

Statement of Proposed Application- 111 Avenue F
Block: 456 Lots: 7, 8.01, 8.02, 8.03, 9, & 10 (the “Property”)

Applicant is proposing to demolish the existing improvements on the Property and construct a 6-story multifamily residential dwelling consisting of 65 dwelling units (studios, 1-bedroom, and 2-bedroom), amenity spaces including: fitness center, game room, kid’s room, lounge, and rooftop deck, as well as 73 parking spaces in a stacked mechanical parking system. The project also includes other site improvements including landscaping, lighting, green roof, cool roof, and a stormwater detention system.

The proposed development is compliant with the Avenue F Redevelopment Plan with the exception of one variance/design waiver.

Waiver/Variance Requests

1. Maximum height of first story with parking- 30 ft. permitted; 33.96 ft. proposed