

BULK STANDARDS AND TABLE OF USES FOR THE NEIGHBORHOOD LANDMARK
APPLICATION FOR 320 44th AVENUE NORTH- JOHN E LAWRENCE AND SONS
GROCERY ALONG WITH A DEVELOPMENT SCHEDULE

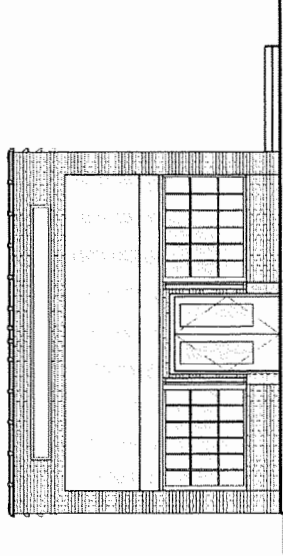
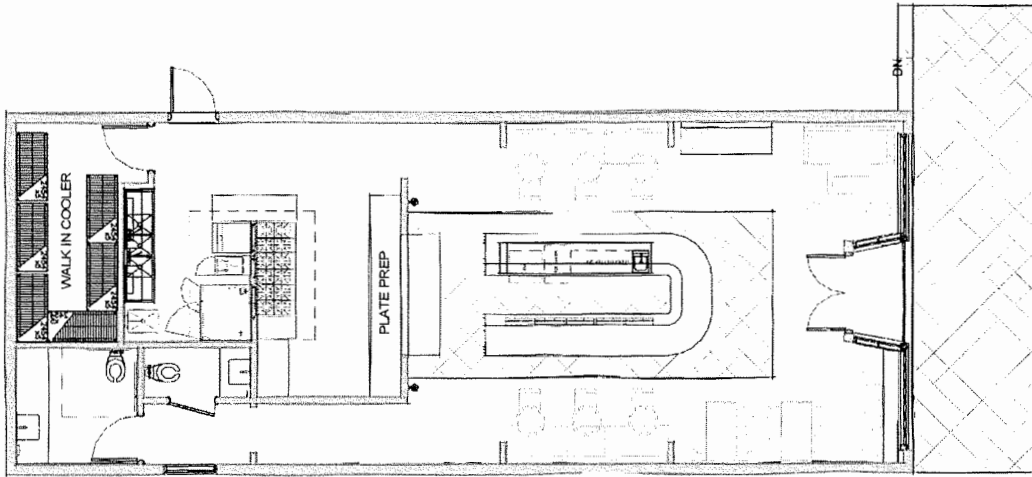
1. Permitted Uses
 - a. Other than the uses permitted in the RS 7.5 district the only other uses that shall be permitted are full service restaurant use and take-out restaurant use.
2. Proposed Square Footage for the use
 - a. 1440 square feet- the current square footage of the existing historic building that is protected by a Neighborhood Conservation Overlay.
3. Proposed FAR
 - a. The FAR shall be limited to the current square footage of the historic structure.
4. Proposed ISR
 - a. The ISR shall not exceed 1.
5. Parking
 - a. None provided as this is in the UZO- see the parking study provided by KCI.
6. Height
 - a. Not to exceed the height of the current structure or 20 feet, ie one story maximum
7. Design Standards/Historic Structure Preserved.
 - a. Construction of a new building on this site is not permitted under this Landmark Application. The building is a historic building already protected by the Conservation Overlay. Any renovations or work on the building must be overseen by Historic and subject to the detailed guidelines for the Park and Elkins Conservation Overlay. The intent of this application is simply to allow the limited restaurant use in this facility so that the building can be once again returned to occupancy and rehabilitated so that we can breathe new life into the structure.
8. Signage.
 - a. A sign will be added with dark sky compliant lighting, the sign will not be internally lit. The sign will not exceed a maximum of 30 square feet and it will be a building sign/wall sign.
9. Development Schedule
 - a. No external construction to occur, the building will be rehabilitated internally. On or before the end of the year a building permit will be applied for to permit the rehabilitation if the zoning is approved by August of 2023.



03/01/2023
1/8" = 1'-0"

320 44th Ave N
PLAN TEST FITS

PFEFFER TORODE



FRONT ELEVATION



PFEFFER TORODE

44th Avenue Wine Bar
Open Kitchen





03/01/23

320 44th Ave N
Street View Entry

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