

The Church of the Ascension & St. Agnes Parish Center & Housing Development Zoning PDRM 05/30/23

- SITE OVERVIEW
- HOUSING DEVELOPMENT
- PARISH CENTER

	ZONING (D-1-R)	EXISTING CONDITIONS	PROPOSED
MAXIMUM BUILDING HEIGHT	90'-0" (PENTHOUSE: +20'-0")	22'-6" – 43'-2"	90'-0" (PENTHOUSE: +16'-6')
LOT AREA	-	16,567 SF	16,567 SF
GREEN AREA RATIO	0.3	-	TBD
FRONT BUILD-TO (TO PROPERTY LINE)	75% OF NEW BUILDING WALL TO BE WITHIN 4FT	VARIES	VARIES
REAR YARD (FROM PROPERTY LINE)	NO SET BACK UP TO 25' 2.5" PER 1' OF HEIGHT ABOVE 25'	NONE	NONE
FRONT SETBACK (FROM PROPERTY LINE)	NOT REQUIRED	NONE	32'-9"
MAXIMUM LOT OCCUPANCY - SQ FT (PERCENTAGE X COMBINED LOT AREA)	100%	14,390 SF	15,350 SF
MAXIMUM NUMBER OF STORIES (INCLUDES PENTHOUSE & STORIES BELOW GRADE)	NOT SPECIFIED (PENTHOUSE: 1 STORY HOUSING + MEZZANINE + 1 STORY MECHANICAL)	1, 3 ACROSS ALLEY	CELLAR + 7 STORIES + PENTHOUSE
GROSS AREA	6.0 FAR = 99,402 SF - TRANSFERED (46,069 SF) = 53,333 SF (3.22 FAR)	36,866 GSF 25,367 GFA (ABOVE GRADE) = 1.5 FAR	59,658 GSF 44,986 GFA (ABOVE GRADE) = 2.7 FAR
REQUIRED PARKING	0	0	0
HISTORIC DISTRICT	SHAW HISTORIC DISTRICT CONTRIBUTING STRUCTURES	SHAW HISTORIC DISTRICT CONTRIBUTING STRUCTURES	SHAW HISTORIC DISTRICT CONTRIBUTING STRUCTURES

EXISTING

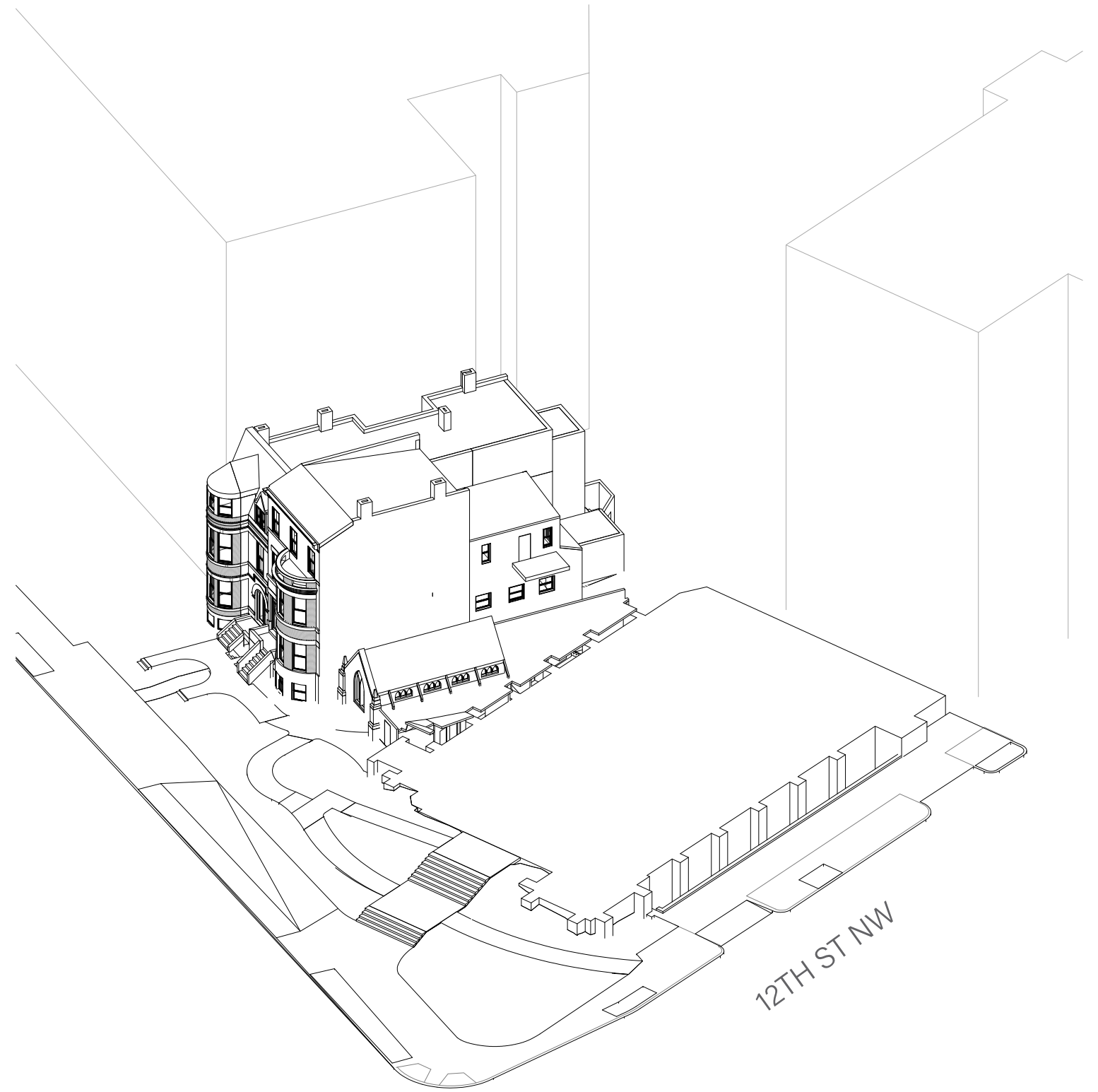


EXISTING

Southwest Axonometric View

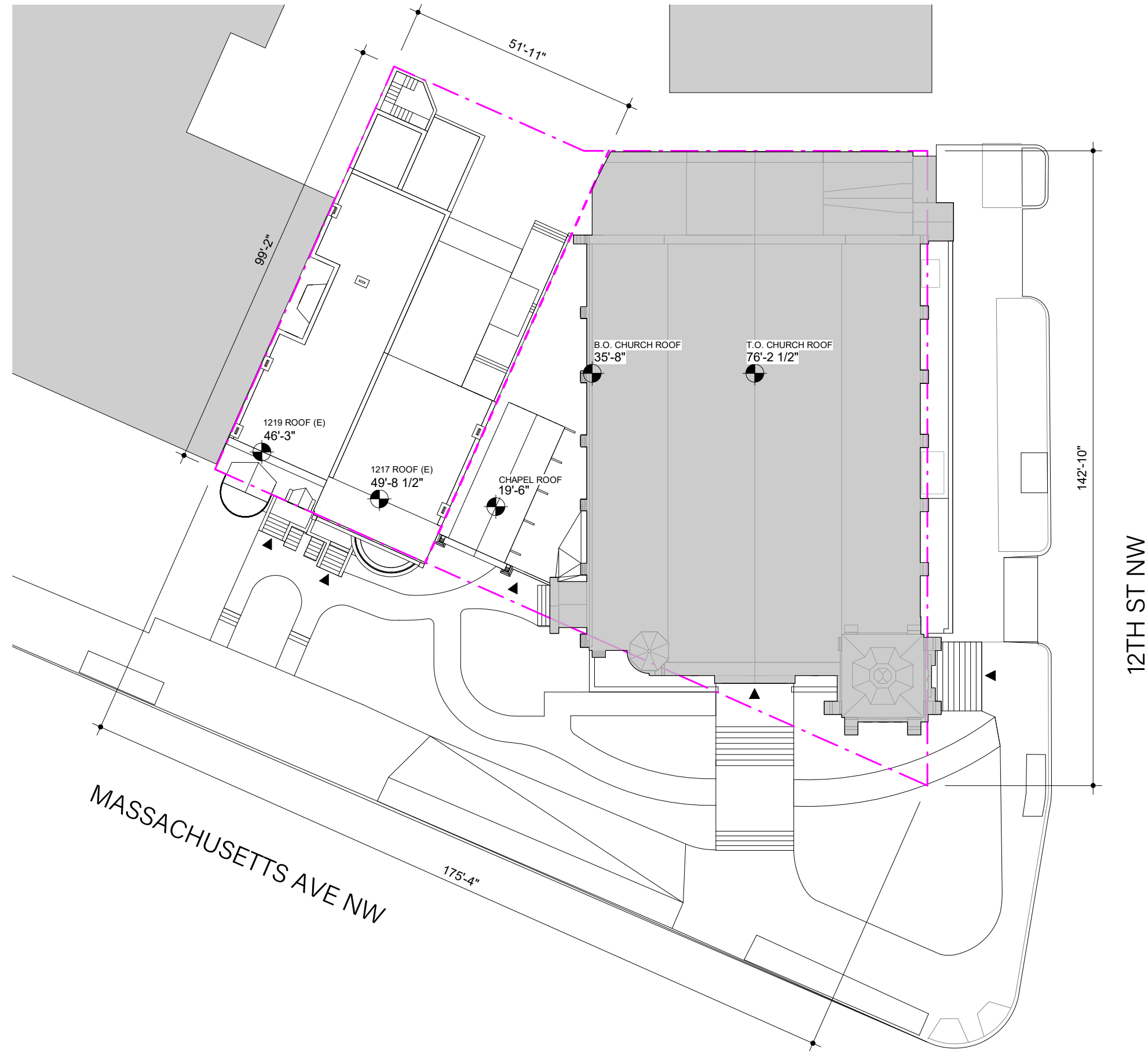


Southeast Axonometric View



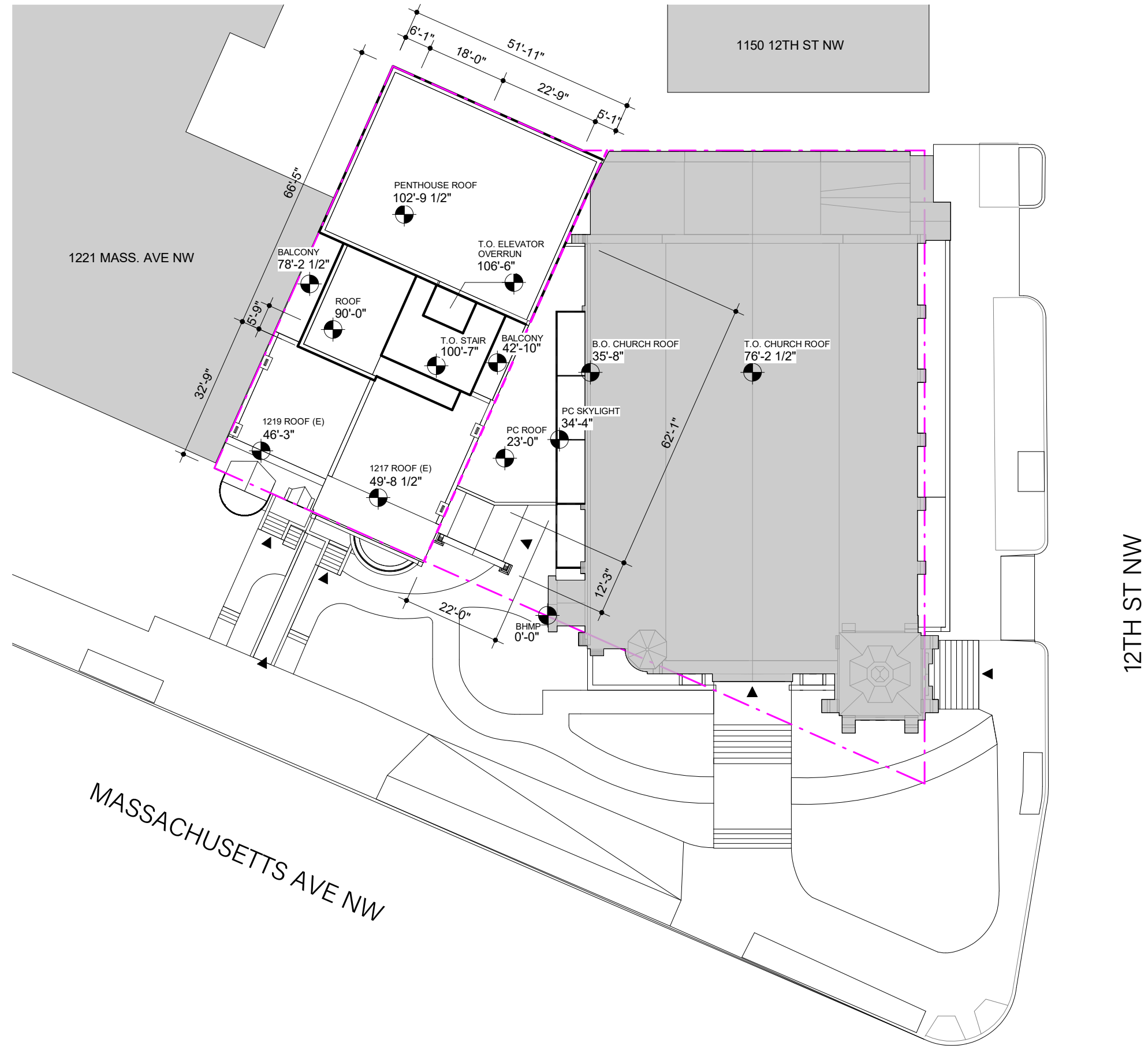
SITE PLAN

Existing

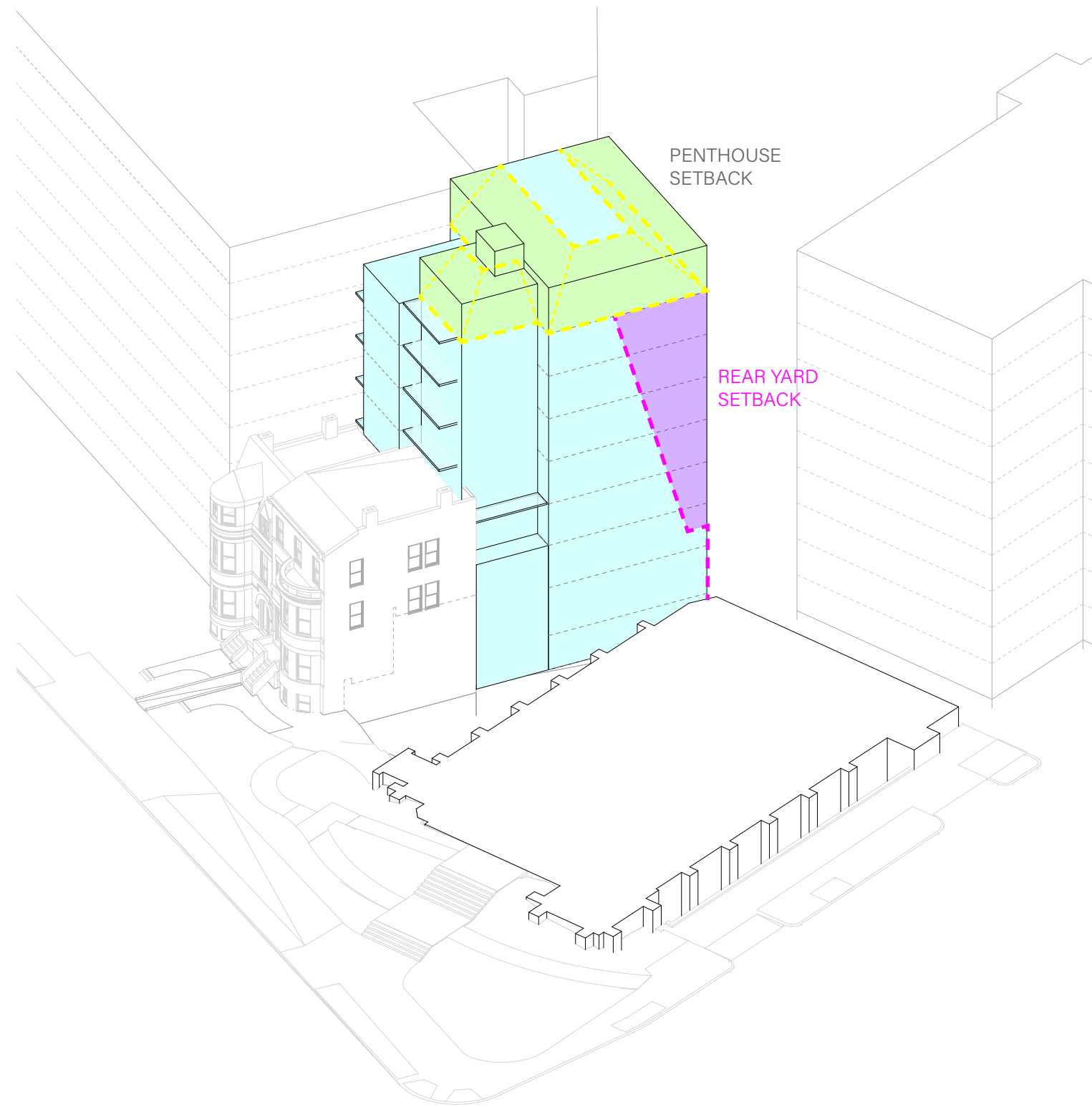


SITE PLAN

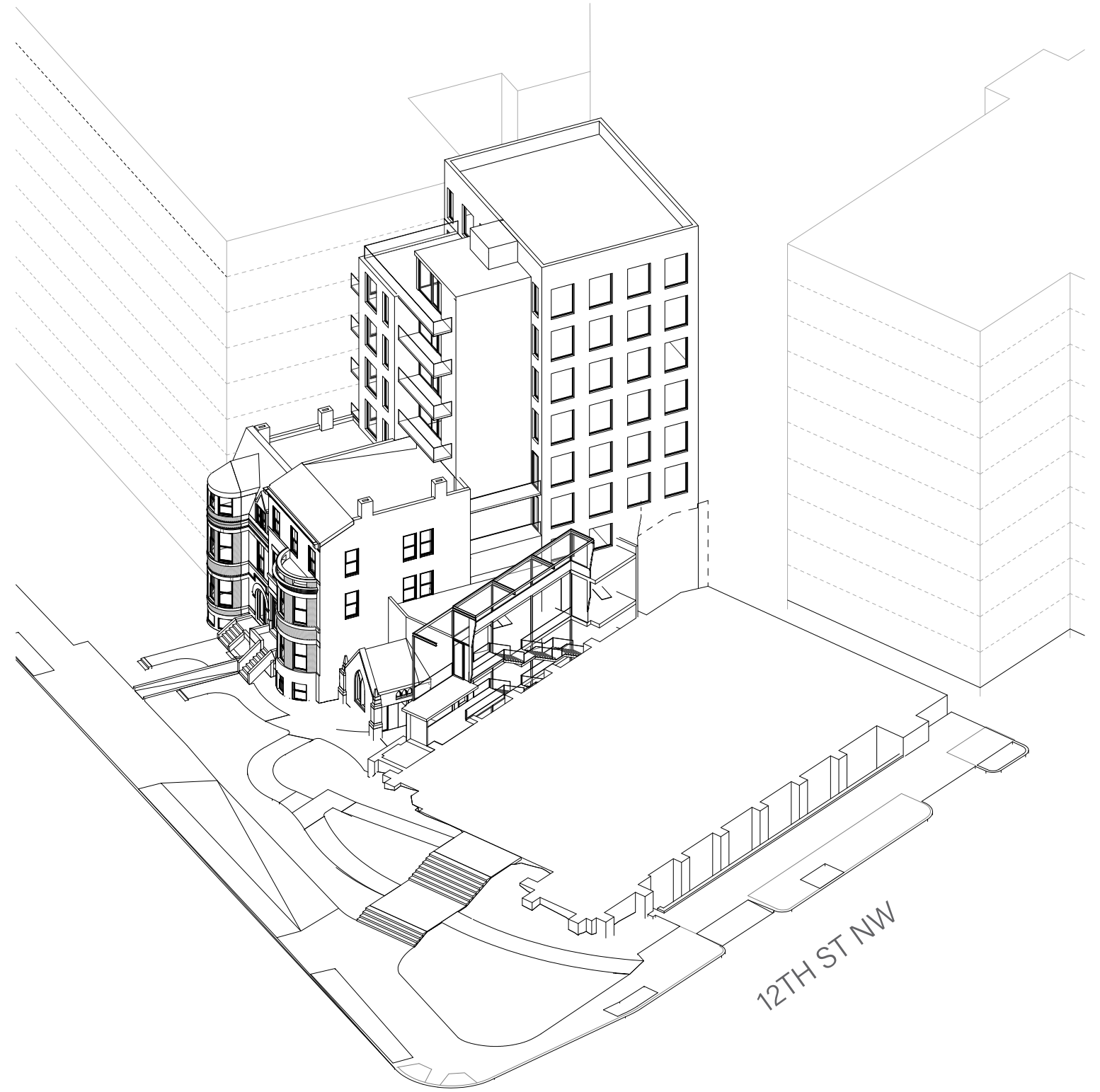
Proposed



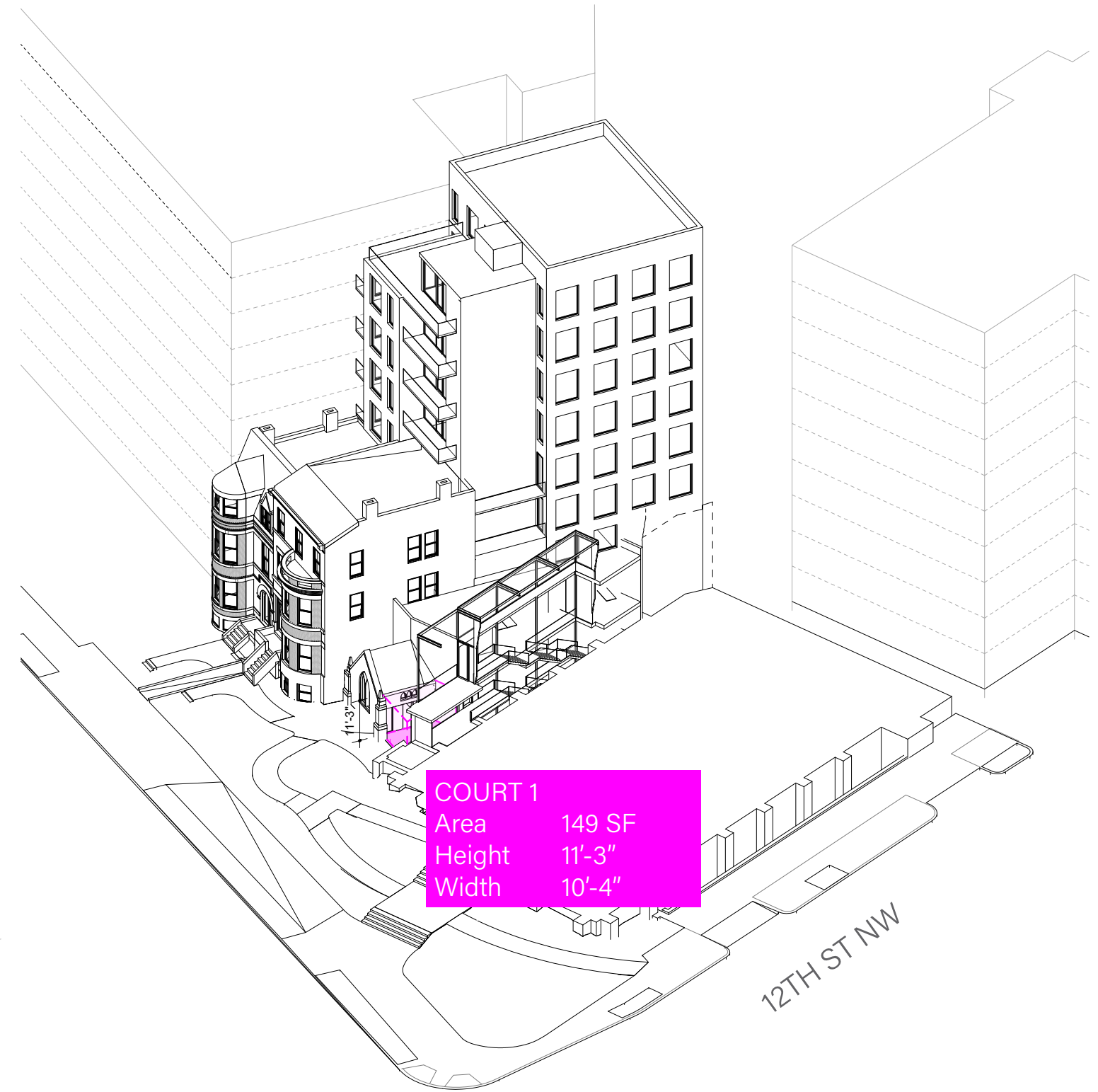
ZONING RELIEF

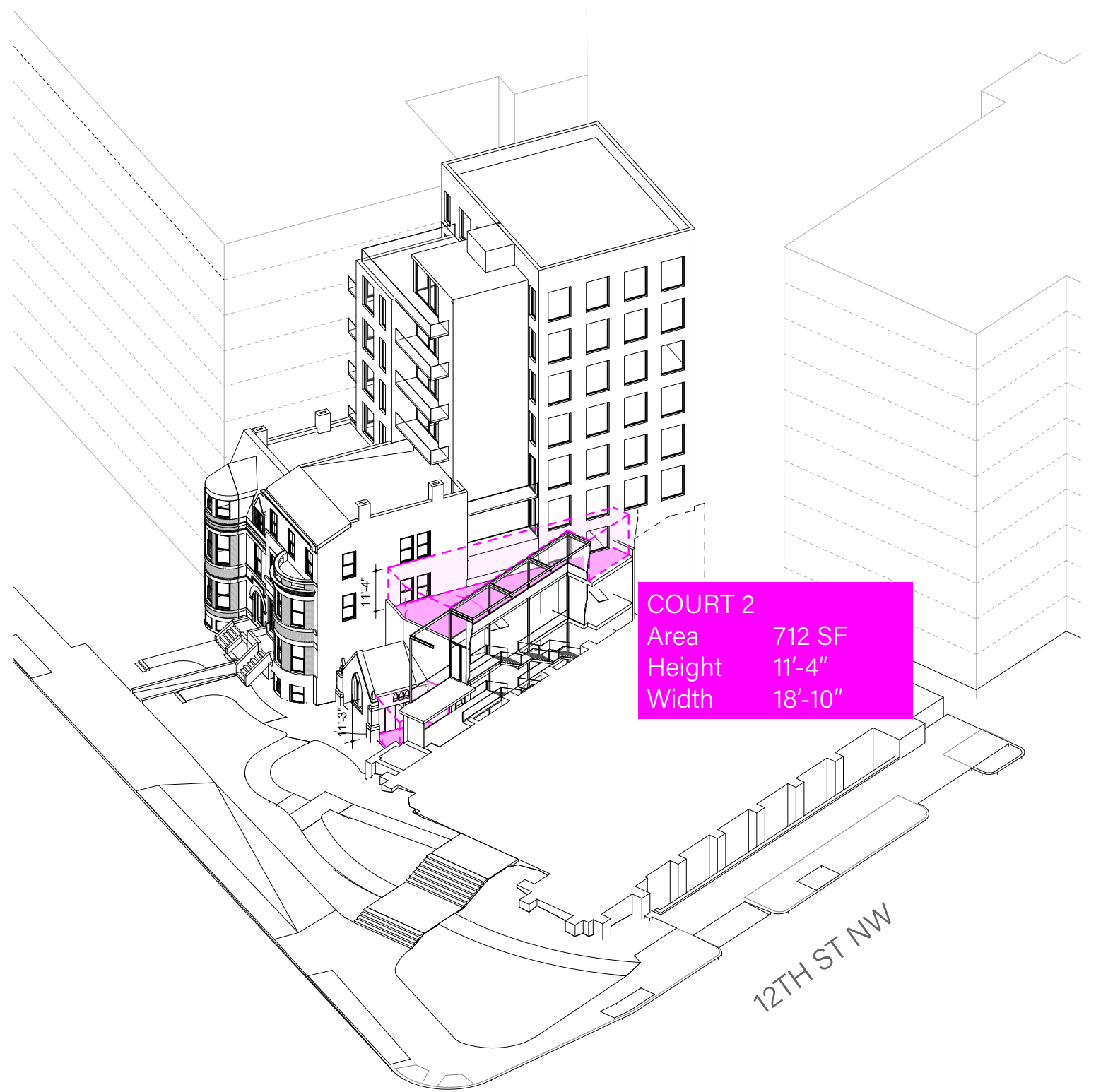


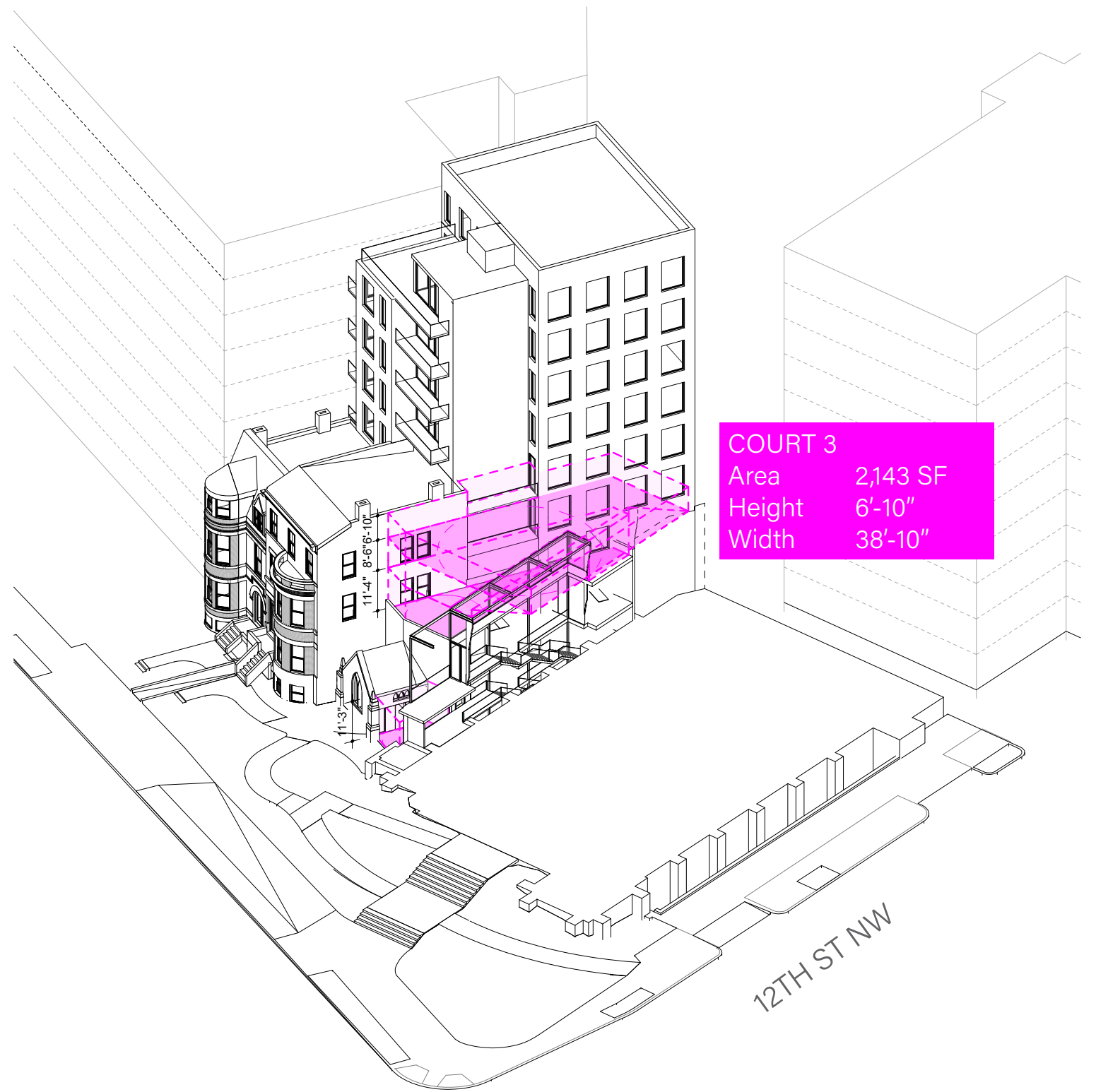
PROPOSED MASSING

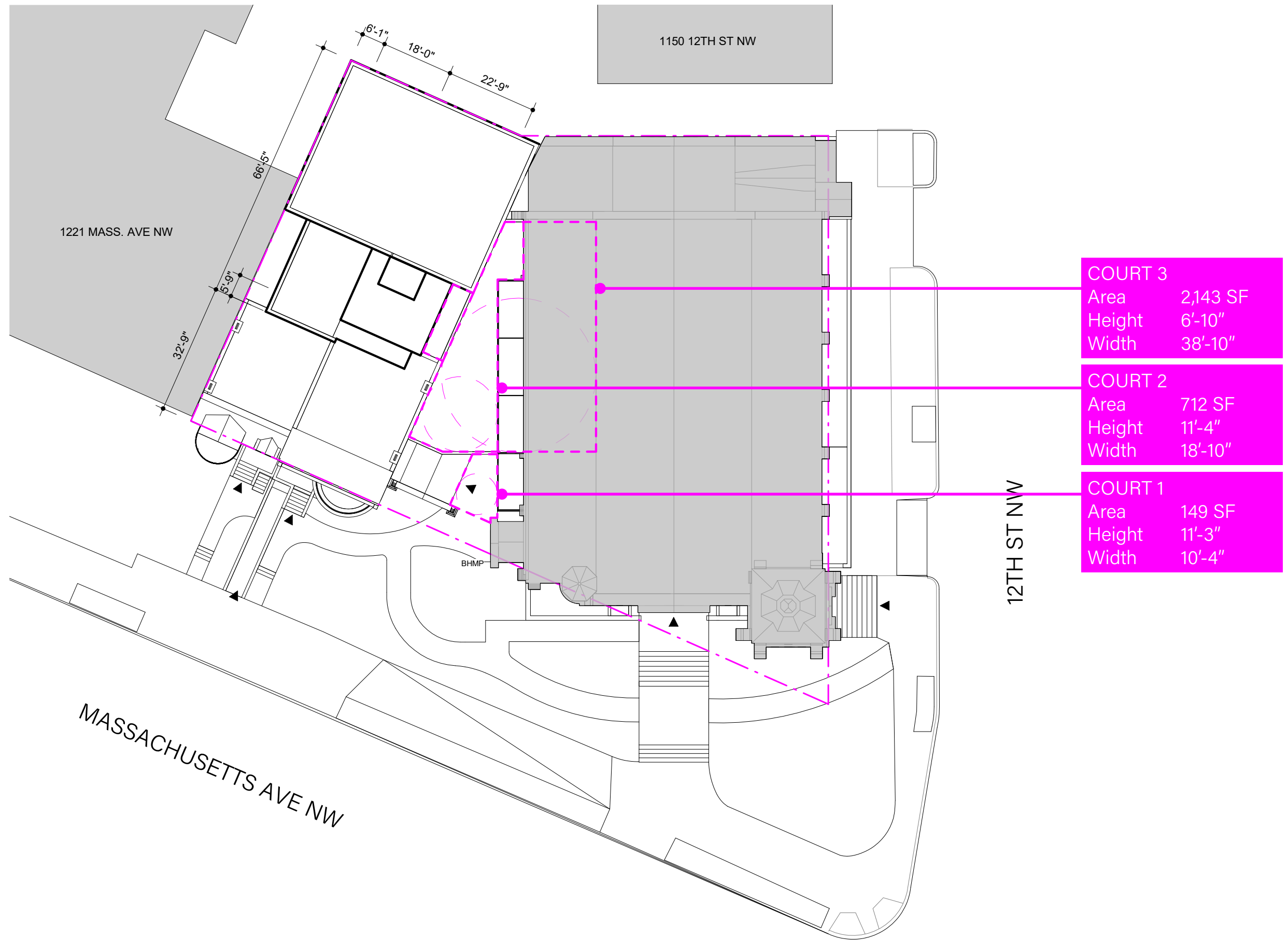


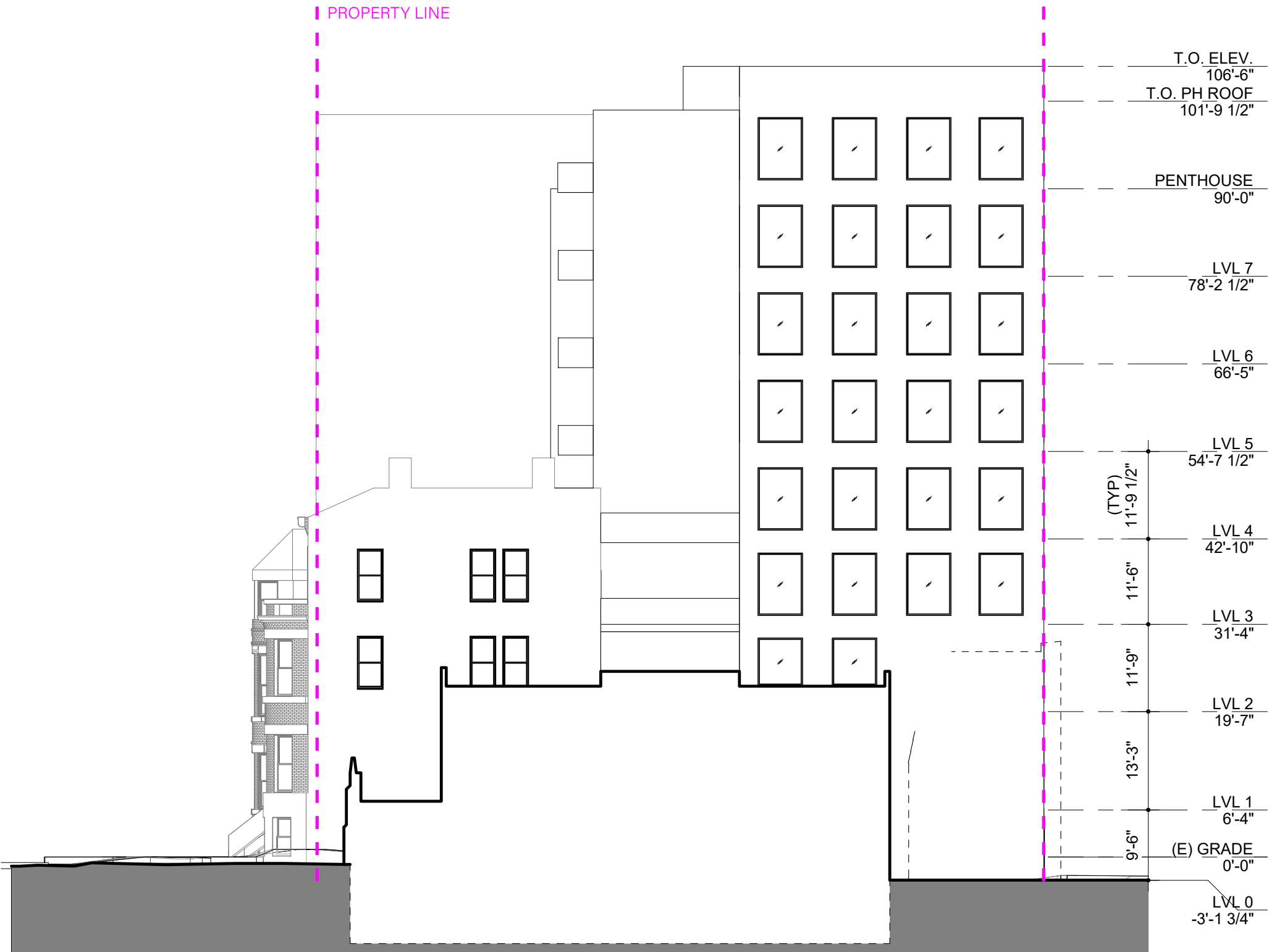
COURTS











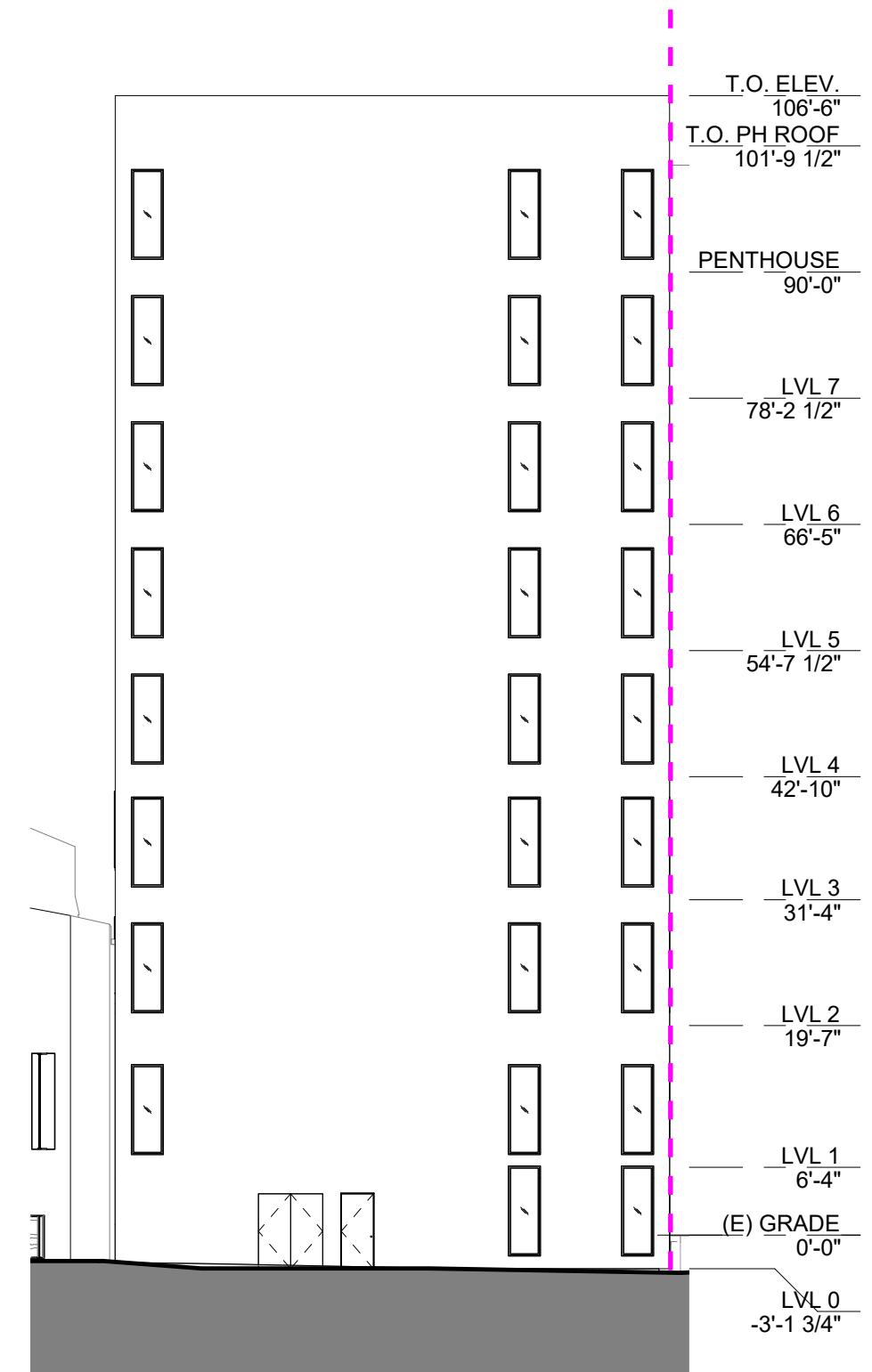
EAST ELEVATION



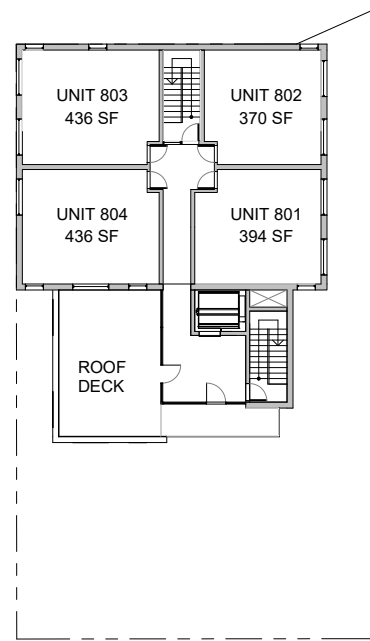
SOUTH ELEVATION



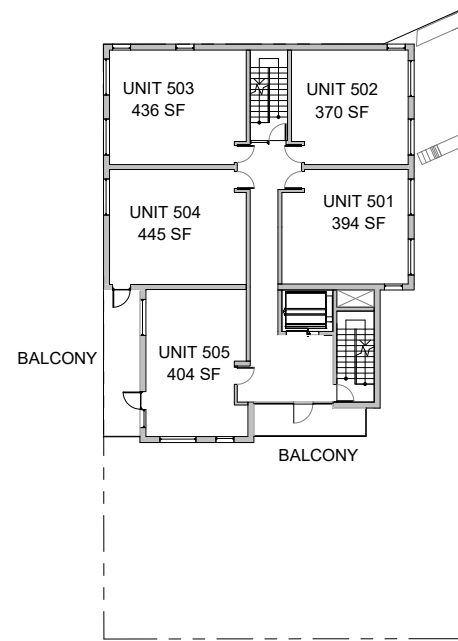
WEST ELEVATION



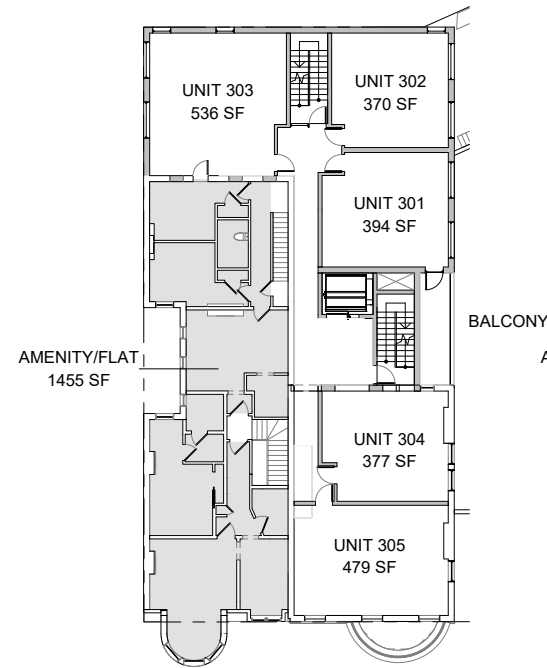
NORTH ELEVATION



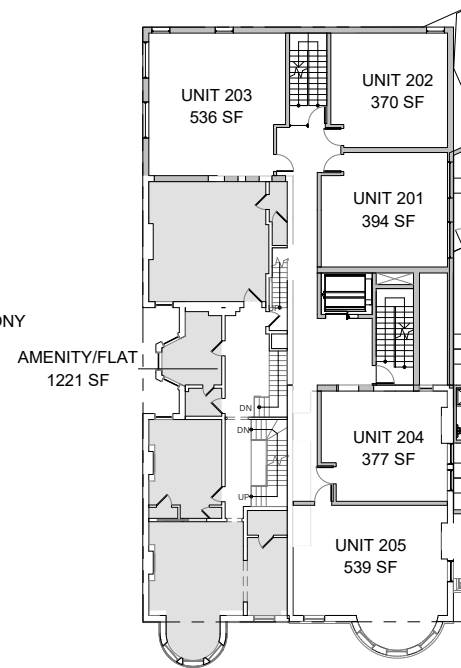
PENTHOUSE



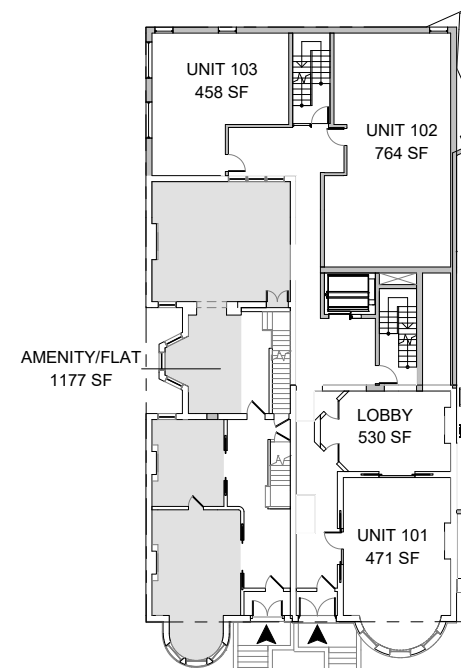
LEVELS 4-7



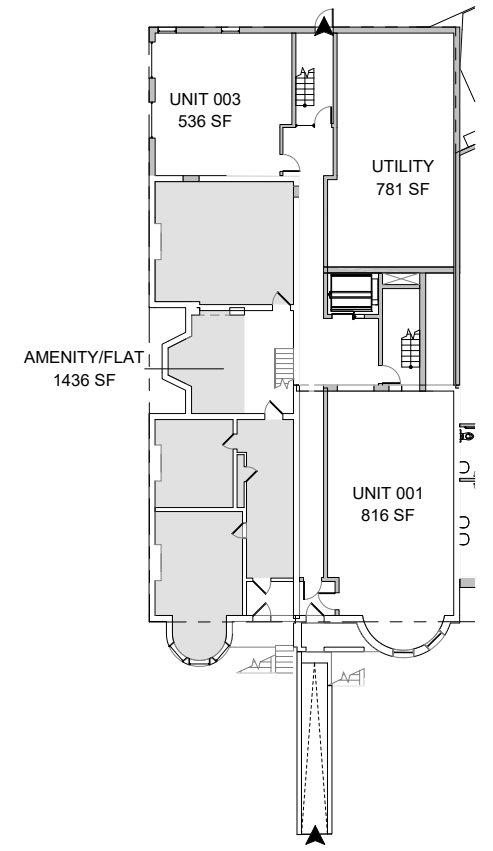
LEVEL 3



LEVEL 2



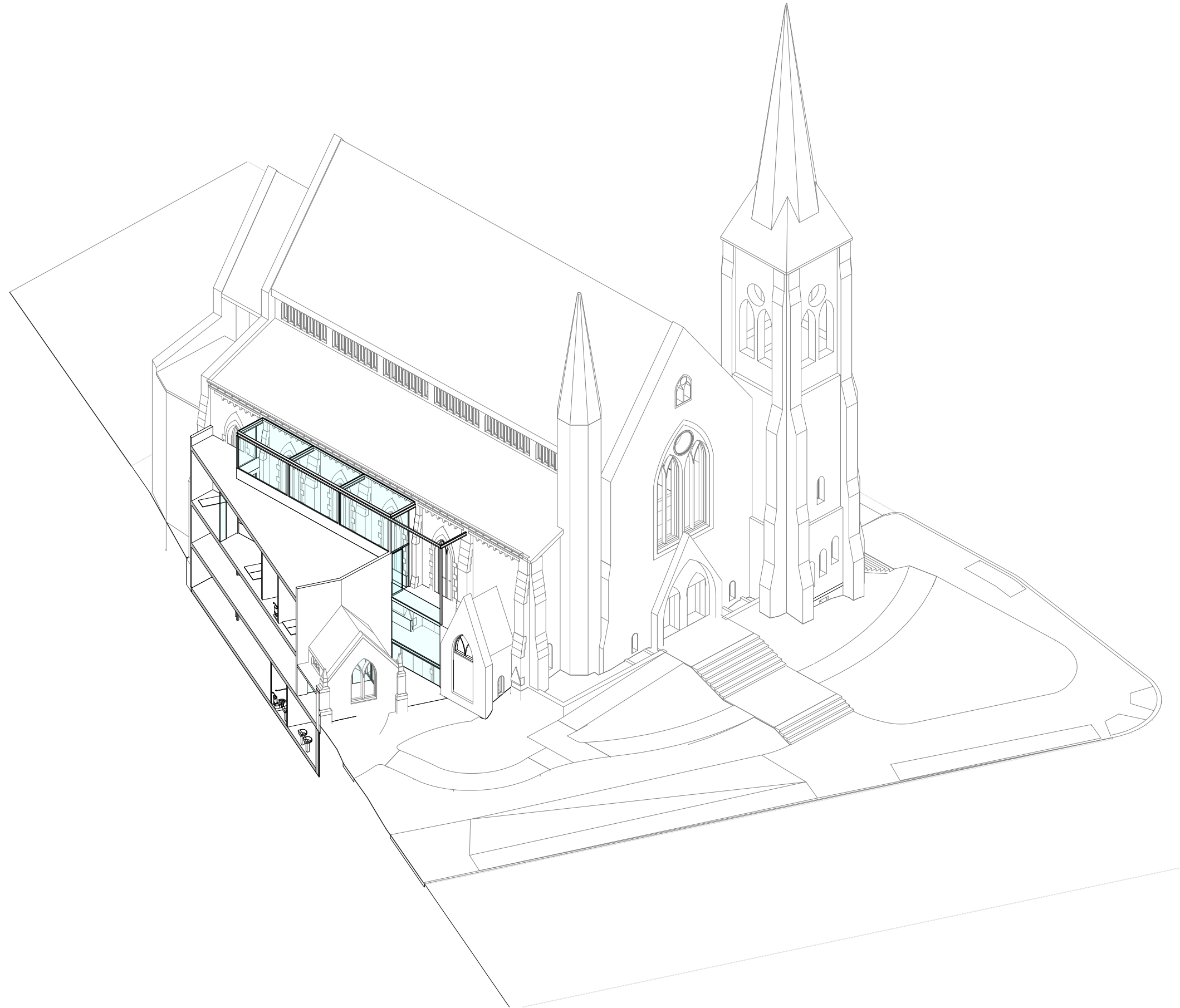
LEVEL 1

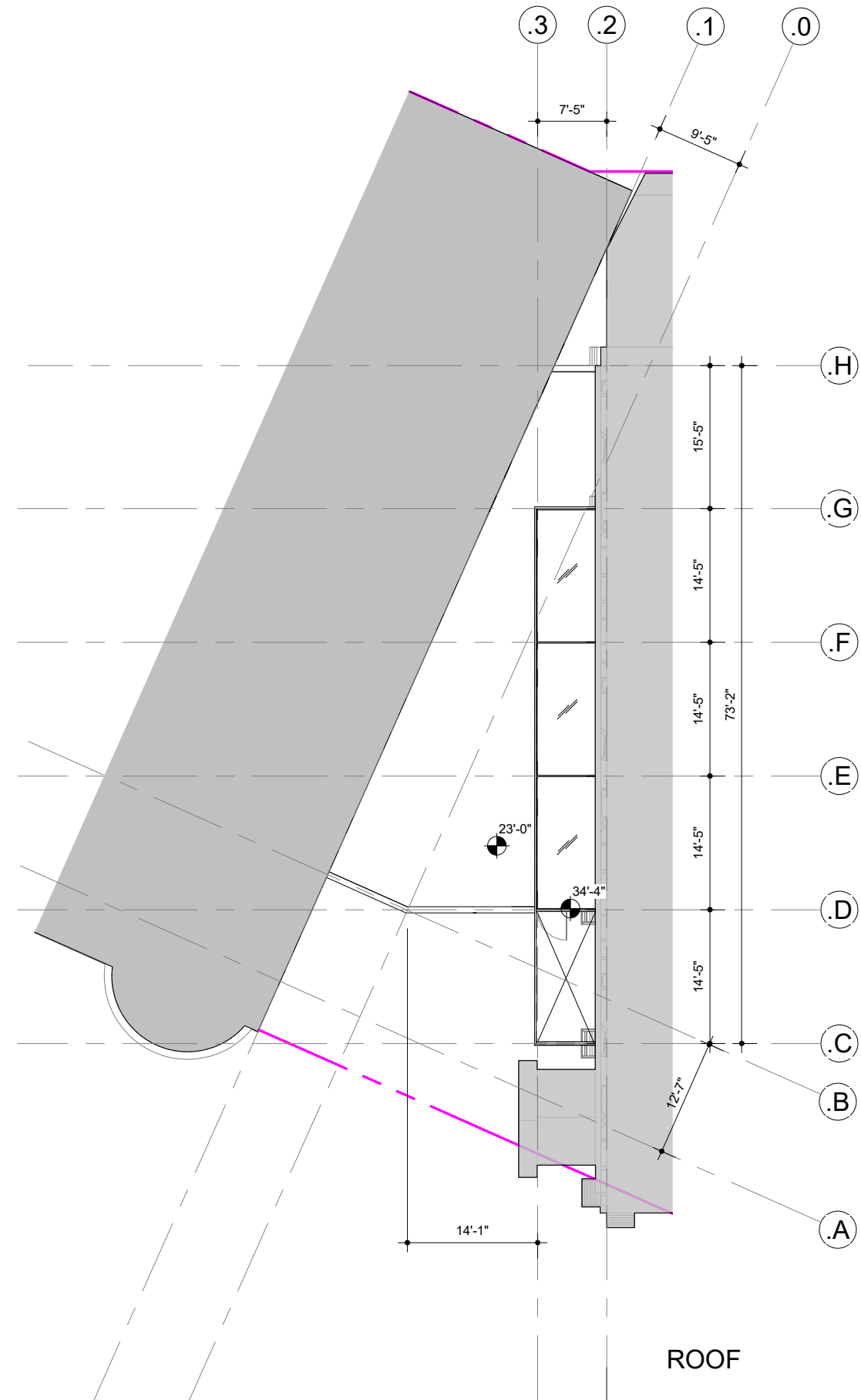


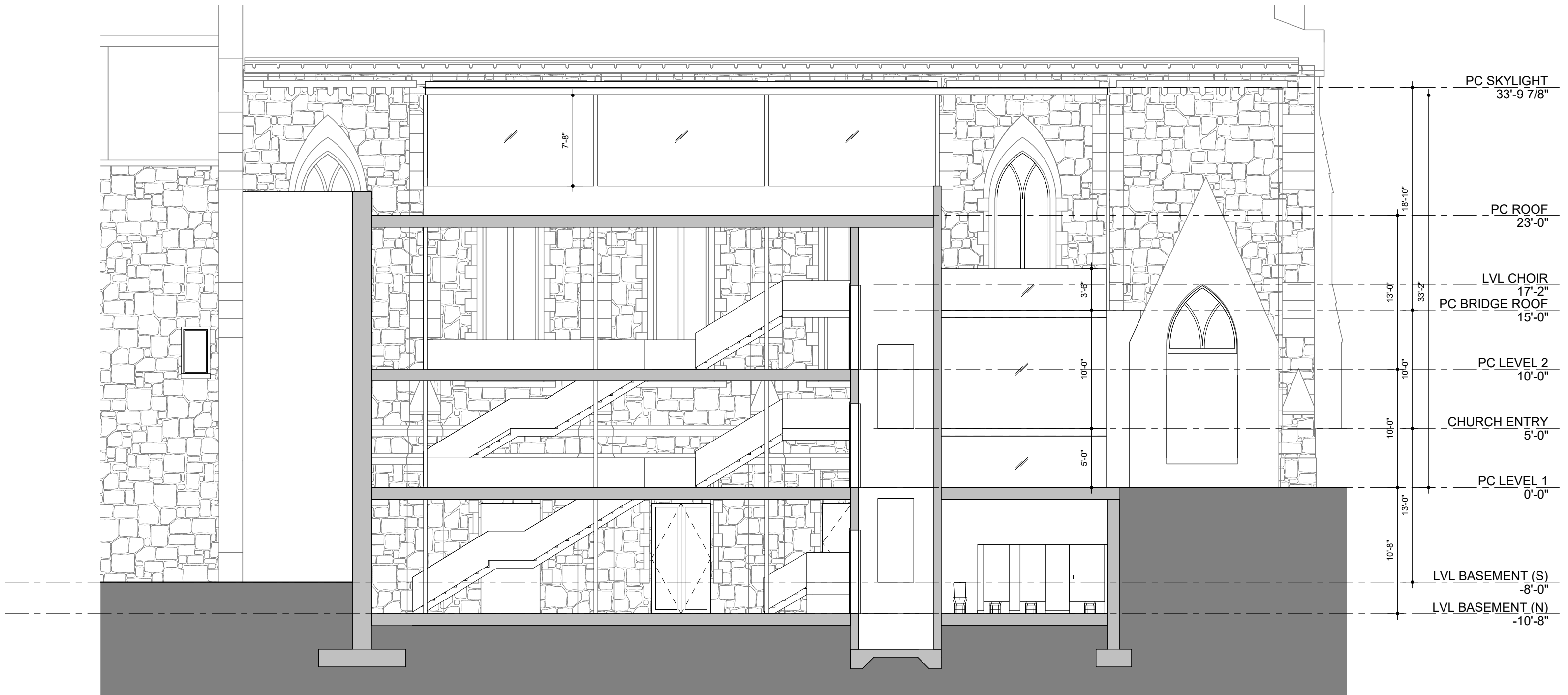
CELLAR

PARISH CENTER

Volume







WEST ELEVATION