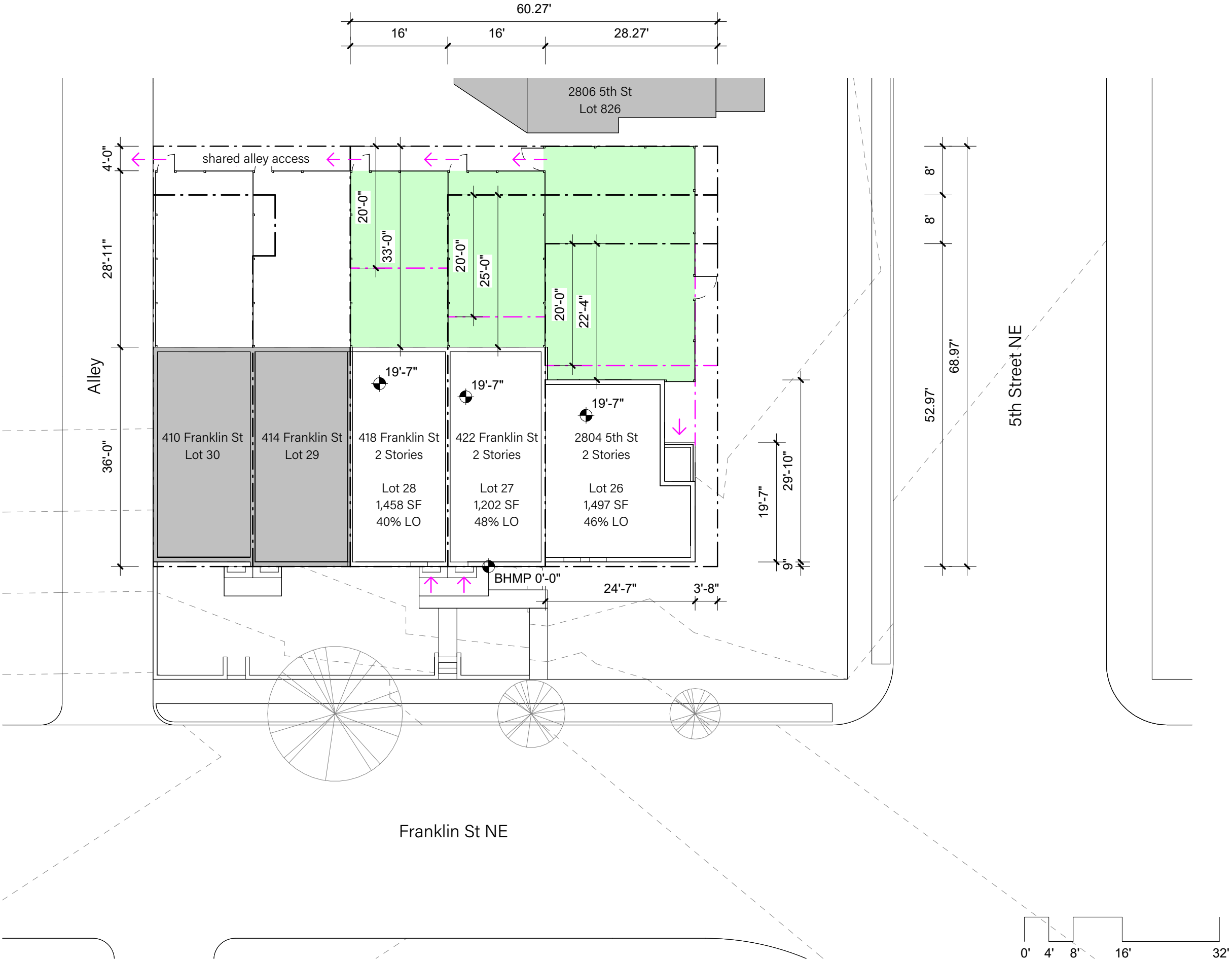


2303: The Renata
418-422 Franklin St NE & 2804 5th St NE
Preliminary Zoning Application
9/24/24

EXISTING SITE PLAN



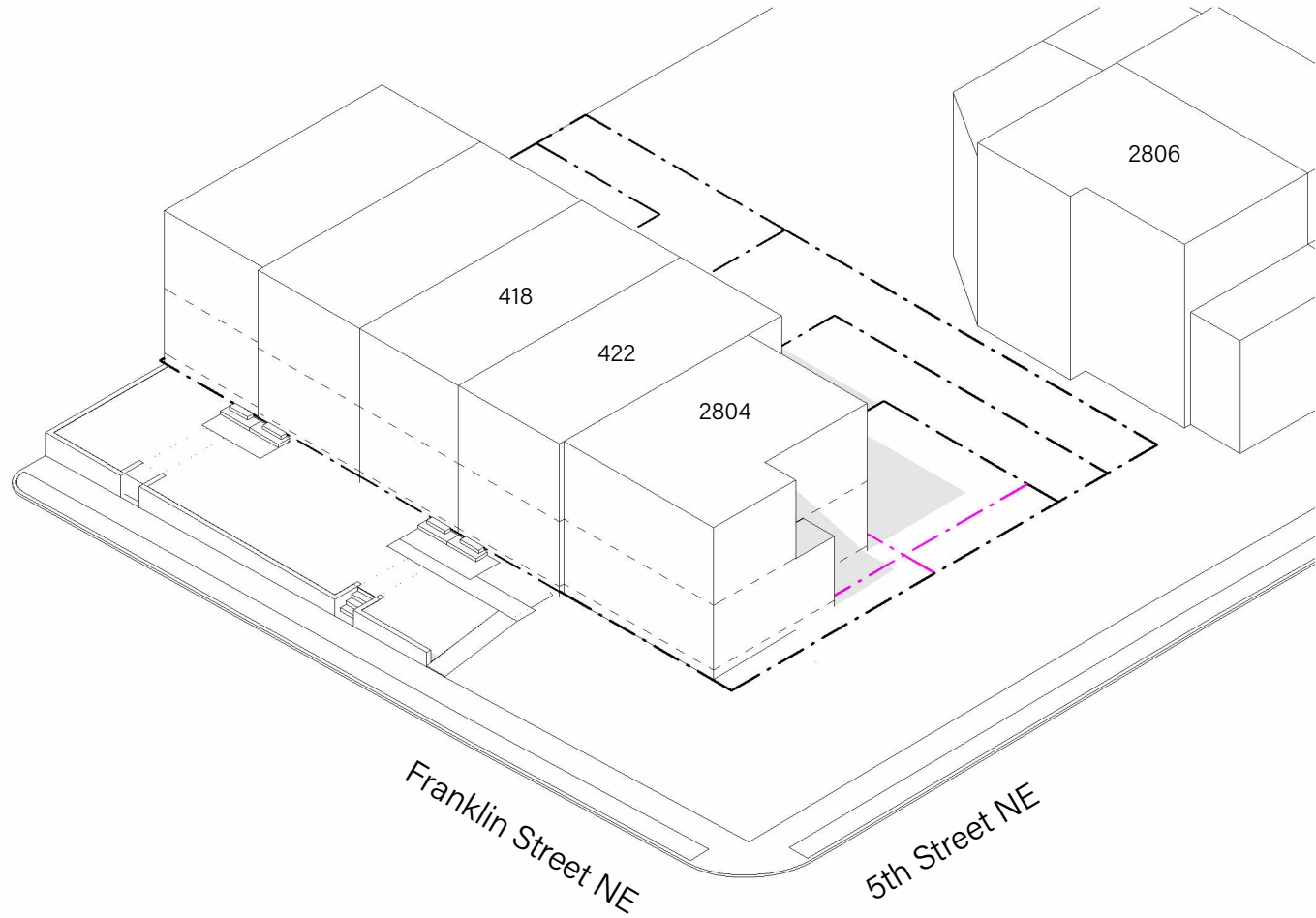
ZONING ANALYSIS

Reference	Existing Conditions			Zone	Proposed		
	418 Franklin St NE Lot 28	422 Franklin St NE Lot 27	2804 5th St NE Lot 26		418 Franklin St NE Lot 28	422 Franklin St NE Lot 27	2804 5th St NE Lot 26
Building Height	19'6"	19'6"	19'6"	35'	28'10"	28'10"	28'10"
Building Stories	2	2	2	3	3	3	3
Lot Width202.1	16'	16'	28.27'	18'	16'	16'	28.27'
Lot Area202.1	1,458 SF	1,202 SF	1,497 SF	1,800 SF	1,104 SF	1,104 SF	1,950 SF
Building Footprint	576 SF	576 SF	687 SF	-	767 SF	773 SF	1,359 SF
Lot OccupancyE-5201	40%	48%	46%	By Right60%	69%	70%	70%
				By Special Exception70%			
Front Setback	-	-	-	Align w/ Existing Buildings	-	-	-
Side Yard Setback	Attached	Attached	3'-8"	5'	Attached	Attached	3'-8"
Rear Yard SetbackE-5201	33'	25'	22'-4"	20'	21'	21'	6'
Maximum Rear BuildoutE-5201	-	-	-	10'	12'	12'	15'
No. Dwelling Units	1	1	1	2	2	2	2
Penthouse Height (above BHMP)C-1501.1(b)	-	-	-	Within Allowable Building Height	37'	37'	37'
Penthouse Height (above roof)	-	-	-	9'	8'2"	8'2"	8'2"
Penthouse Front Setback	-	-	-	Equal to Height	24'9"	33'-7"	16'2"
Penthouse Rear SetbackC-1506.1	-	-	-	Equal to Height	10'10"	0'	10'9"
Penthouse EnclosuresC-1506.1	-	-	-	Single Enclosure	1	1	2

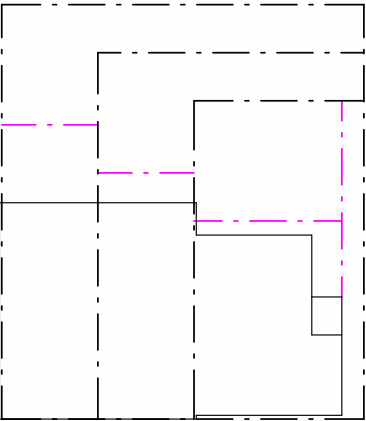
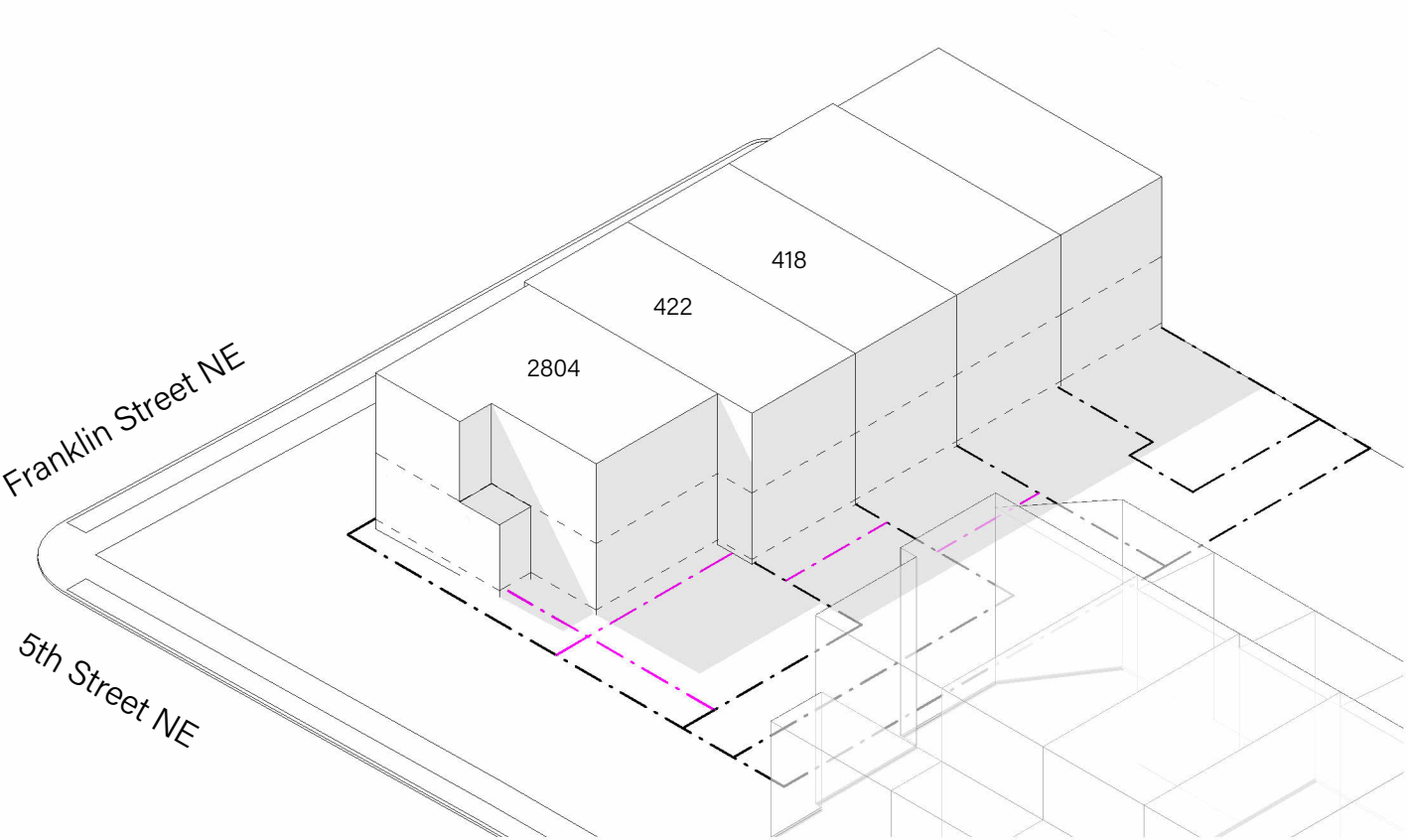
*Existing Non Conforming

*Relief Requested

EXISTING AXONOMETRIC VIEWS
Southeast



Northeast

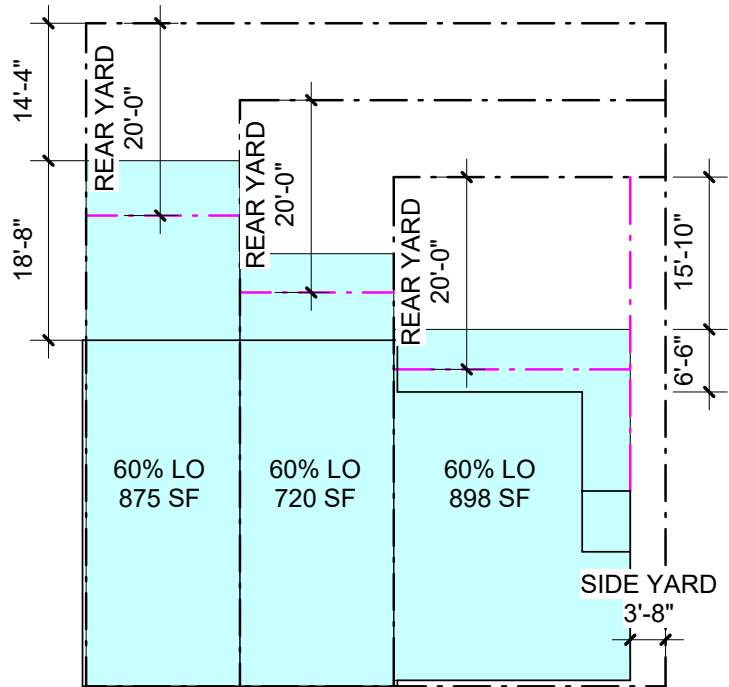


CURRENT LOT USE
Aerial View



LOT COMPARISON

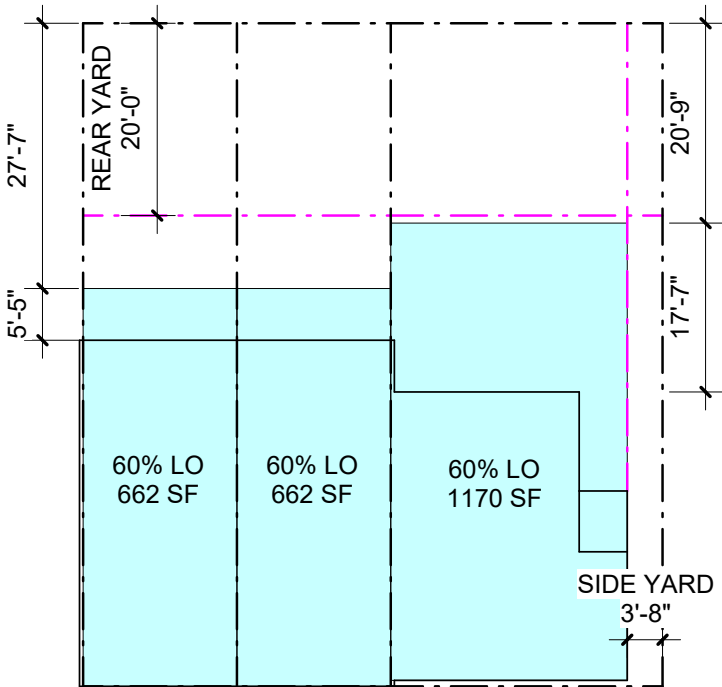
Existing Lots



60% Lot Occupancy

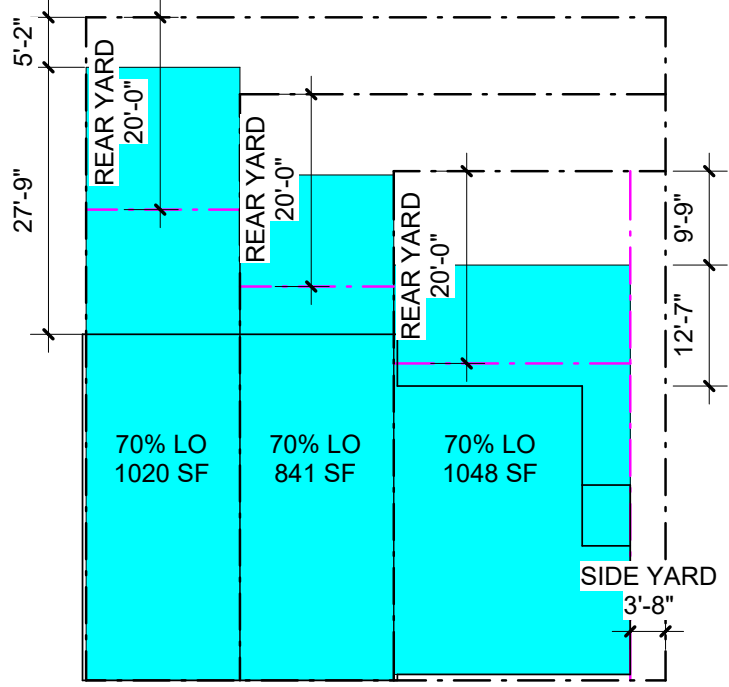
418 Franklin	422 Franklin	2804 5th
Lot 28	Lot 27	Lot 26
1,458 SF	1,202 SF	1,497 SF

Rectified Lots



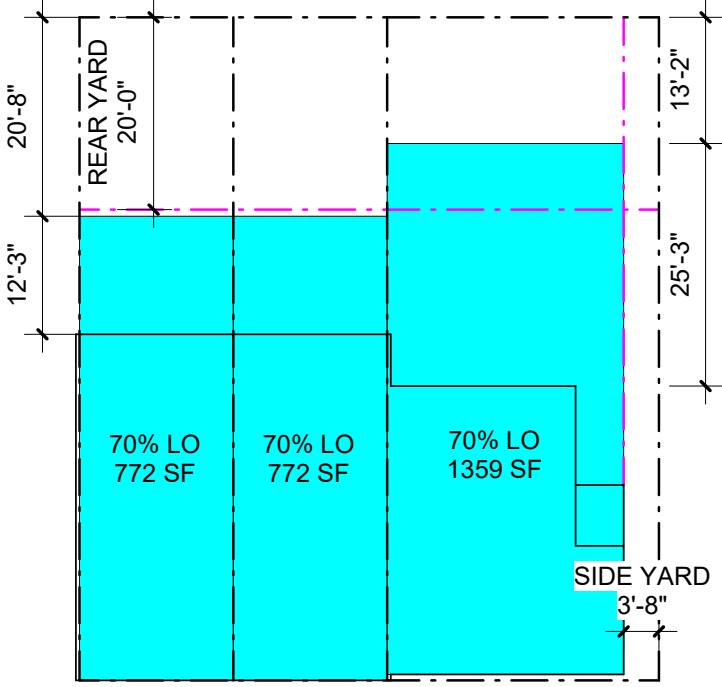
418 Franklin	422 Franklin	2804 5th
Lot 28	Lot 27	Lot 26
1,104 SF	1,104 SF	1,950 SF

Proposed

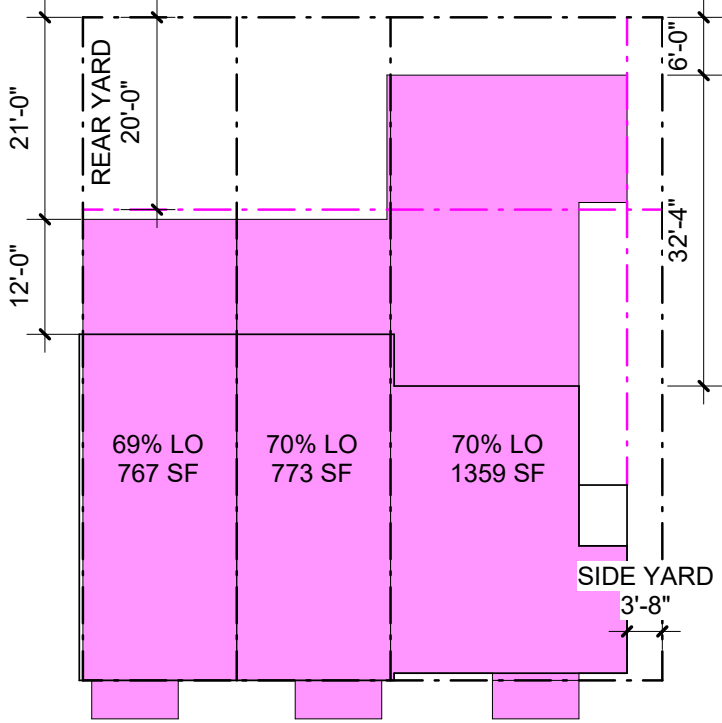


70% Lot Occupancy

418 Franklin	422 Franklin	2804 5th
Lot 28	Lot 27	Lot 26
1,458 SF	1,202 SF	1,497 SF

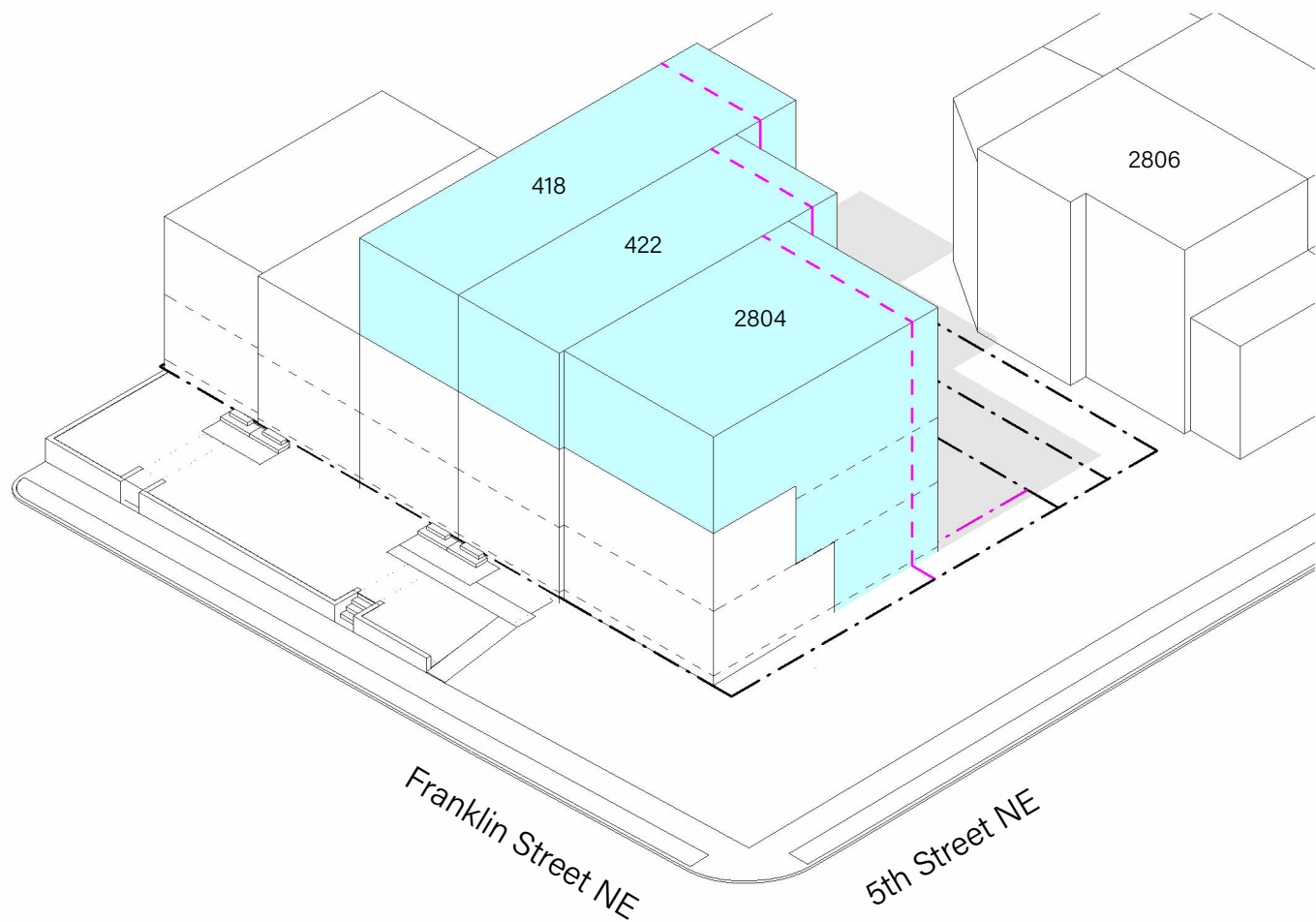


418 Franklin	422 Franklin	2804 5th
Lot 28	Lot 27	Lot 26
1,104 SF	1,104 SF	1,950 SF

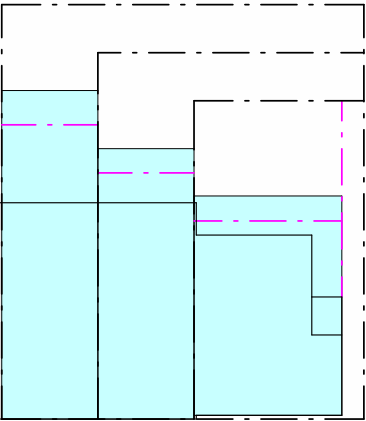
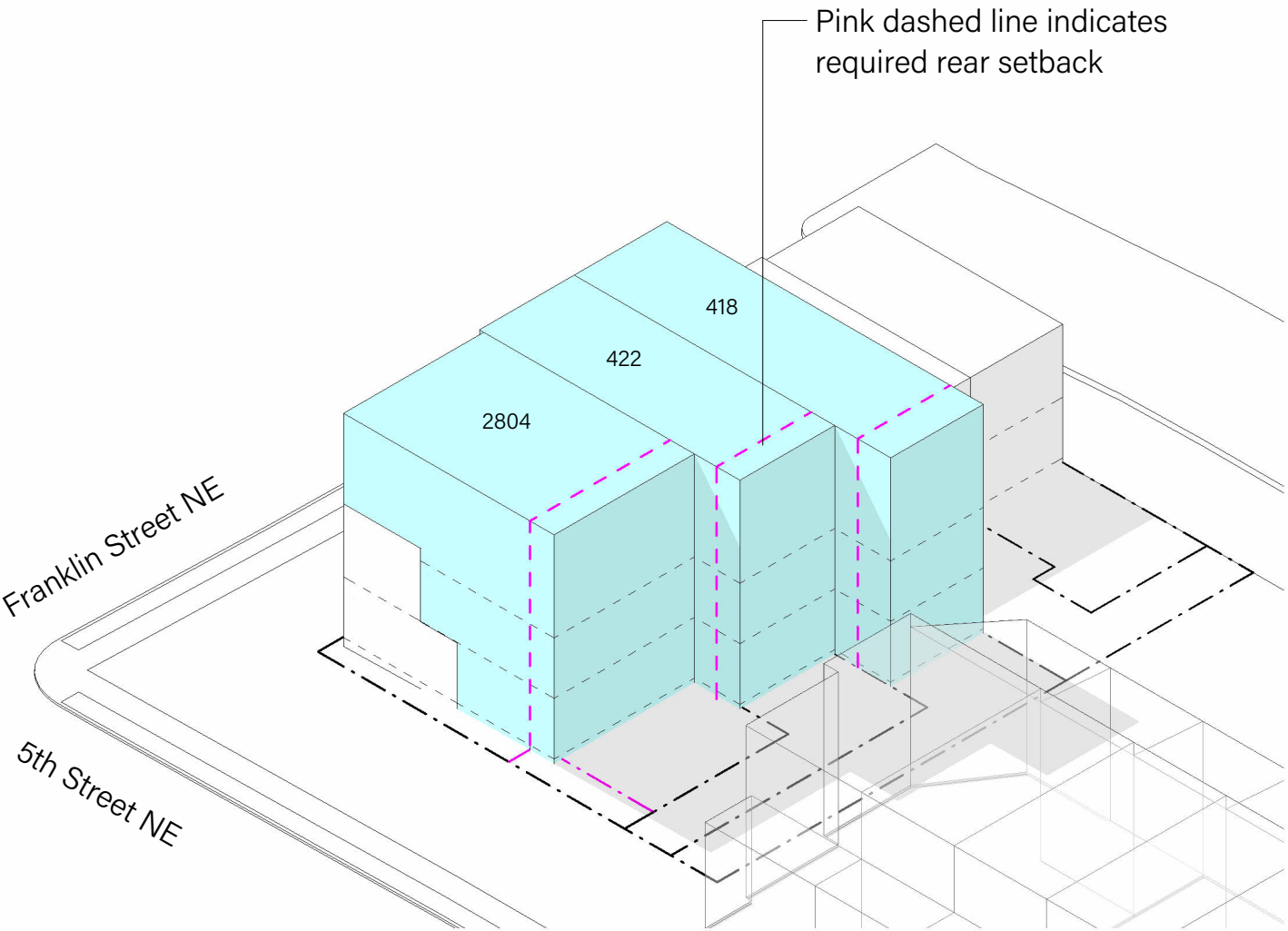


418 Franklin	422 Franklin	2804 5th
Lot 28	Lot 27	Lot 26
1,458 SF	1,202 SF	1,497 SF

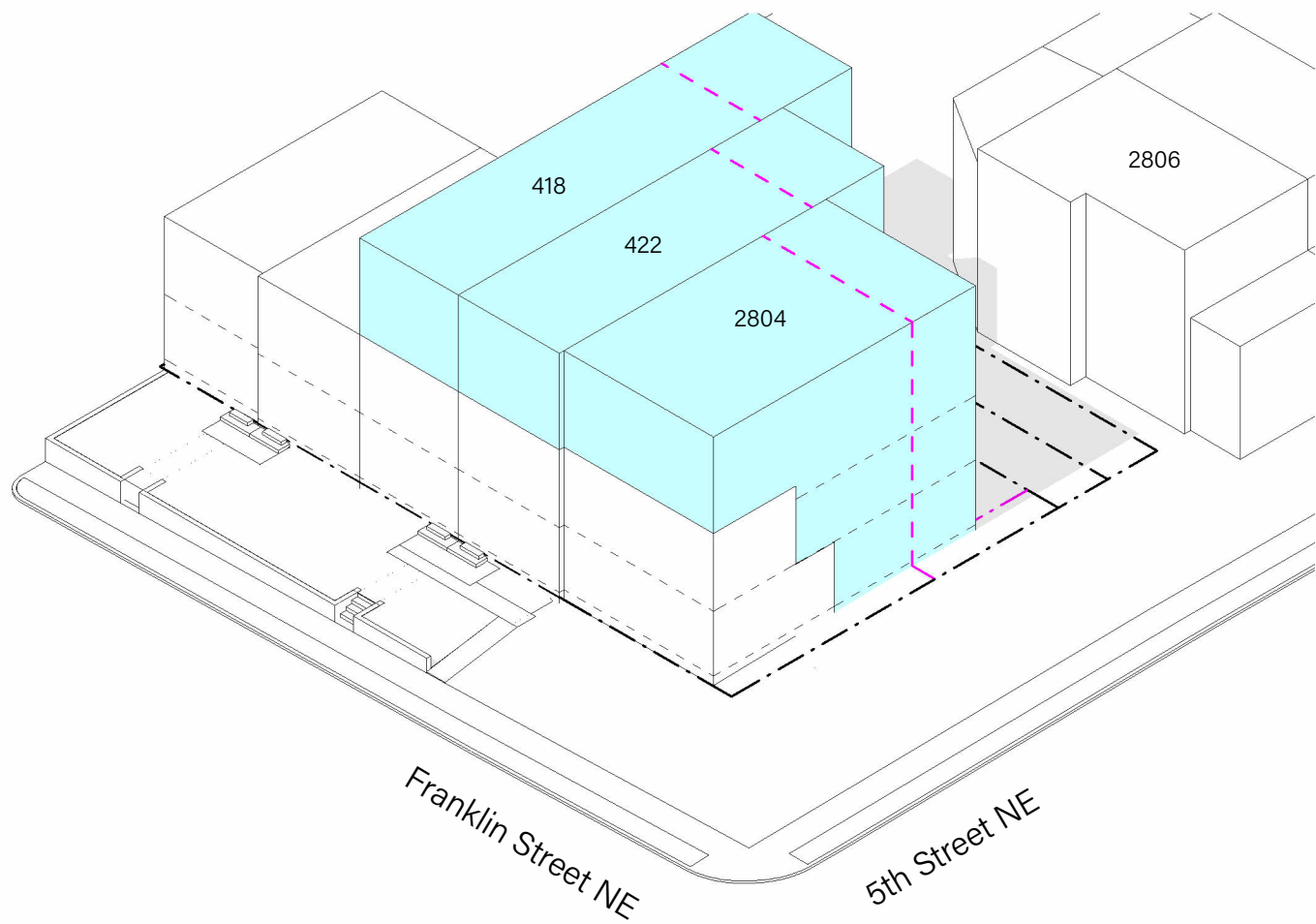
AXONOMETRIC VIEWS - CURRENT LOTS, 60% LOT OCCUPANCY
Southeast



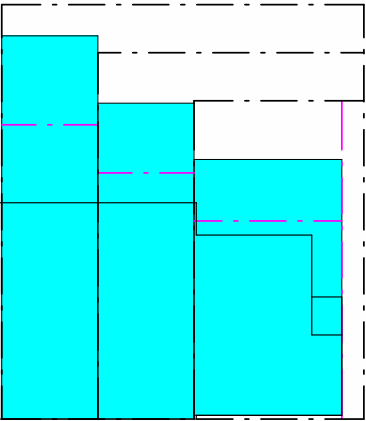
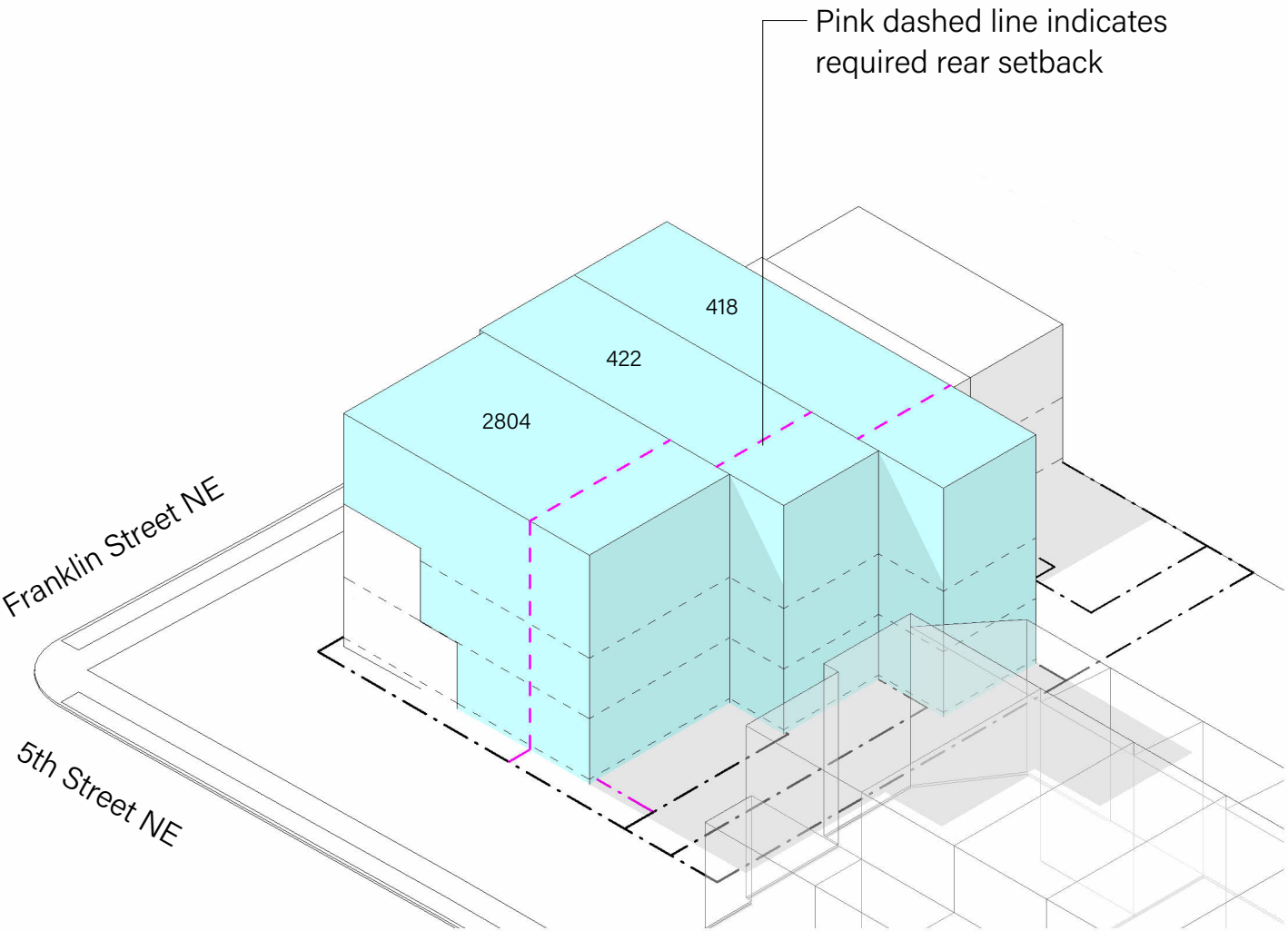
Northeast



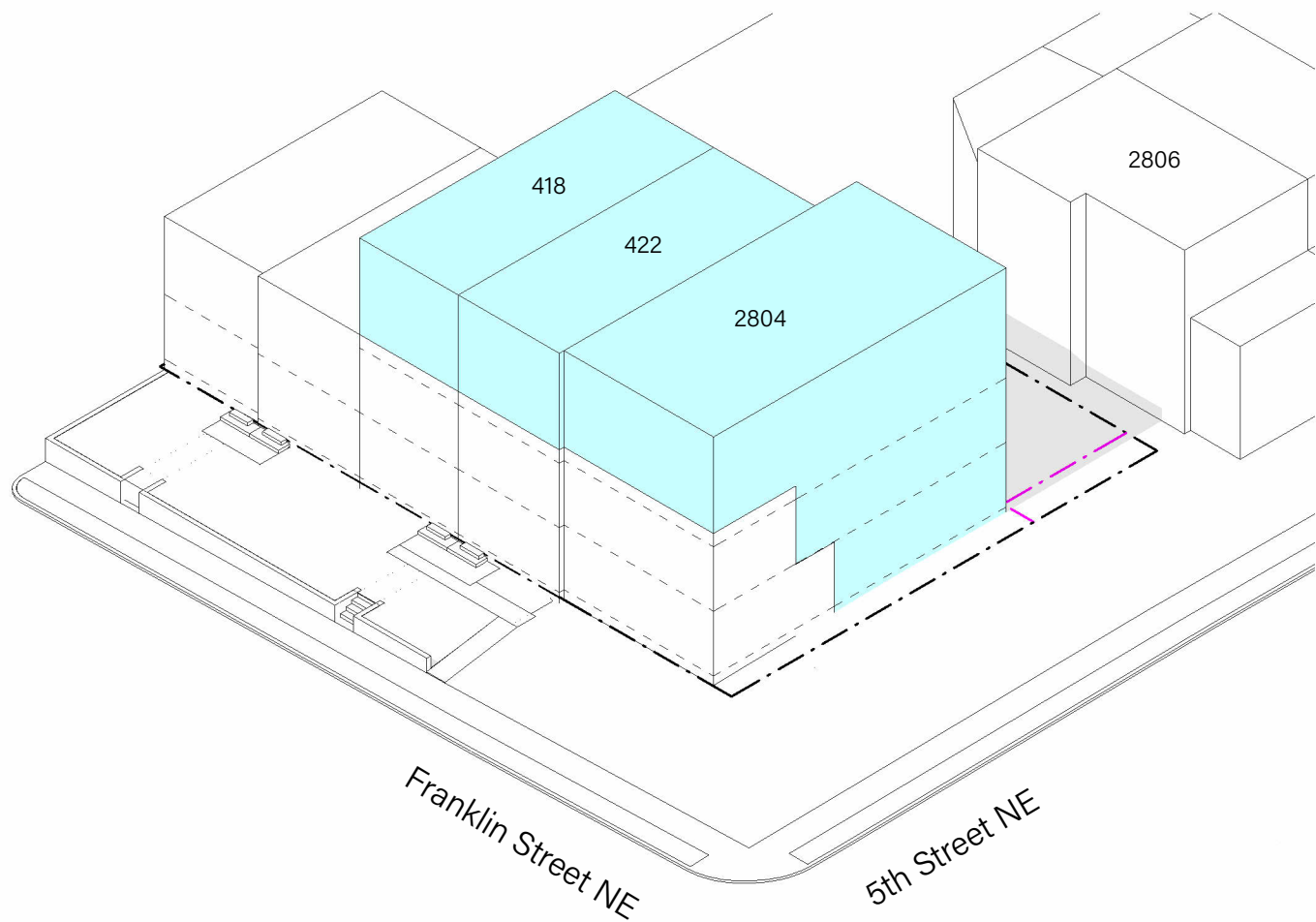
AXONOMETRIC VIEWS - CURRENT LOTS, 40% LOT OCCUPANCY
Southeast



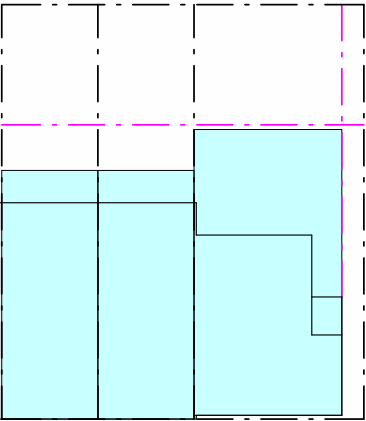
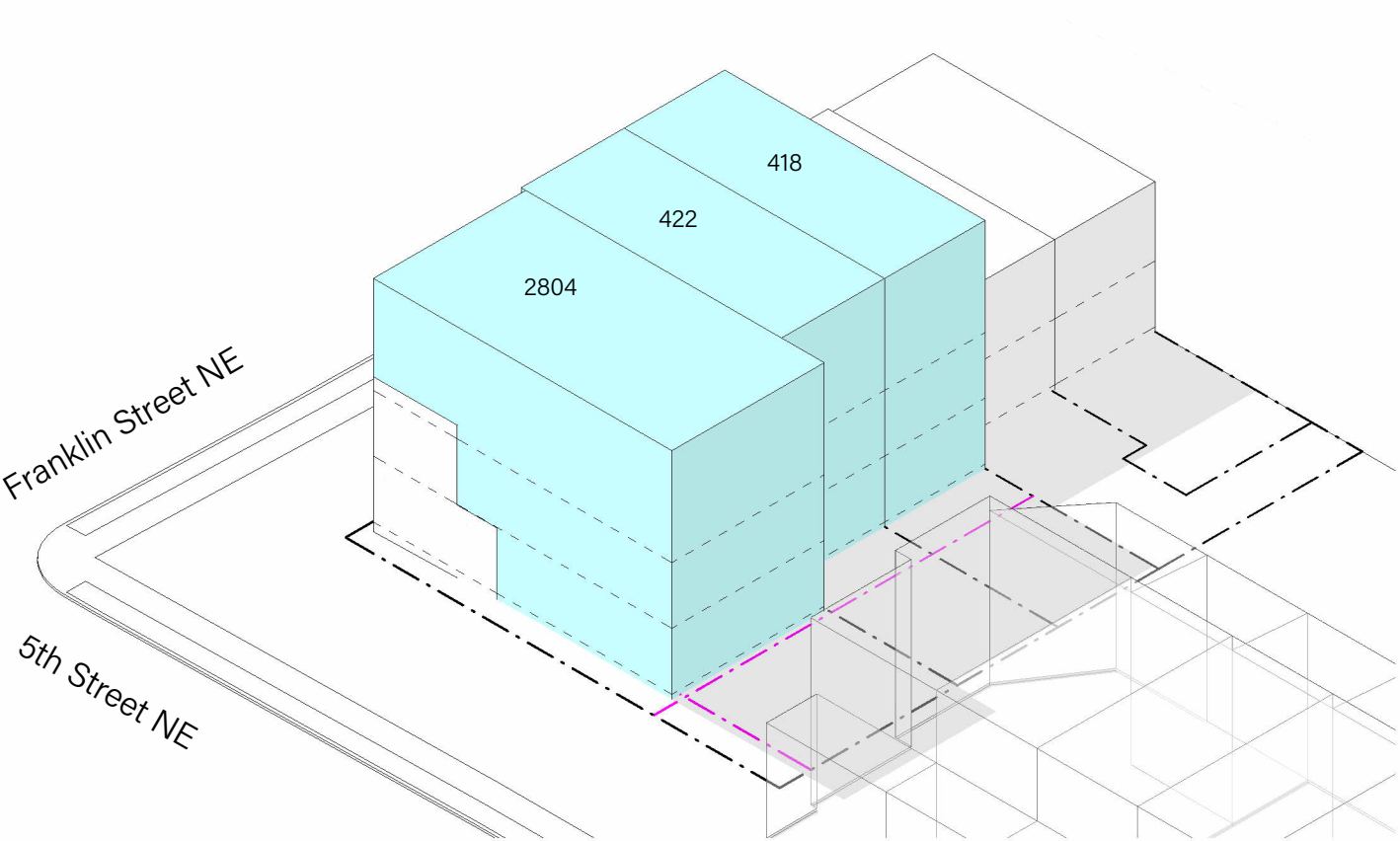
Northeast



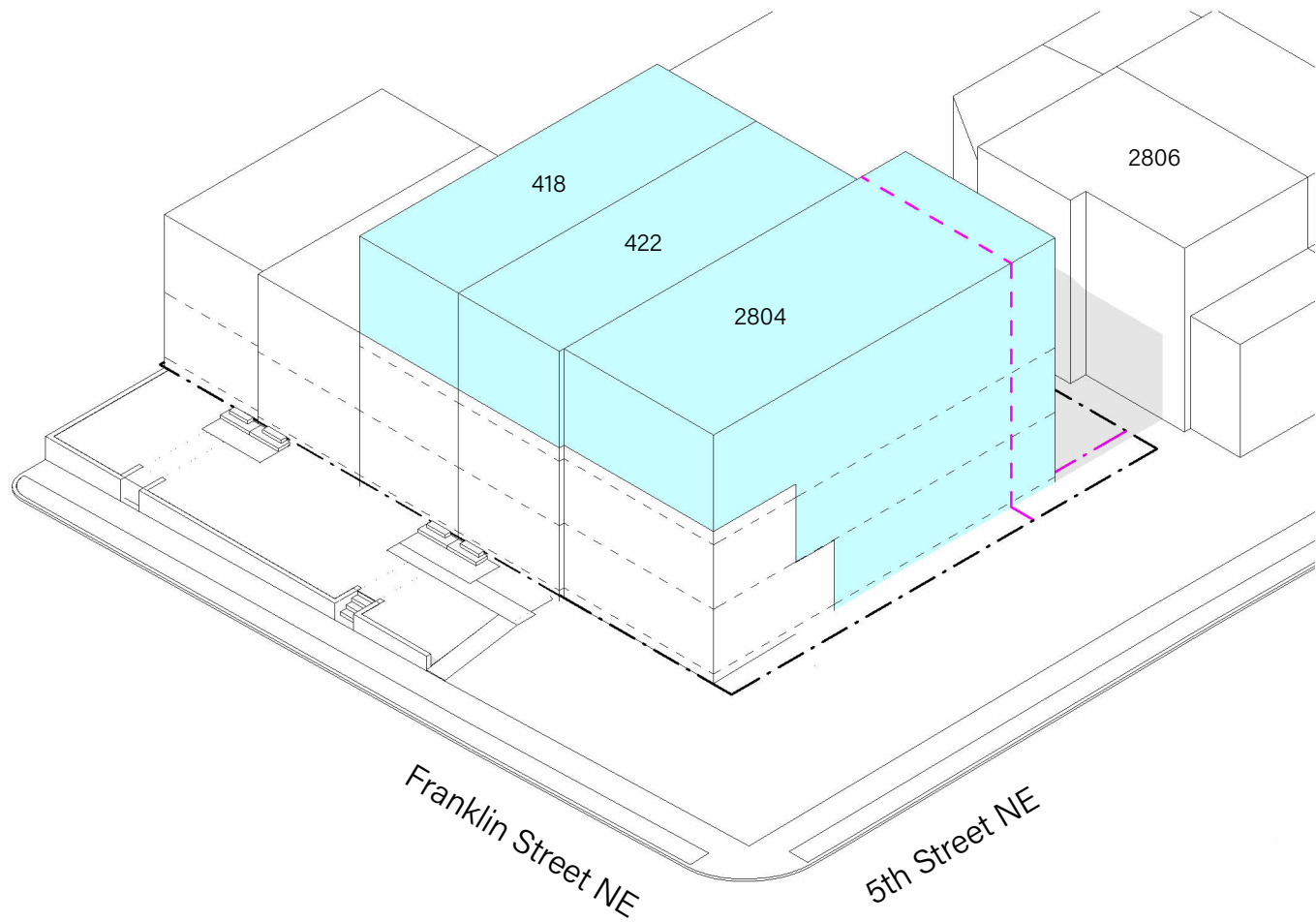
AXONOMETRIC VIEWS - FULL LOTS, 60% LOT OCCUPANCY
Southeast



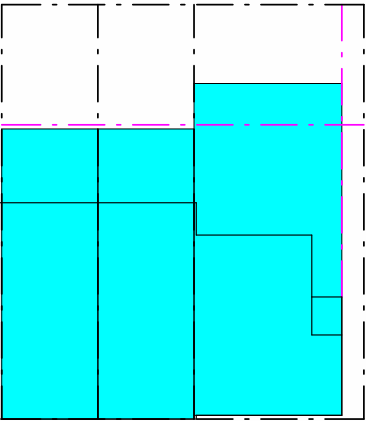
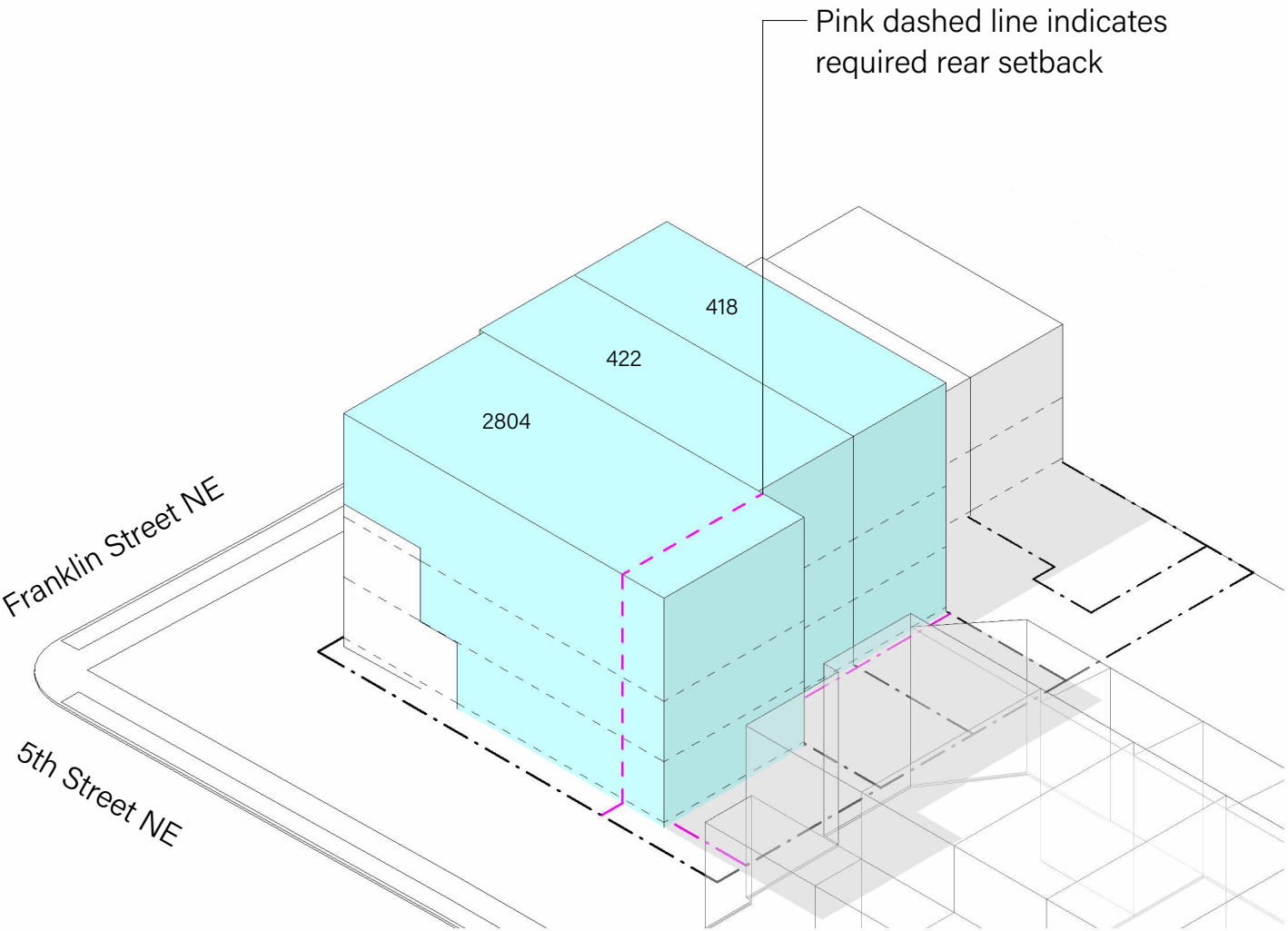
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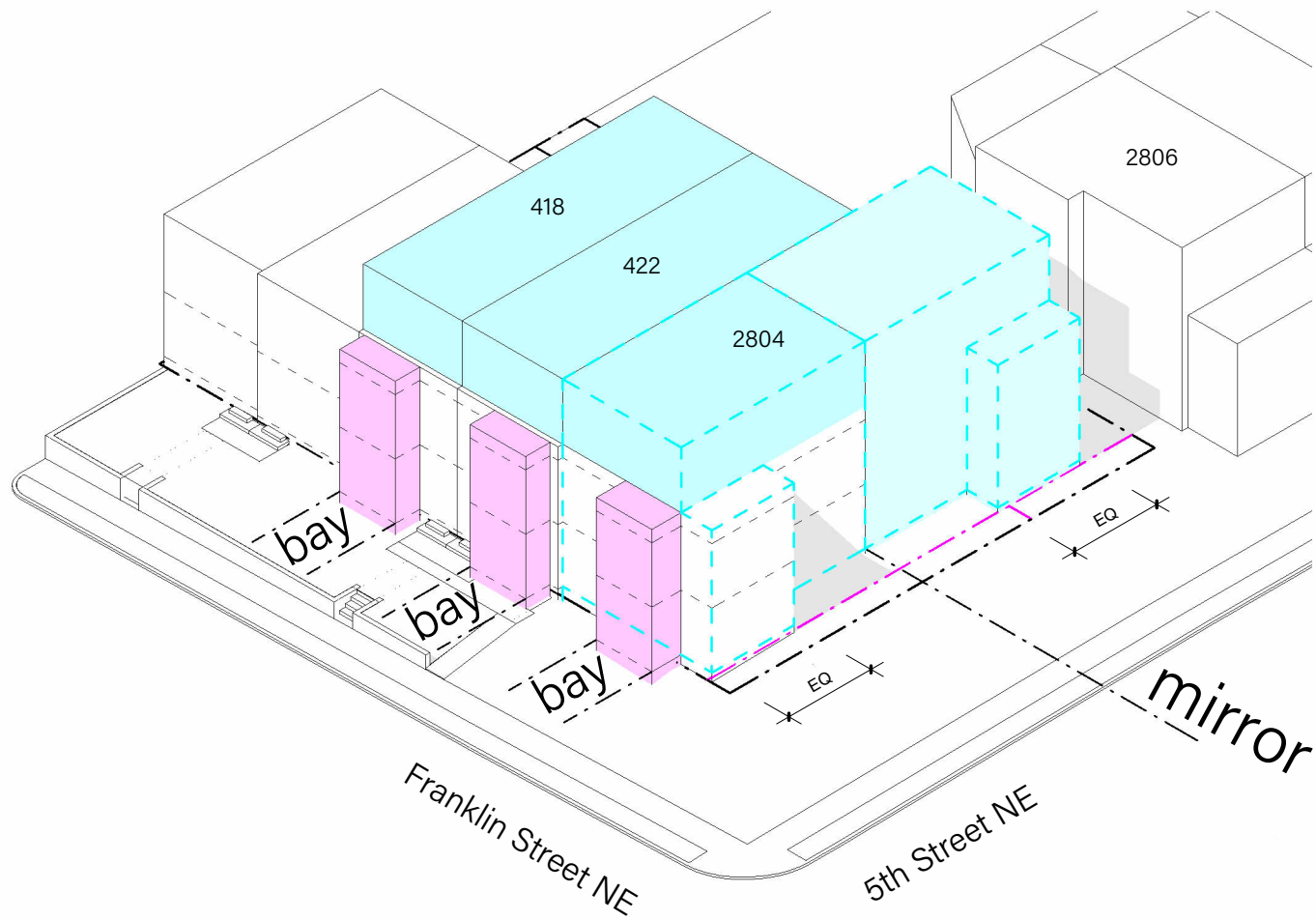
AXONOMETRIC VIEWS - FULL LOTS, 70% LOT OCCUPANCY
Southeast



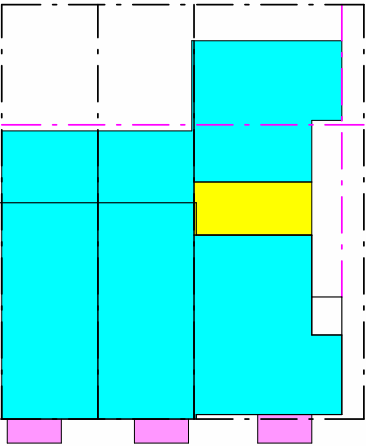
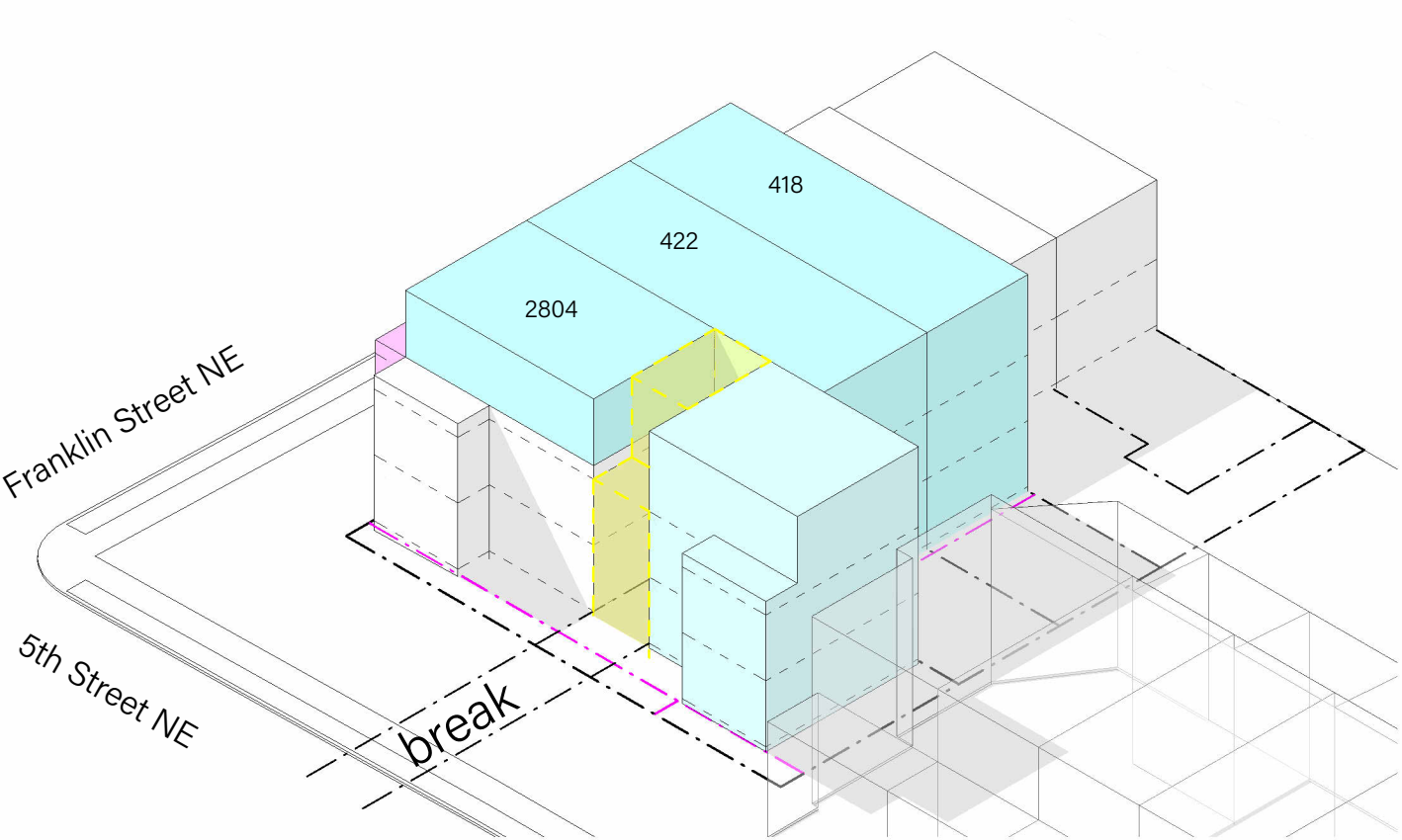
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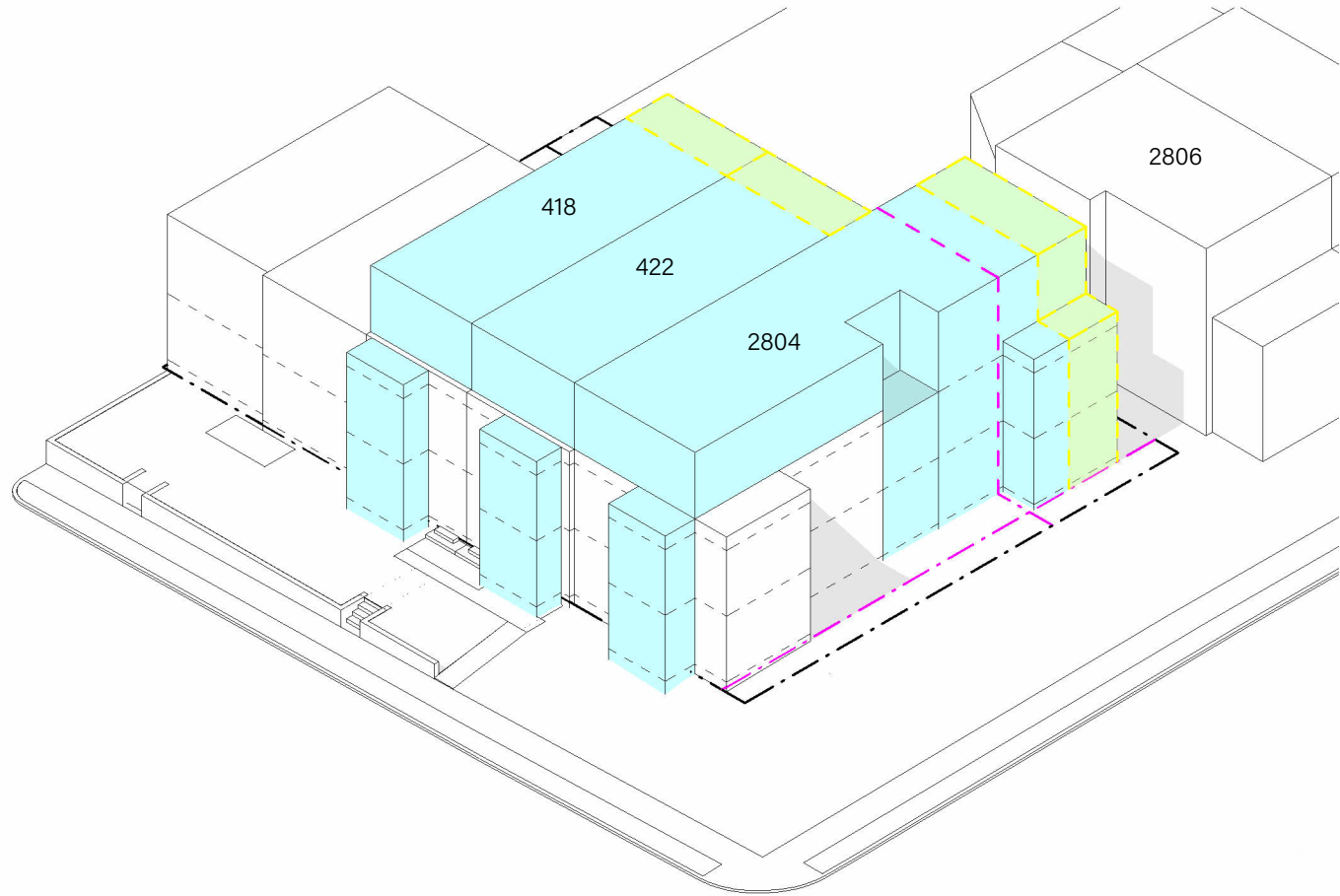
AXONOMETRIC VIEWS - MASSING CONCEPT
Southeast



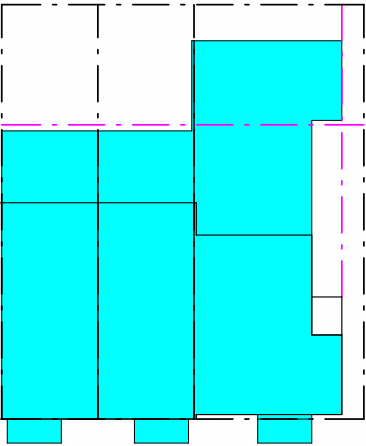
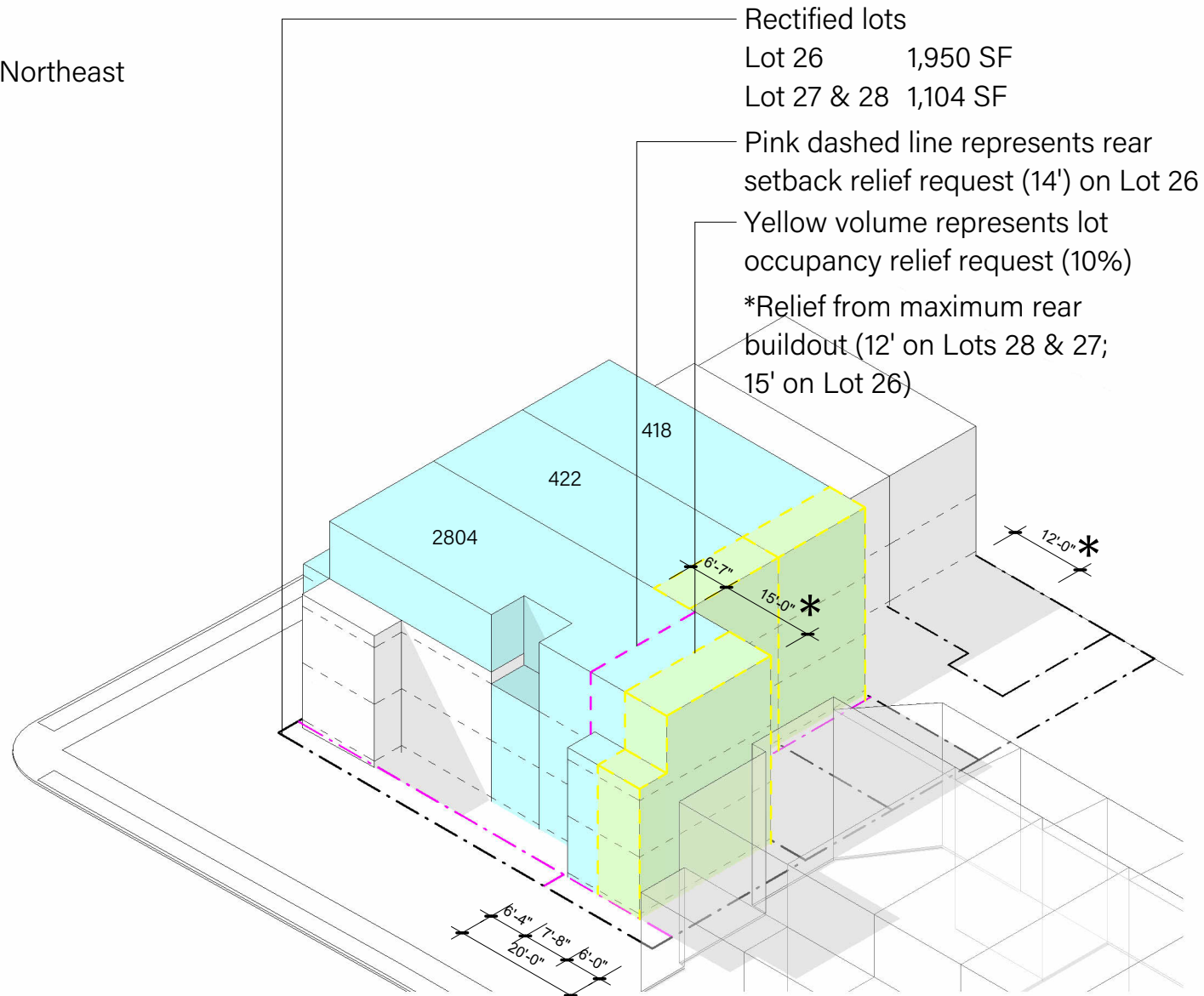
Northeast



AXONOMETRICS - PROPOSAL & REQUESTED RELIEF
Southeast



Northeast

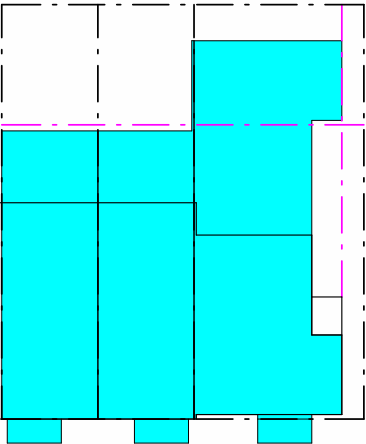
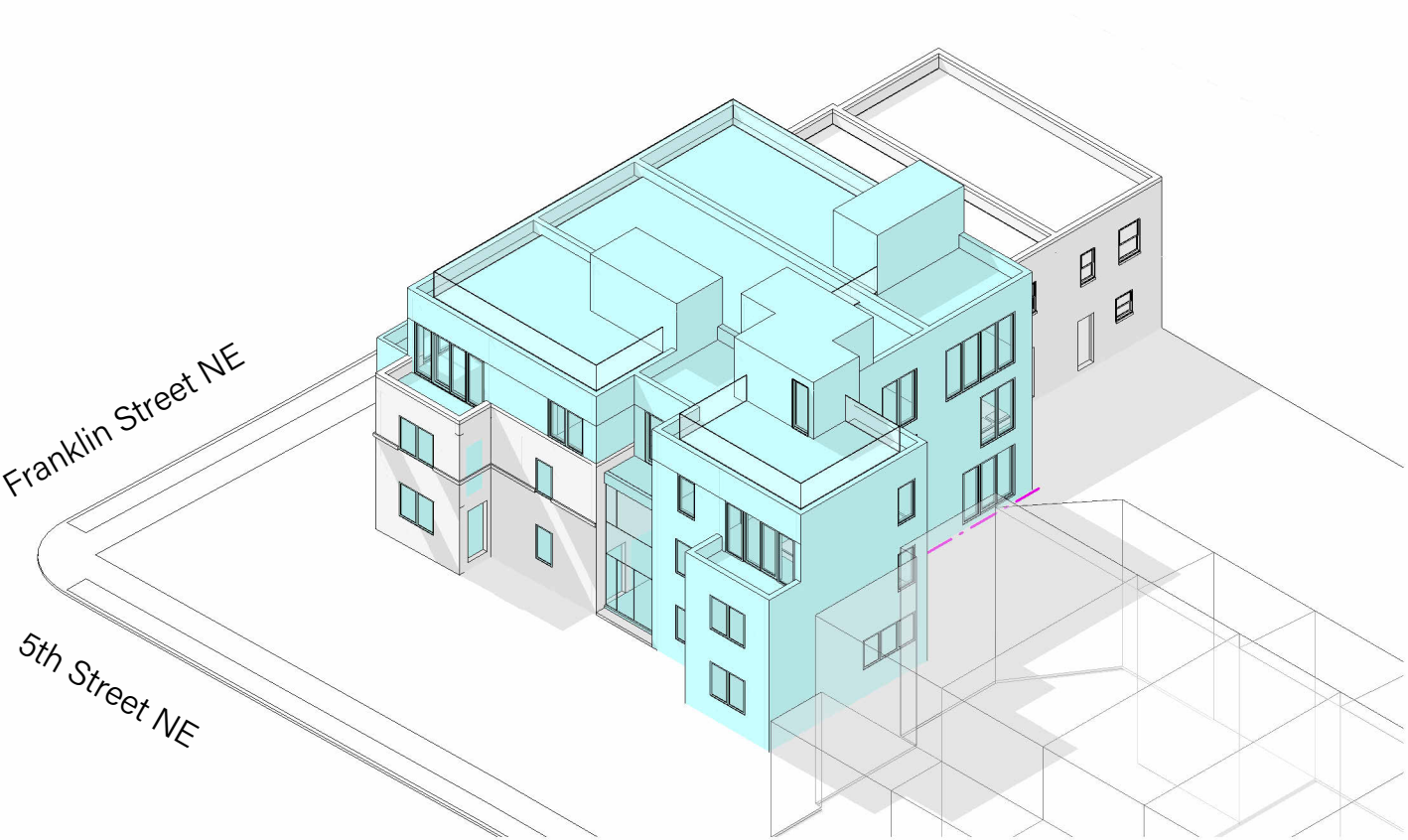


AXONOMETRICS - PROPOSAL

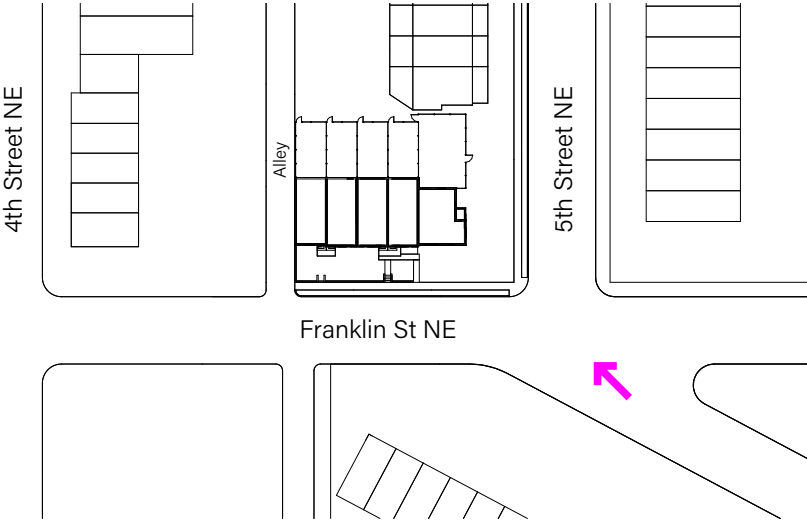
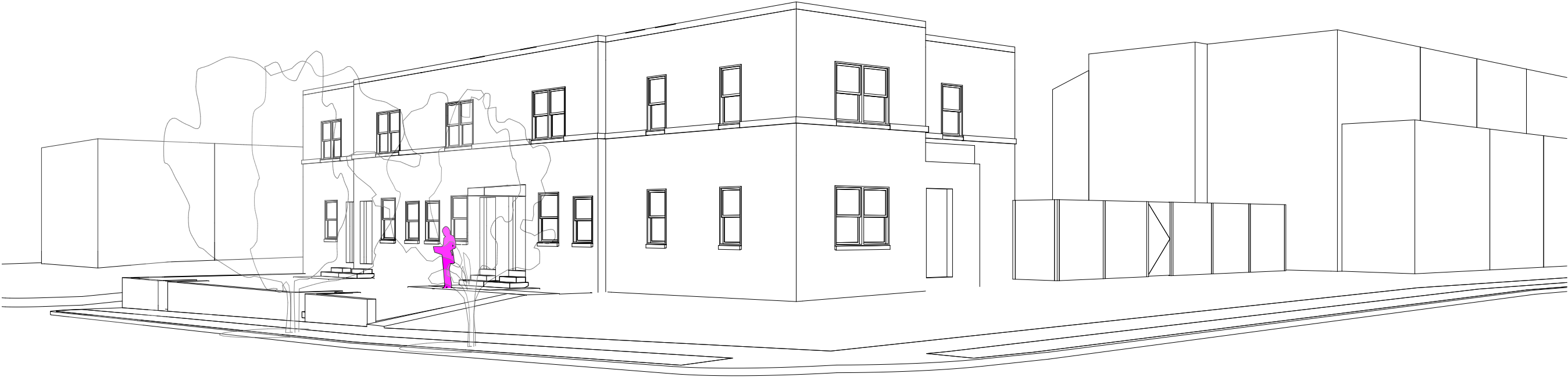
Southeast



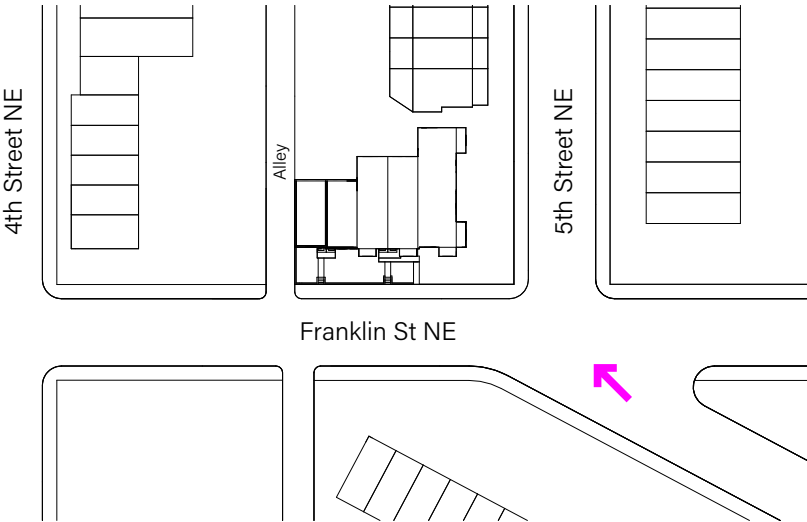
Northeast



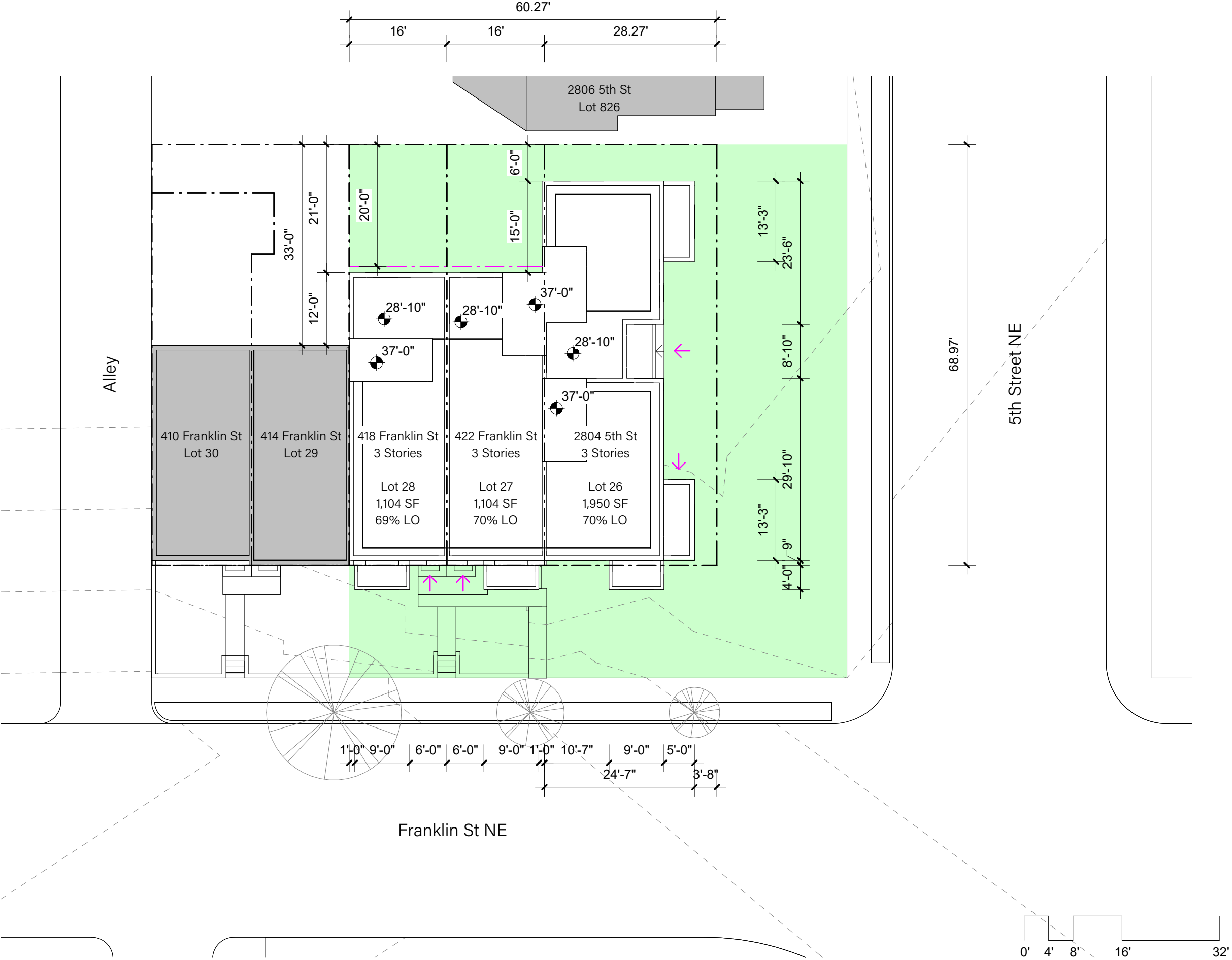
PERSPECTIVE VIEW
Southeast Corner - Existing



PERSPECTIVE VIEW
Southeast Corner - Proposed



SITE PLAN



FLOOR PLANS

Level 3

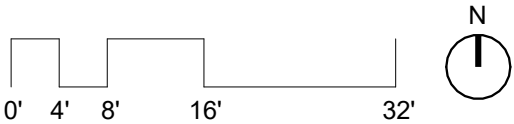
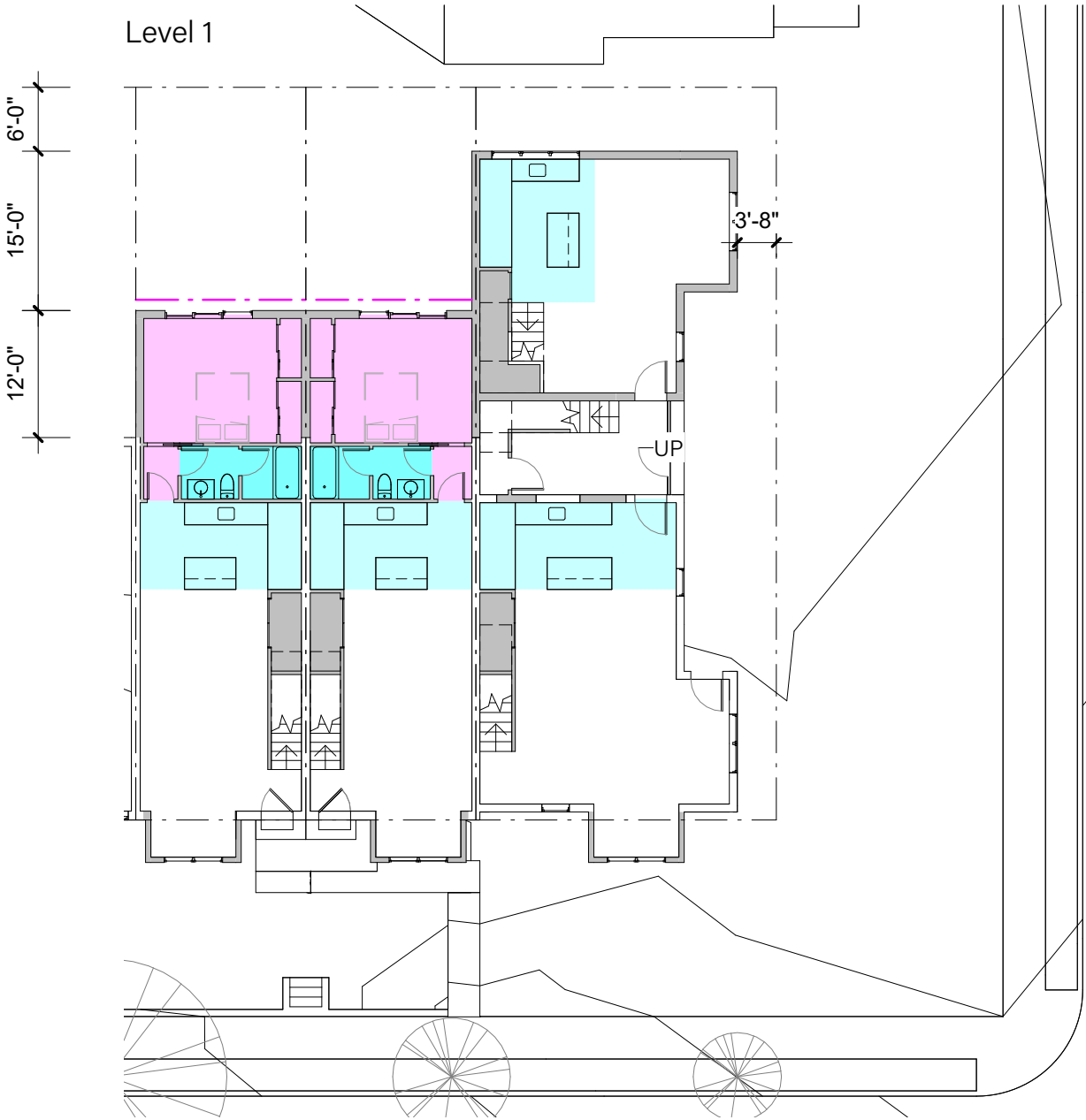


- Living
- Primary Bedroom
- Bedroom
- Den
- Kitchen
- Bath
- Roof Deck
- Storage
- Utility

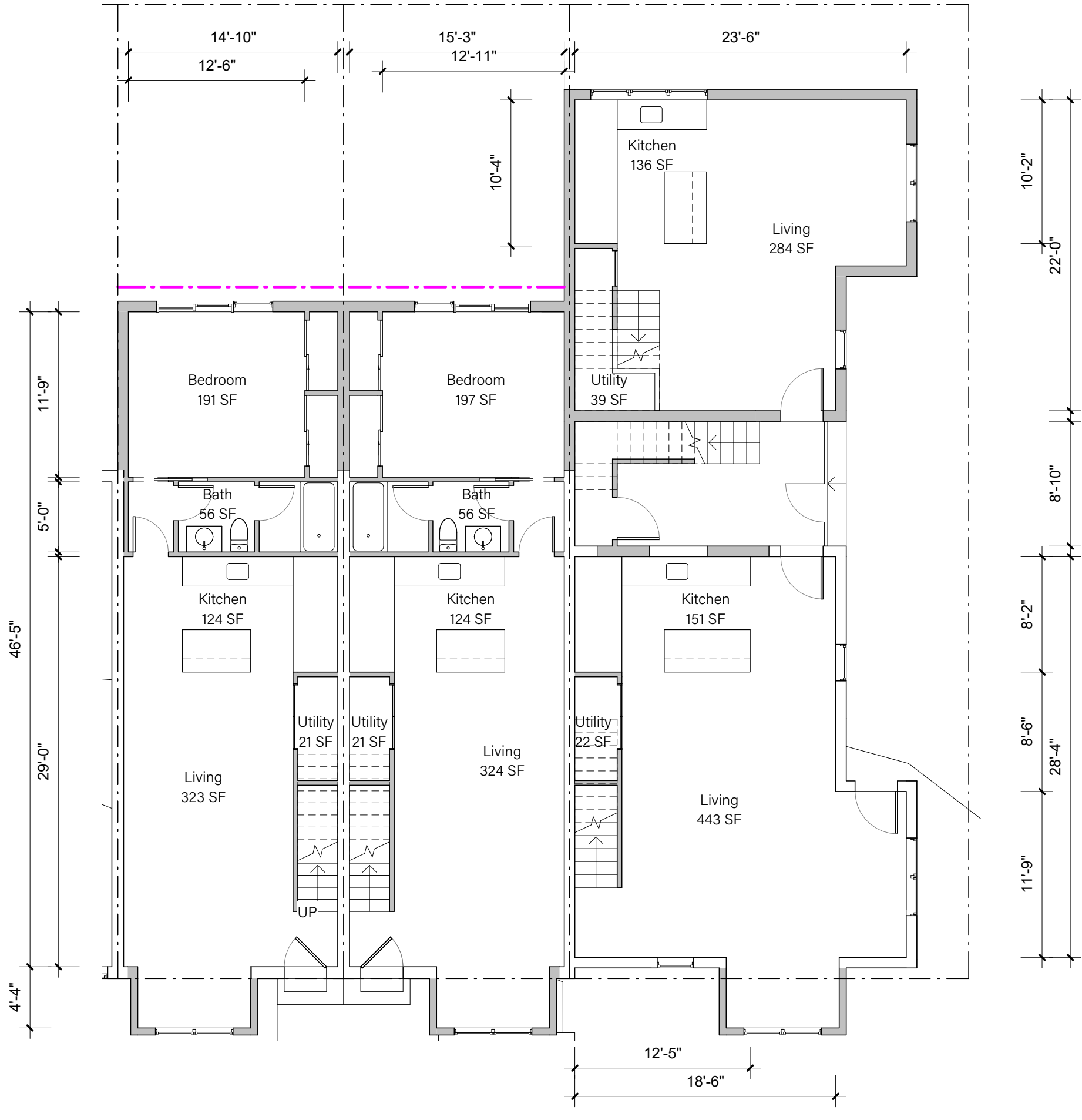
Level 2



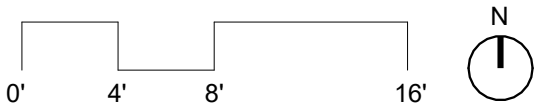
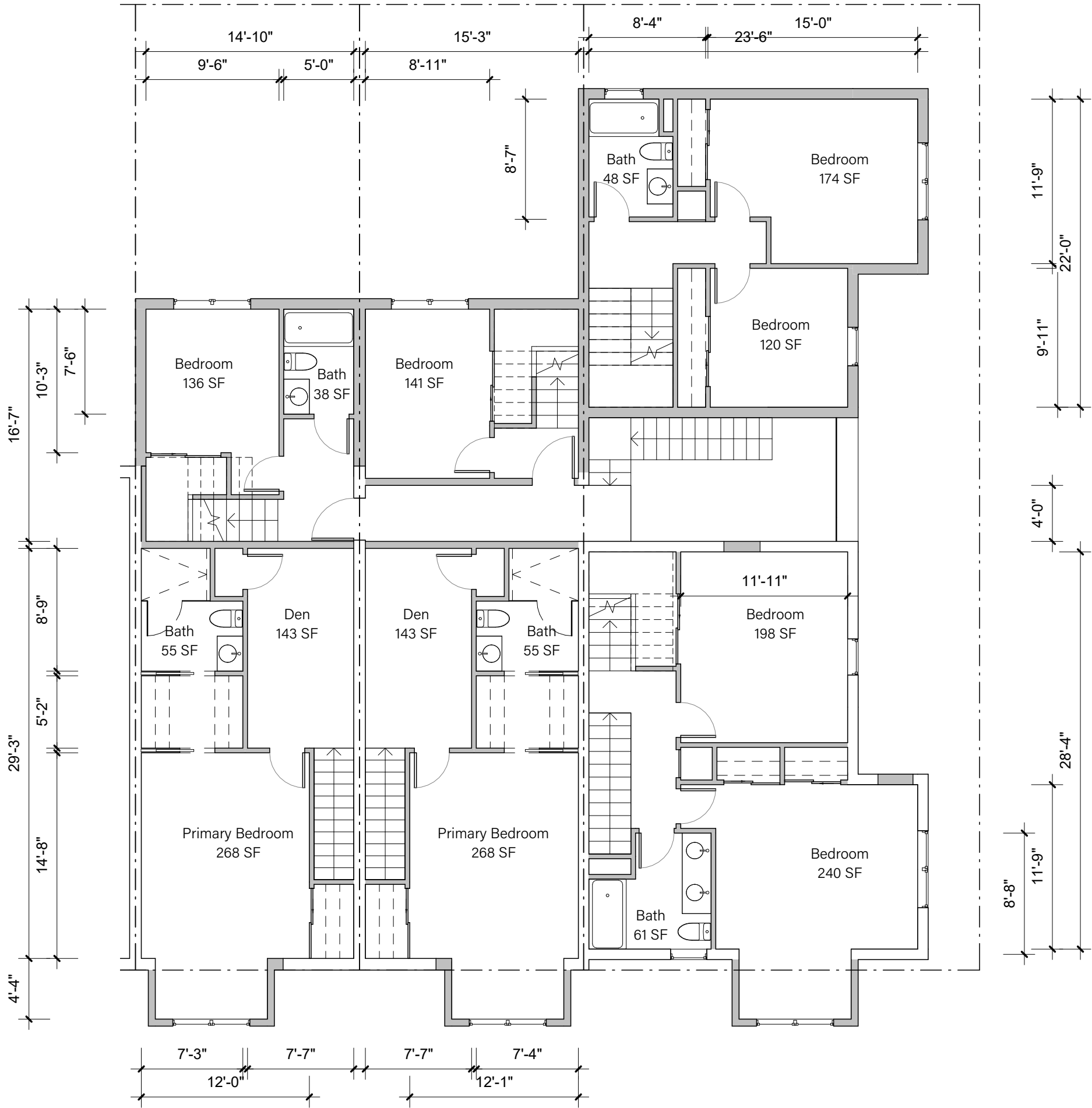
Level 1



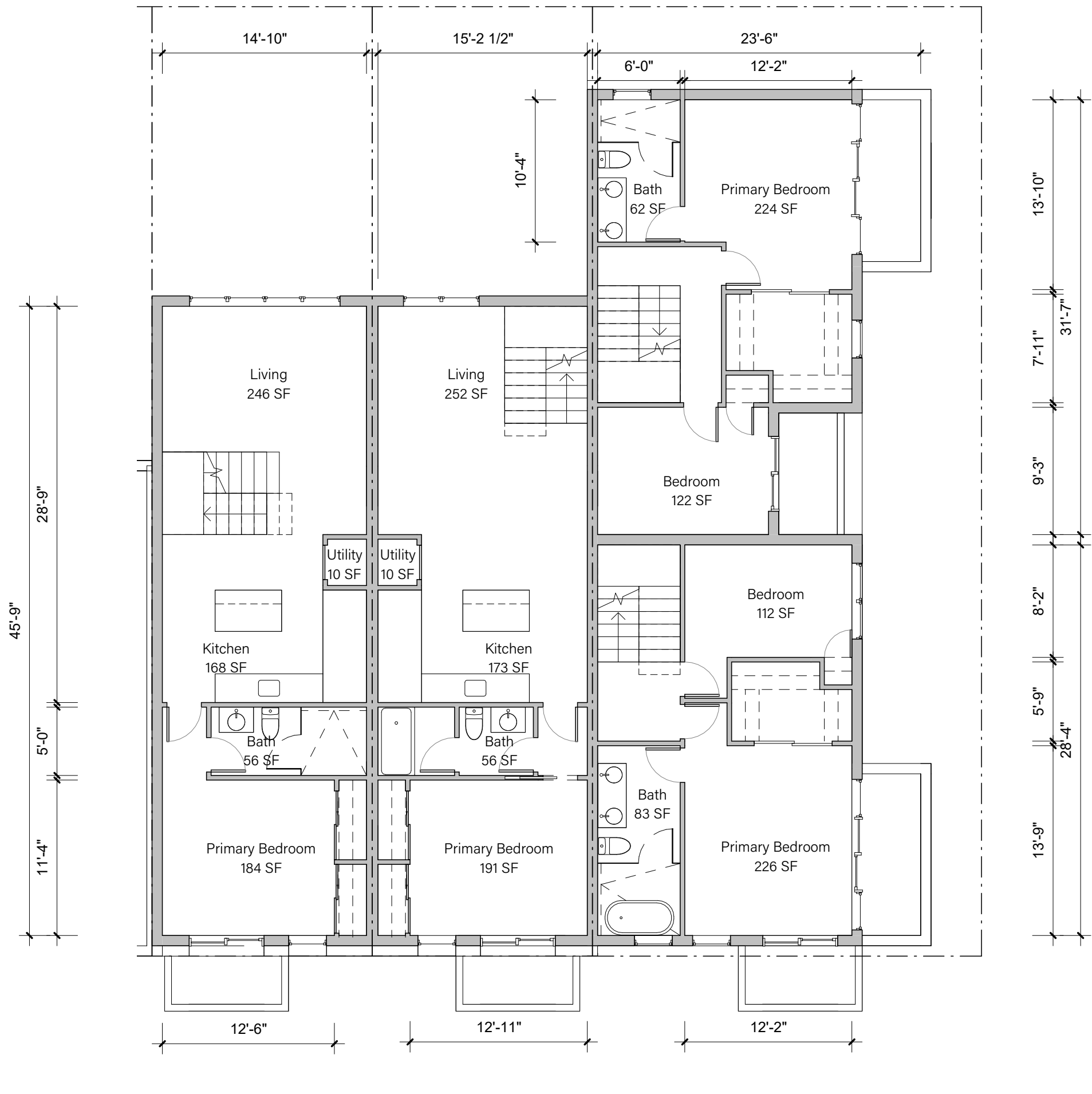
FLOOR PLANS
Level 1



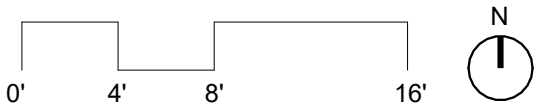
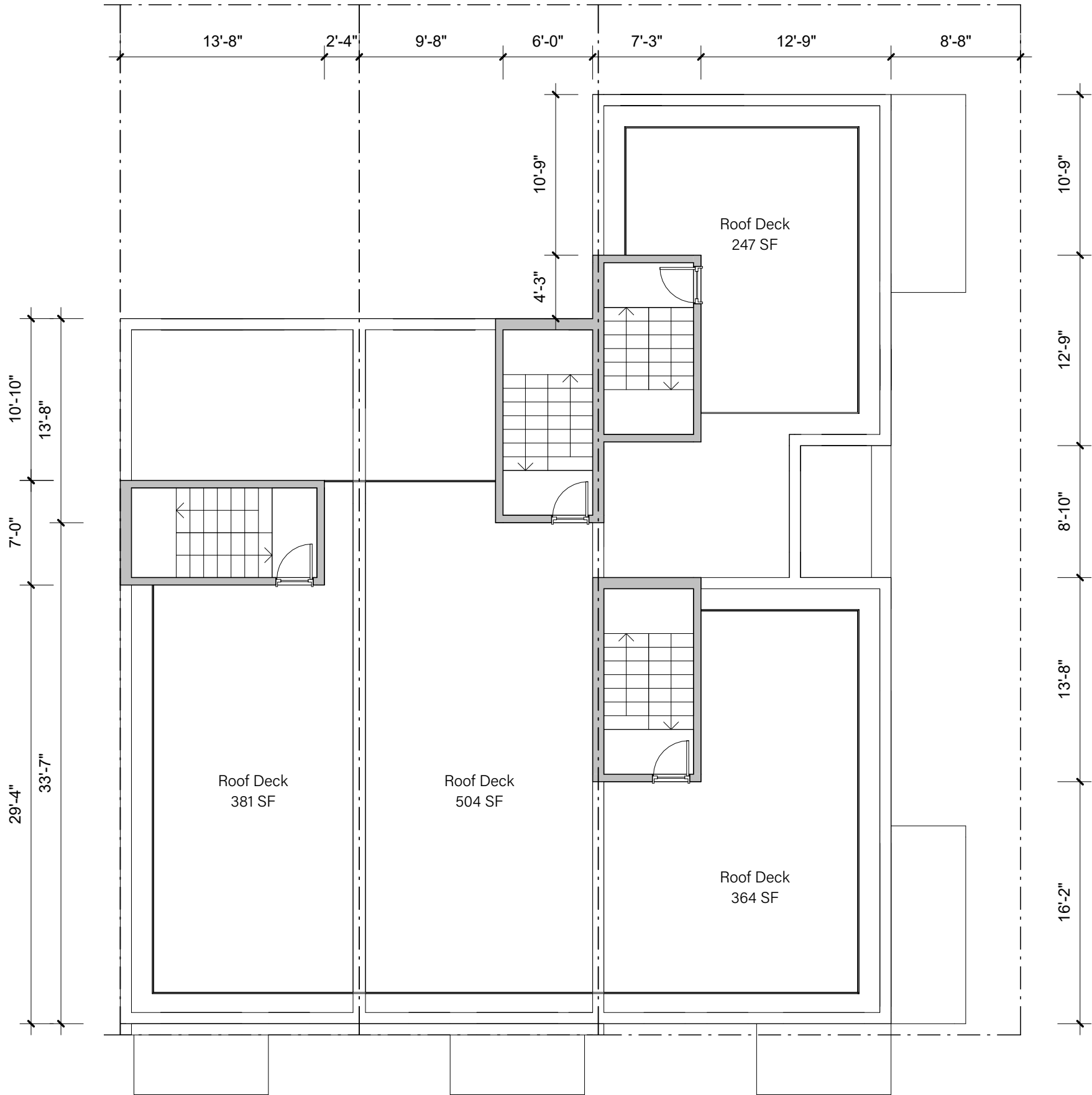
FLOOR PLANS
Level 2



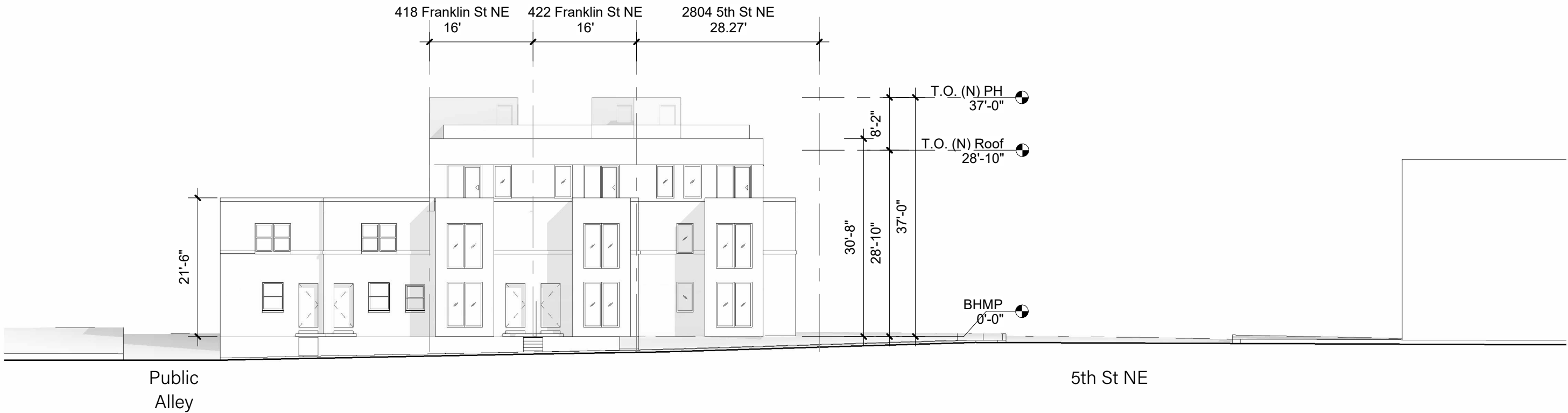
FLOOR PLANS
Level 3



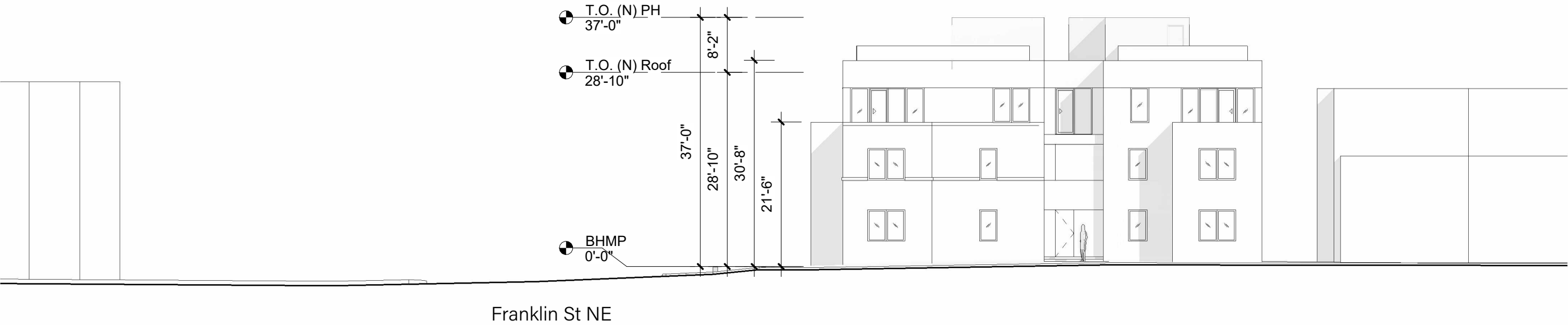
FLOOR PLANS
Roof



ELEVATION
South



West



PERSPECTIVE VIEW
Southeast Corner - Proposed

