


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 3110-3130 Crittenton Place		

TO

Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE:

May 19, 2014

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Crittenton Hill LLC, to subdivide the lot into twenty lots, retaining an existing structure and constructing 19 three-story single-family attached dwellings with garage parking. The Zoning Administrator has determined that variances of Zoning Code front yard, interior side yard, and rear yard setback requirements are needed for approval of this application. We understand that this appeal is scheduled for hearing on May 20, 2014.

SITE

3110-3130 Crittenton Place is located on the southwest corner of the intersection with 32nd Street and extends westward along the south side of 32nd Street to the intersection of Elm Avenue and 32nd Street. This property measures approximately 316'3" along Crittenton Place by 310' along 32nd Street and 385'5" along Elm Avenue and contains approximately 2.539 acres, and is currently improved with a pair of two-story buildings. This site is zoned R-7 and is located within the Hampden National Register Historic District. This property was designated to the Baltimore City Landmark List as an historical landmark by ordinance effective June 12, 2013.

ANALYSIS

Use: In this zoning district, single-family attached dwellings are a permitted use, and so are allowed (§4-1001). In this case, the property was last authorized for use as a convalescent, nursing, and rest home, which is a conditional use approvable by ordinance in this R-7 General Residence District (§4-1004). This use, which began in 1925, ended approximately four years ago. The applicant is proposing to subdivide this property for 19 single-family dwellings, and to have the 20th lot constitute the remainder (approximately 72,000 square feet) of the current 2.539 acre lot. One of two existing buildings would be razed for this.

Required Yard: In this zoning district, a minimum front yard setback of 20' is required (§4-1007.a.). In this case, the proposed attached single-family dwellings will project to within approximately 10' of their front lot lines along Elm Avenue and to within 15' of their front lot lines along 32nd Street. The front yard setback variance is requested in order to provide a reasonable amount of distance between the new structures proposed and the historic structure that will remain behind them on this property. In this zoning district, a minimum interior side yard setback of 10' is required (§4-1007.a.). In this case, the proposed attached single-family dwellings will project to within approximately 10' of the interior side lot line. In this zoning district, a minimum street-corner side yard setback of 15' is required (§4-1007.a.). In this case, the proposed attached single-family dwellings will project to within approximately 15' of the street-corner side lot line. Side yard setback variances which previously were requested to accommodate wider garage townhomes that would provide indoor parking for two vehicles,

a desirable feature for a residential development where bordering streets are only 24' wide, and where properties across the street do not provide off-street parking for their residents because those structures predate modern off-street parking requirements, have been avoided (in contrast to the previous appeal no. 2014-36 heard on March 25, 2014) by reduction of the maximum width of the proposed single-family dwelling structures from 22' to 20'.

In this zoning district, a minimum rear yard setback of 25' is required (§4-1007.a.). The majority of the proposed dwellings would have rear yards of approximately 29' to accommodate a parking pad, and would be further separated from the existing historic structure by a use-in-common vehicle access way. In this case, the proposed subdivision line between the historic structure to remain and the attached single-family dwellings to be built will project to within 5' of the rear corners of the historic structure to remain after subdivision of the property. The Planning Department notes that the development as proposed would provide a minimum of approximately 35' of separation between the rear of each (the historic structure and several of the new structures) due to creation of a use-in-common paved right-of-way that will serve as access to the garages and parking pads behind the new attached dwellings.

Yard Variance: The Board may grant a variance to authorize a yard or setback that is less than that otherwise required by the applicable regulation (§15-203).

Land Use and Urban Design: The proposed site plan included with this application has been initially determined to be acceptable by the Site Plan Review Committee. Subdivision of the property requires approval by the Planning Commission.

Historical and Architectural Preservation: Because this property is a designated Baltimore City Landmark site, at its May 13, 2014 meeting the Commission for Historical and Architectural Preservation (CHAP) considered and approved the new site plan and its associated concept plan for redevelopment of the landmark site, subject to specific requirements:

- The new townhomes (single-family attached dwellings) will not be taller than the existing mansion (which would remain on the 20th lot to be created by the proposed subdivision of this property).
- The Elm Avenue townhouses will have the same design as the 32nd Street townhouses.
- Additional fenestration will be placed on side walls of the new townhomes.

A copy of the CHAP letter of determination is attached for reference.

TransForm Baltimore: This property would remain part of the R-7 District (Proposed Zoning Map Area 2-D) in which rowhouse dwellings would be permitted uses (Table 9-301). The R-7 Districts would have off-street parking requirements of one space per dwelling (Table 16-406A) and setback requirements of 10' for front yards, 10' for interior side yards, 15' for street-corner side yards, and 25' for rear yards (Table 9-401). This application's proposed site plan would thus not meet two of these proposed new standards, which would also require variances similar to those proposed in this application. Proposed front yards 10' deep would equal the proposed 10' front yard setback standard, which was determined following a study of as-built conditions in areas now zoned R-7 or proposed to be zoned R-7, including this neighborhood.

RECOMMENDATION

The Department of Planning recommends that approval of this appeal be conditional upon final approval of the proposed site plan and demolition, alterations and new construction by the Commission for Historical and Architectural Preservation, and upon approval of the proposed subdivision by the Planning Commission.

TJS/wya/mf

Attachment : CHAP letter of May 19, 2014

cc: Nate Pretl, Appellant

STEPHANIE RAWLINGS BLAKE
Mayor



THOMAS J. STOSUR
Director

May 19, 2014

John Brooks
PO Box 414
Baltimore, MD 21211

Dear Mr. Brooks:

The Baltimore City Commission for Historical and Architectural Preservation (CHAP) appreciates your participation in the May 13, 2014 Public Hearing. You submitted an application for concept review of the construction of 19 new townhomes at Florence Crittenton Home, 3110 Crittenton Place, which is a Baltimore City Landmark. After hearing the staff report and public testimony on this matter, the Commission moved to support the staff recommendation of the approval of the new construction with final details to be reviewed and approved by the full Commission, with the following alterations and additional information:

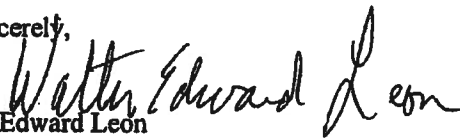
- New townhomes will not be taller than the existing mansion. Applicant to submit clarification regarding the height differential between the new townhomes and the existing mansion house, the heights of the townhouses from the curb, and what (if any) site plan changes will be made.
- The Elm Street townhouses will be altered so that they have the same design as the 32nd St. townhouses.
- Additional fenestration on the side walls of the new townhomes.

And with the following caveats:

- 1) When the applicant returns back for the next review, that part of it should include a detailed construction and phasing schedule, with particular attention to the Northeast quadrant of the property and the Mansion House;
- 2) That the side elevations be studied further with particular attention to further material articulation and reconsideration of the bay windows;
- 3) That, with respect to the 32nd Street and Elm Avenue elevations, the applicant looks at the relationship between the proposed new townhomes and the mansion house.
- 4) That the applicant brings back a better executed fully rendered massing study that better marries the changes made to the plans.

Please contact staff if you have any questions.

Sincerely,


W. Edward Leon
Acting Executive Co-director

Cc: Mr. Thomas Liebel, Chairman, CHAP

Mr. Thomas Stosur, Director, Department of Planning
Ms. Laurie Feinberg, Assistant Director, Department of Planning
Mr. Martin French, Department of Planning
Mr. David Tanner, Executive Director, Office of Municipal and Zoning Appeals
Hon. Mary Pat Clarke, Councilwoman, 14th District
Ms. Amy Skinner, MHT, Easement Administrator
Ms. Melissa Archer, MHT, Tax Credit Administrator

COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Charles L. Benton, Jr. Building 417 East Fayette Street Eighth Floor Baltimore, MD 21202-3416

Plan Preserve Prosper

