



*Stephanie Rawlings-Blake
Mayor*

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



*Thomas J. Stosur
Director*

June 2, 2016

REQUEST: Multiple Principal Structures on a Residential Lot – 4400 Evans Chapel Road

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: J. Neal Design and Purkersdorf LLC

OWNER: Purkersdorf LLC

SITE/ GENERAL AREA

Site Conditions: 4400 Evans Chapel Road is located on the northwest corner of the intersection with Roland Heights Avenue. This property measures approximately 98'8" along Evans Chapel Road and 60'2" along Roland Heights Avenue and contains approximately 8,810 square feet. The site is currently improved with a two-story detached residential mixed-use building constructed before 1900, and a separate one-story masonry and steel structure, formerly a garage, measuring approximately 19' by 39'. This site is zoned R-5 and is located at the southeastern corner of the Heathbrook neighborhood, and on the opposite side of Evans Chapel Road from the Roland Park National Register Historic District.

General Area: This area is a century-old residential area dominated by two-story detached houses, post-World War II two-story row-houses, and to the north of this site as well as across Evans Chapel Road in Roland Park, three-story townhouses. It lies along the southwest edge of Baltimore's oldest planned garden suburb, now annexed to the City. There has been increased interest in homeownership in the Heathbrook neighborhood stimulated by market forces (hence the relatively new development north of this site), and a generally rising demand for new dwellings in the greater Hampden – Medfield – Heathbrook area.

HISTORY

There is no previous legislative history concerning this property.

CONFORMITY TO PLANS

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Live Goal 1: Build human and social capital by strengthening neighborhoods, Objective 1: Expand housing choices for all residents.

ANALYSIS

Redevelopment proposal: The petitioner is a private owner desiring to convert a relatively underutilized garage structure into a garage-home. This use would not connect the two structures to create a single building, and would not involve or require any exterior modifications to the existing principal structure on the property. Approval of these two residential structures on a single residential lot is thus an accommodation of the traditional character of the property within the context of the Zoning Code. The architect has developed a proposal for the new second floor addition and the rear and side additions to the existing garage structure which have been reviewed and determined to be acceptable by Planning staff.

Zoning Code compliance: The proposed action is required by the Zoning Code, which states: “No more than one principal detached structure may be located on: (i) any residential lot ... (§3-301.a). Notwithstanding subsection (a) of this section, the Zoning Administrator must approve construction of more than one principal detached structure or other free-standing structure on a residential lot ... if, in a specific case: (1) the development otherwise would conform to the requirements of this article; and (2) the Planning Commission approves the design of the development” (§3-301.b).

In this case, more than one structure is proposed for this site, as the garage is to be converted to a dwelling unit but not physically joined to the principal structure on, or subdivided from, the larger property known as 4400 Evans Chapel Road, and so Planning Commission approval is required for this redevelopment of the property.

Staff notified the Heathbrook Community Organization and Councilman Nick Mosby of this action.



Thomas J. Stosur
Director

TJS/wya/mf