



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 4, 2016

REQUEST: Major Subdivision Final Plans/ 3223 Eastern Avenue

RECOMMENDATION: Approval

STAFF: Ivor Quashie

PETITIONER: Cliff Addison

OWNER: Infinity City Properties

SITE/GENERAL AREA

Site Conditions This site is located on the southeastern corner of Eastern Avenue and South Bouldin Street. This property measures approximately 58'3" by 88' and is currently improved with a two-story residential mixed-use building, with two garages facing South Bouldin Street. This site is zoned B-2-2.

General Area: This site is located within the Highlandtown Business Area Urban Renewal Plan area and the Canton National Register Historic District. The site is half a mile southeast of Patterson Park. The building is located along a corridor with commercial and residential uses.

HISTORY

There are no previous Planning Commission actions for this property.

ANALYSIS

Project: This proposal is to subdivide the lot into four lots, retain structures facing Eastern Avenue (to be known as 3223 and 3229, respectively), and construct two 3-story single-family attached dwellings with garages addressed to South Bouldin Avenue.

In its consideration of the proposal, staff reviewed the following factors:

Subdivision Regulations: This proposal meets the requirements of the Rules and Regulations for Land Subdivision in Baltimore.

Elevations: This project has been reviewed and approved by staff, which satisfies the design review portion of the subdivision process. The new dwellings will be 30' in height and 21'

wide. The exterior material is hardie Plank lap siding on the living area and brick on the garage and front entry.

Zoning Regulations: This project was approved by the Board of Municipal and Zoning Appeals (BMZA) via case 2016-152 on June 14, 2016. A variance was granted for an estimated floor area ratio of 2.75 in lieu of 2.50. An additional variance for rear yard setback reduction of 30' was also granted. The proposed subdivision will result in the structure facing on Eastern Avenue projecting to within 0' of the proposed rear lot line for two of the four lots to be created. The two new structures to be created by constructing two-story additions above the existing rear service garage structure (which covers the entire rear yard area of the existing two-story structure fronting on Eastern Avenue) would also project to within 0' of their new rear lot lines (which would overlay the current interior side lot line of the existing lot).

Community Notification: The Highlandtown Community Association, Highlandtown Main Street and Councilman James Kraft were notified of this action.



Thomas J. Stosur
Director