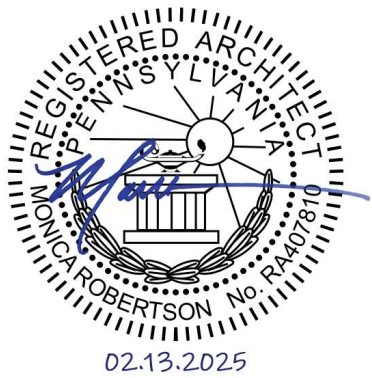




FLOOR PLAN | LEVEL 01

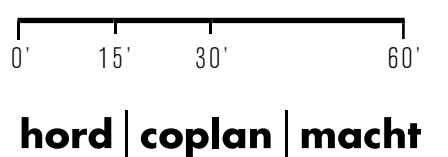
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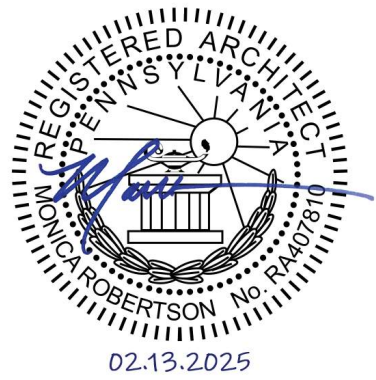




FLOOR PLAN | LEVEL 02

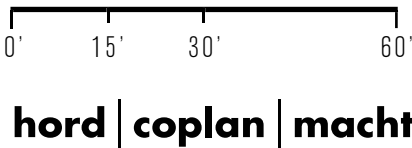
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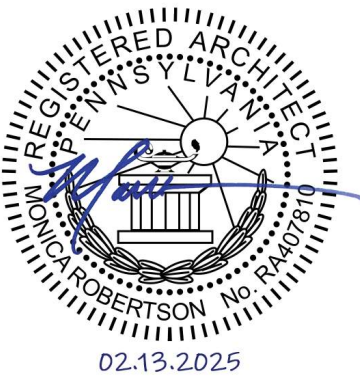




FLOOR PLAN | LEVEL 03-05

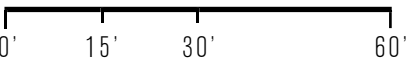
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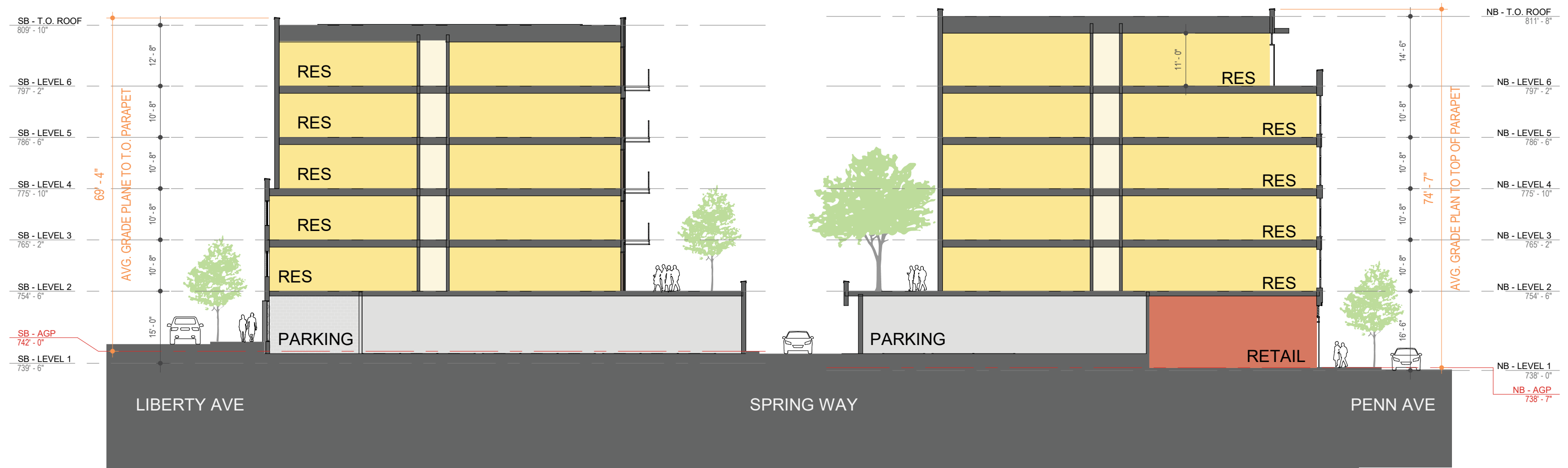


FLOOR PLAN | LEVEL 06

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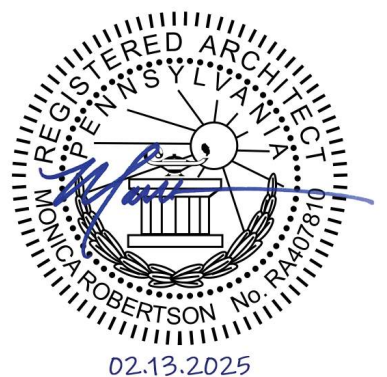


BUILDING SECTION AA

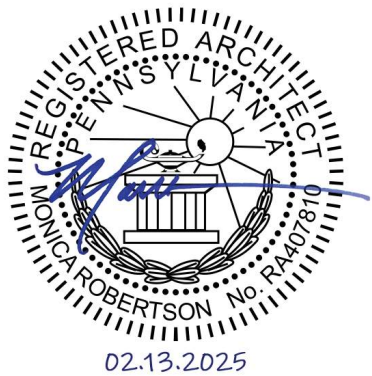
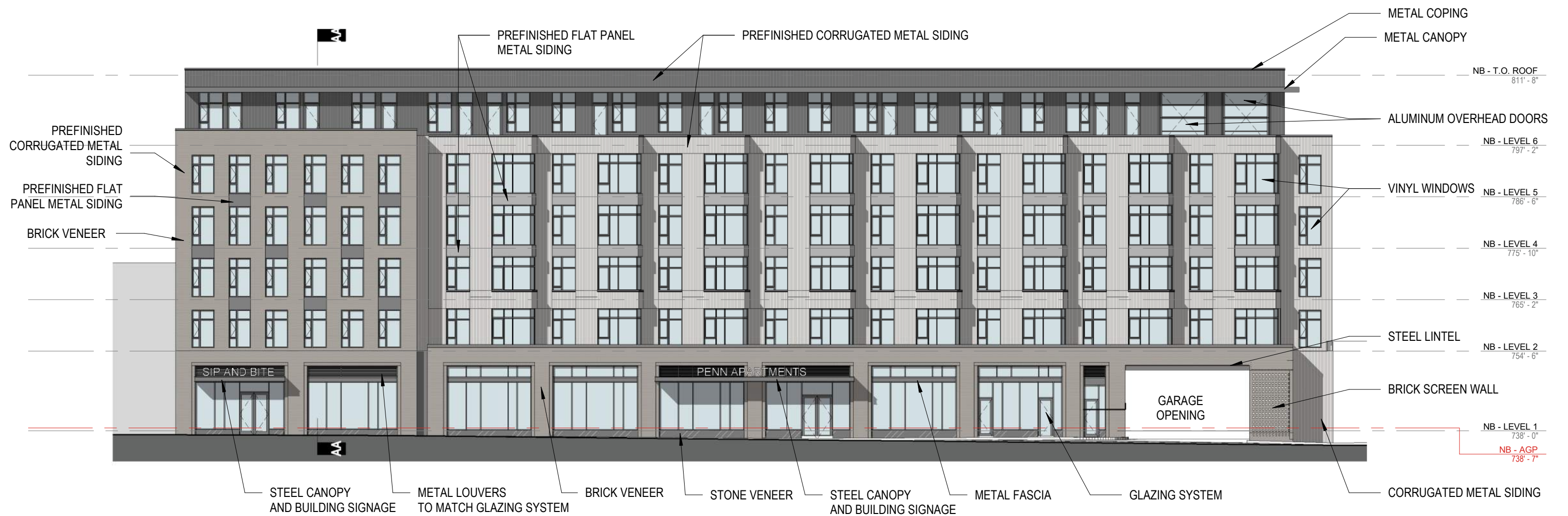
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EXTERIOR ELEVATIONS + EXTERIOR RENDERINGS

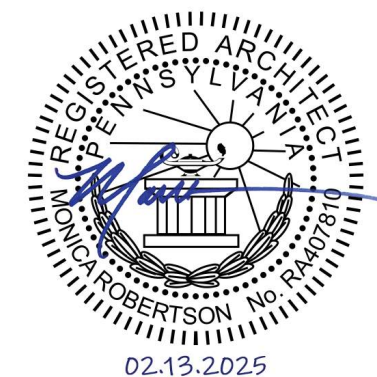
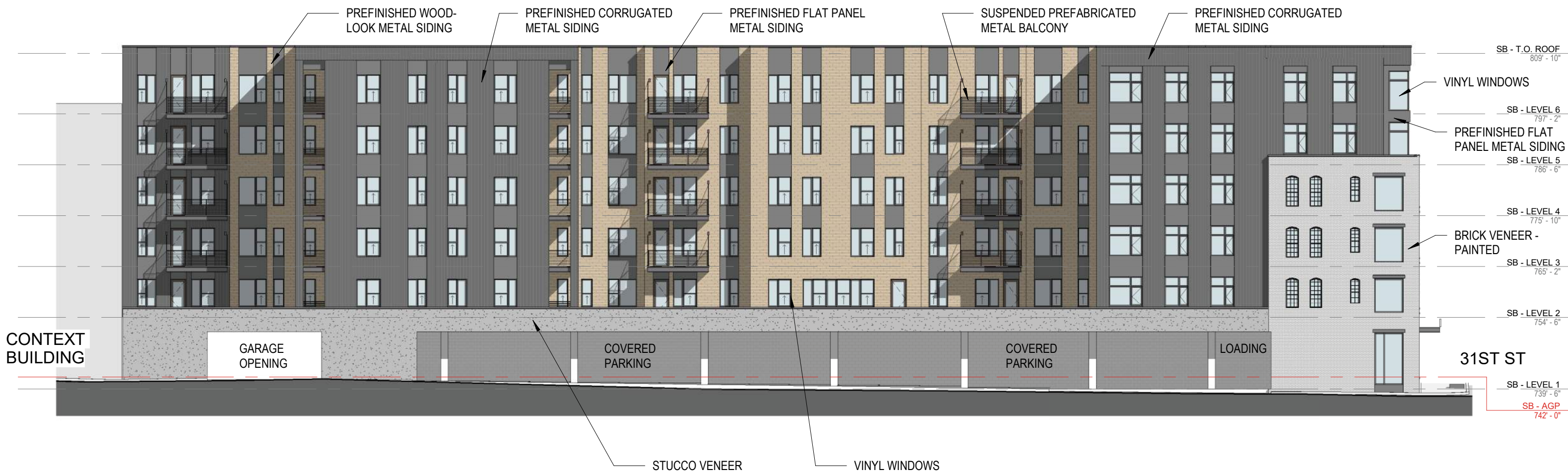


ELEVATION | PENN AVE

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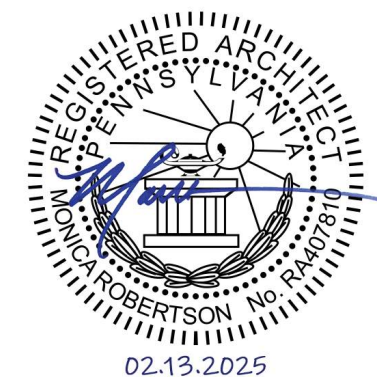
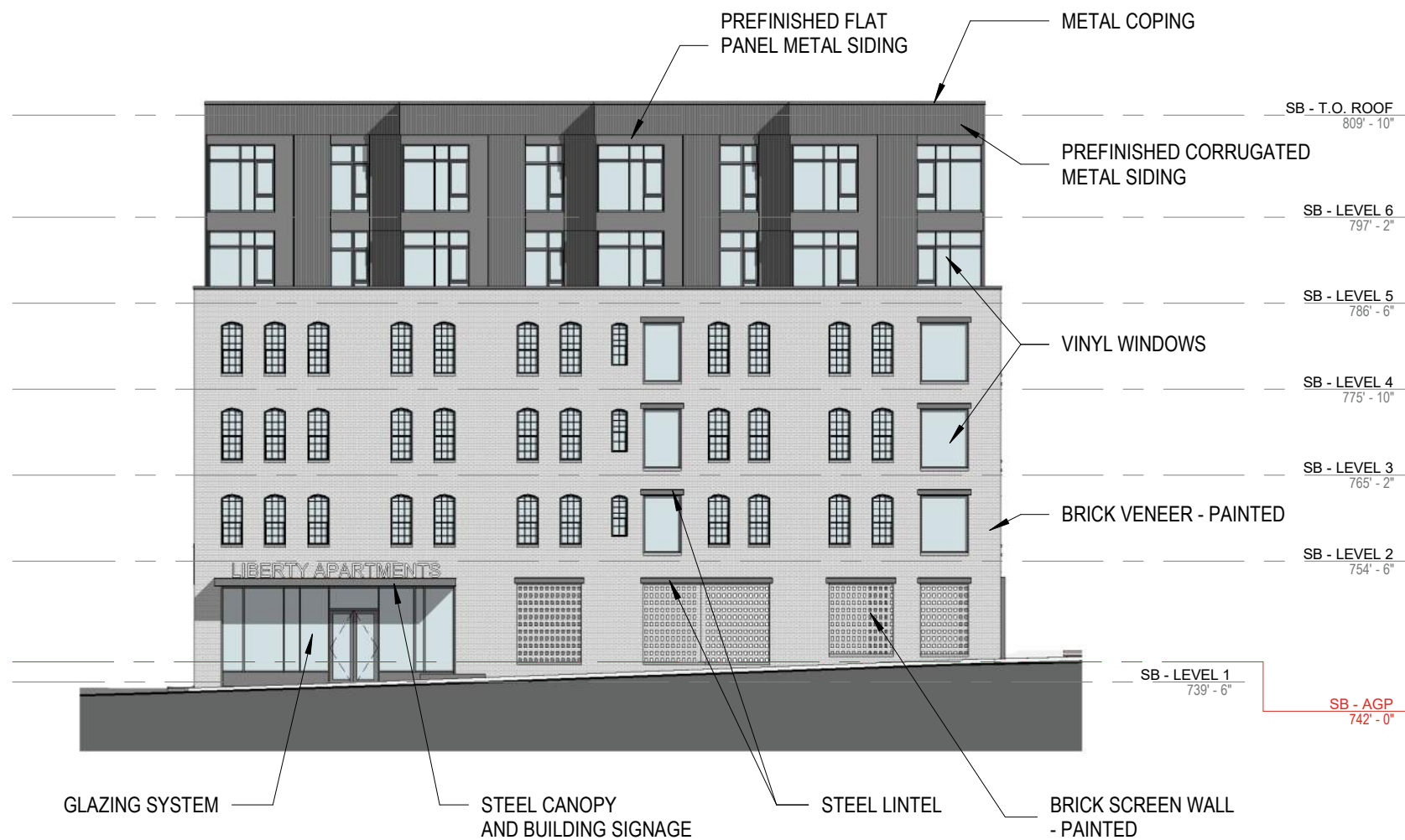


ELEVATION | **SPRING WAY** (NORTH)

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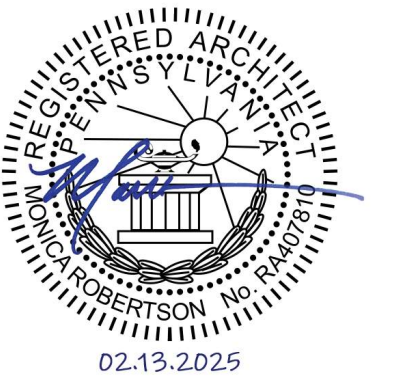


ELEVATION | 31ST STREET

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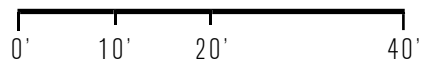


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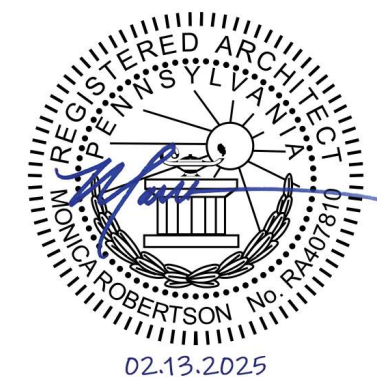
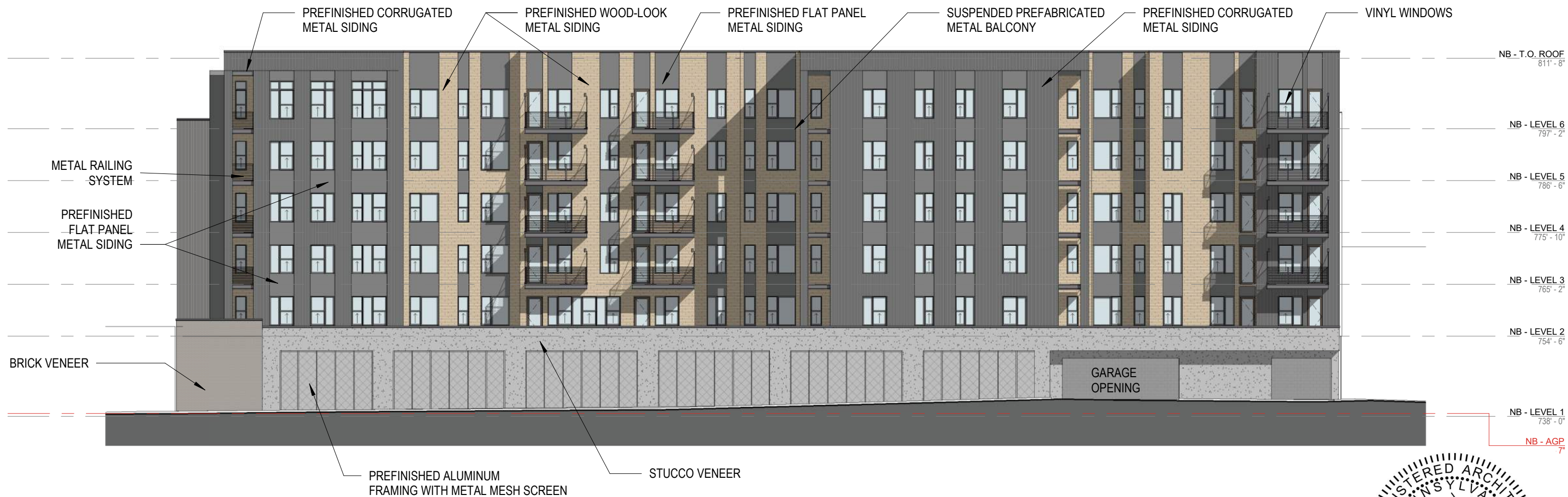


ELEVATION | LIBERTY AVE

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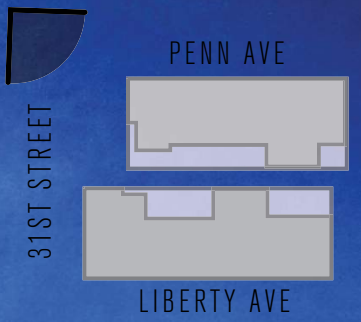


ELEVATION | SPRING WAY (SOUTH)

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RENDERING | **STREET VIEW** (*PENN AVE & 31ST ST*)

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RENDERING | **STREET VIEW** *(LIBERTY AVE & 31ST ST)*

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RENDERING | **STREET VIEW** (*PENN AVE*)

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RENDERING | **AERIAL VIEW** (*PENN AVE AND 31ST ST*)

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