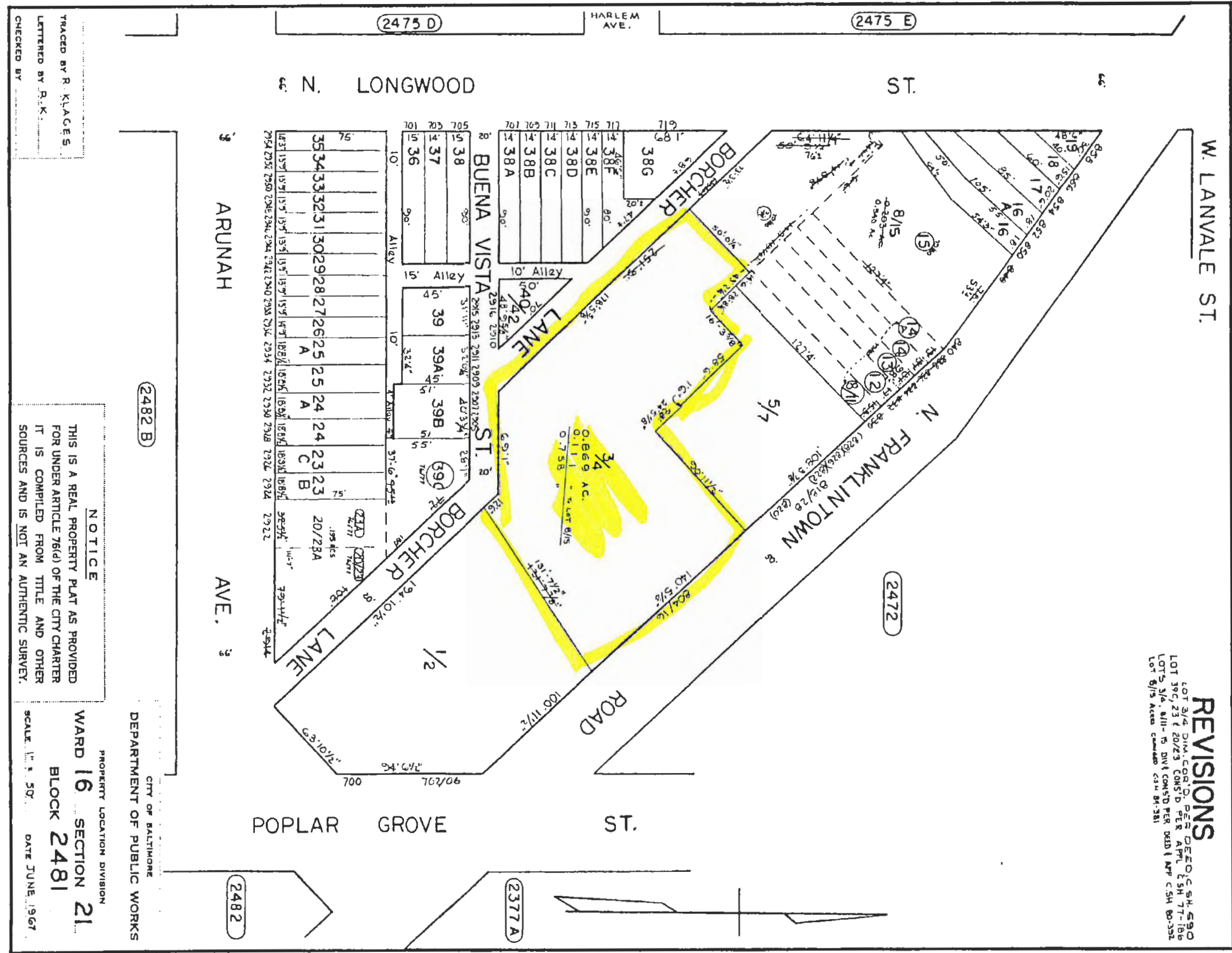


804 N Franklinton Rd

All

Street View & 360°





REVISIONS
 LOT 3/4 DIM. COR'D. PER DEED C 54, 590
 LOT 39C, 23 & 20/23 CONSD PER APPL & SH 77-186
 LOTS 5/4, 8/11-15 DMT CONSD PER DEED & APP C 54, 80-352
 LOT 8/15 Area Command C 14 34-381

TRACED BY R. KYAGES
 LETTERED BY R.K.
 CHECKED BY

NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED
 FOR UNDER ARTICLE 76(D) OF THE CITY CHARTER
 IT IS COMPILED FROM TITLE AND OTHER
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

PROPERTY LOCATION DIVISION
 CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 WARD 16 SECTION 21
 BLOCK 2481
 SCALE: 1" = 50' DATE JUNE, 1967

(2482 B)

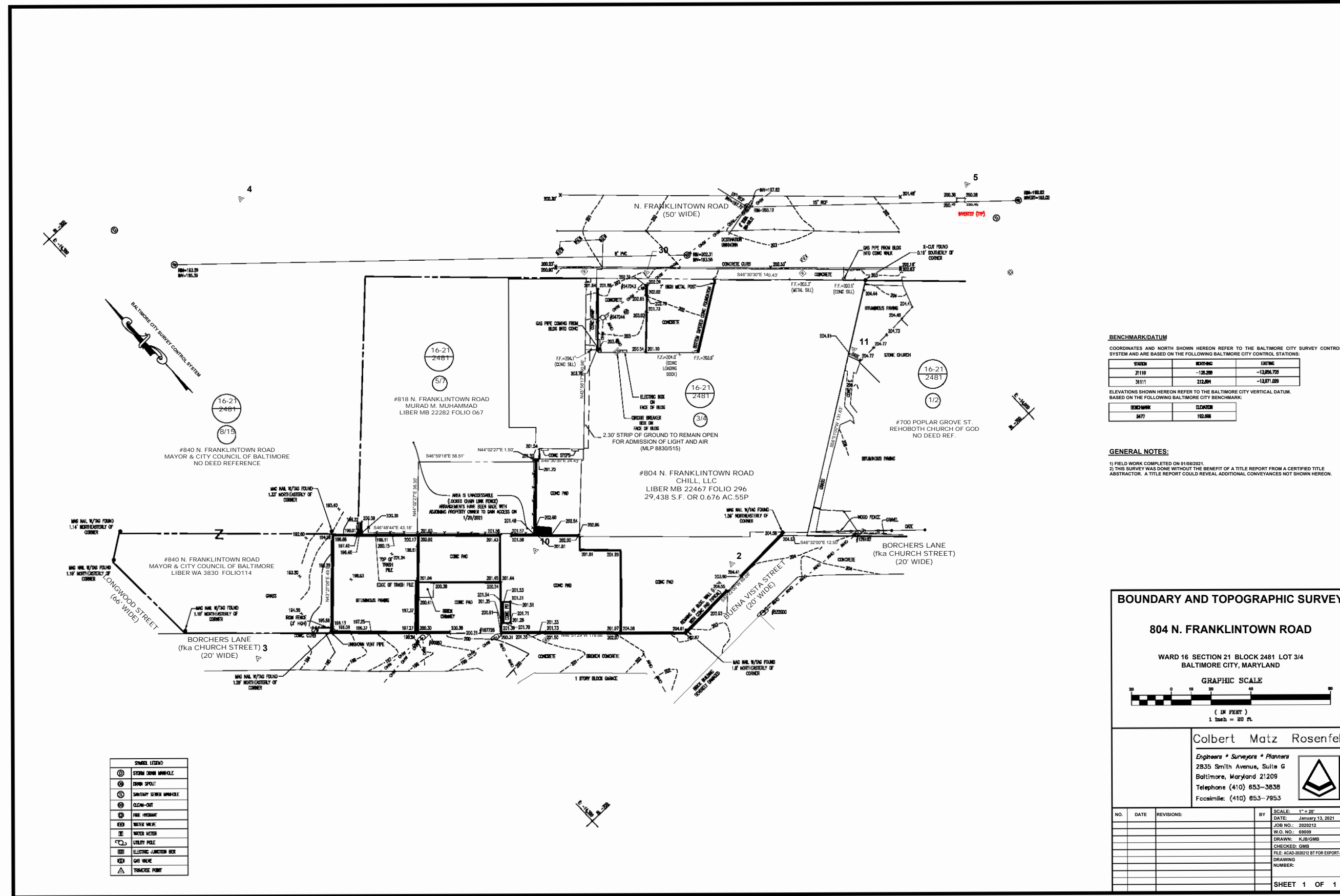
(2482)

(2377A)

(2472)

(2475 D)

(2475 E)



BENCHMARK/DATUM

COORDINATES AND NORTH SHOWN HEREON REFER TO THE BALTIMORE CITY SURVEY CONTROL SYSTEM AND ARE BASED ON THE FOLLOWING BALTIMORE CITY CONTROL STATIONS:

STATION	NORTHING	EASTING
31110	-10,288	-13,956.723
31111	212,894	-13,971.029

ELEVATIONS SHOWN HEREON REFER TO THE BALTIMORE CITY VERTICAL DATUM. BASED ON THE FOLLOWING BALTIMORE CITY BENCHMARK:

BENCHMARK	ELEVATION
5477	192.866

GENERAL NOTES:

- 1) FIELD WORK COMPLETED ON 01/08/2021.
- 2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT FROM A CERTIFIED TITLE ABSTRACTOR. A TITLE REPORT COULD REVEAL ADDITIONAL CONVEYANCES NOT SHOWN HEREON.

BOUNDARY AND TOPOGRAPHIC SURVEY

804 N. FRANKLINTOWN ROAD

WARD 16 SECTION 21 BLOCK 2481 LOT 3/4
BALTIMORE CITY, MARYLAND

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Colbert Matz Rosenfelt
Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY	SCALE:
				1" = 20'
				DATE: January 13, 2021
				JOB NO.: 2020212
				W.O. NO.: 69009
				DRAWN: KJB/GMB
				CHECKED: OMB
				FILE: ACAD-202212 BY FOR EXPORT-2021
				DRAWING NUMBER:

SHEET 1 OF 1

Drawing file: C:\Users\jerry.mccray\Documents\804 N. FRANKLINTOWN ROAD\804FRANKLINTOWN SURVEY CAD\FEELACAD-202212 BY FOR EXPORT-2021.dwg Plotted by Jerry Mccray on Tuesday, January 19, 2021.

Colbert Matz Rosenfelt

Civil Engineers • Surveyors • Planners



804 NORTH FRANKLINTOWN ROAD

Zoning Analysis

June 8, 2021

CMR Project No. 2020-212

Site Data:

Address: 804 North Franklinton Road
Block Plat 2481, Lots 003
Total Site Area: 29,438 square feet or 0.676 acre (per survey)
Owner: Chill LLC
Zoning: R-8
The Site is not located within the Critical Area
The Site is not located within a Floodplain
The Site is not located within an Urban Renewal Plan area
The site is not located in a CHAP district.

Proposal: Demolish the existing structures on the lot and construct a new multi-family dwelling with 42 dwelling units and covered surface parking.

Zoning Analysis (R-8):

Lot Area:

Minimum Required: 750 square feet / MFD unit
Existing/Provided Lot Area: 29,438 square feet
 $29,438 / 750 = 39$ dwelling units permitted
Proposed: 42 dwelling units (**VARIANCE REQUIRED**)

Building Height:

Maximum Allowed: 45 feet
Proposed: 45 feet

Maximum Lot Coverage:

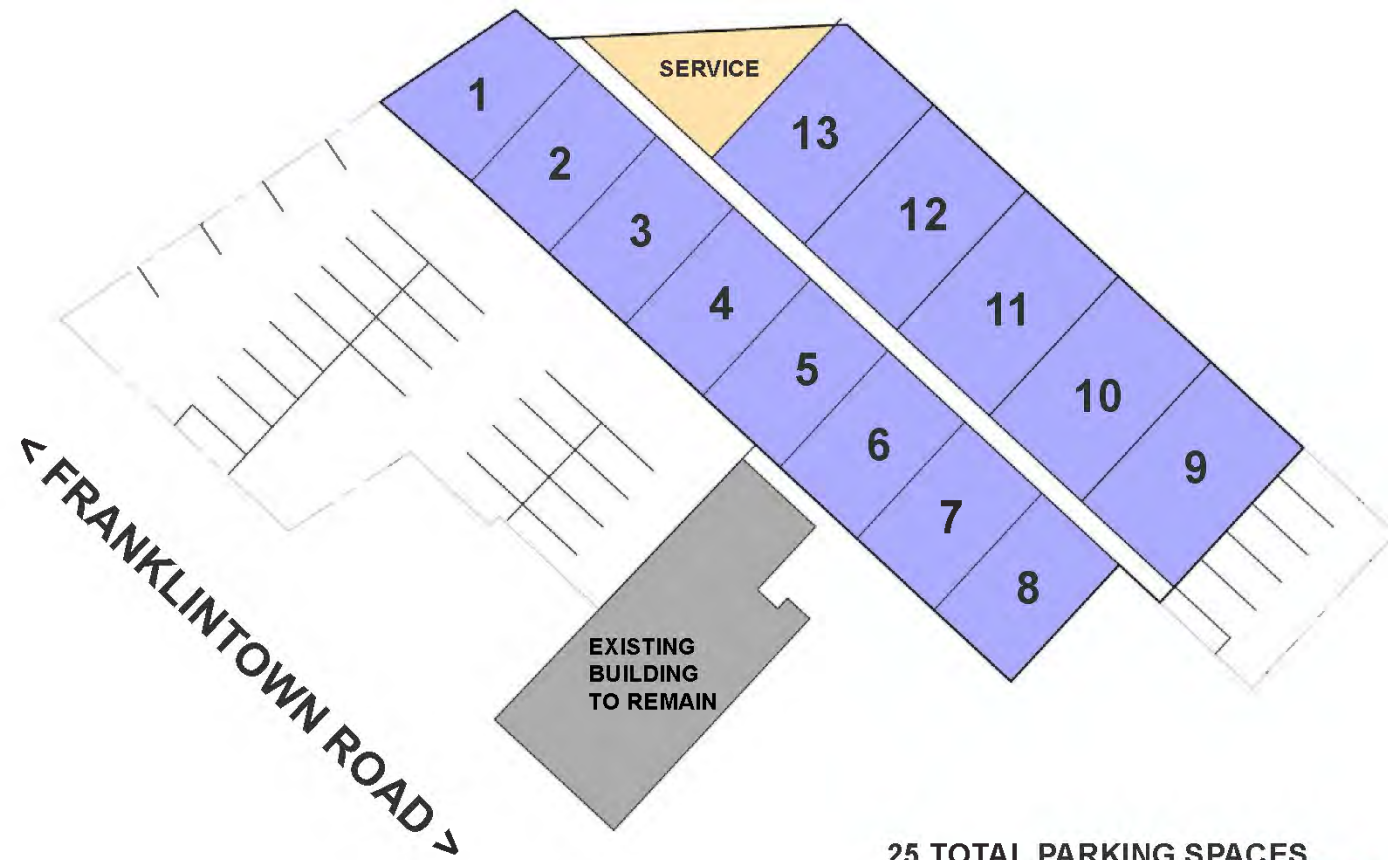
Maximum Allowed: 80% or 23,550 square feet of building footprint
Proposed: 79% or 23,287 square feet of building footprint

Yards	Required	Provided
Front	None	None
Interior Side	10 feet	None – 3 feet (VARIANCE REQUIRED)
Street Corner Side	None	N/A
Rear	25 feet	None (VARIANCE REQUIRED)

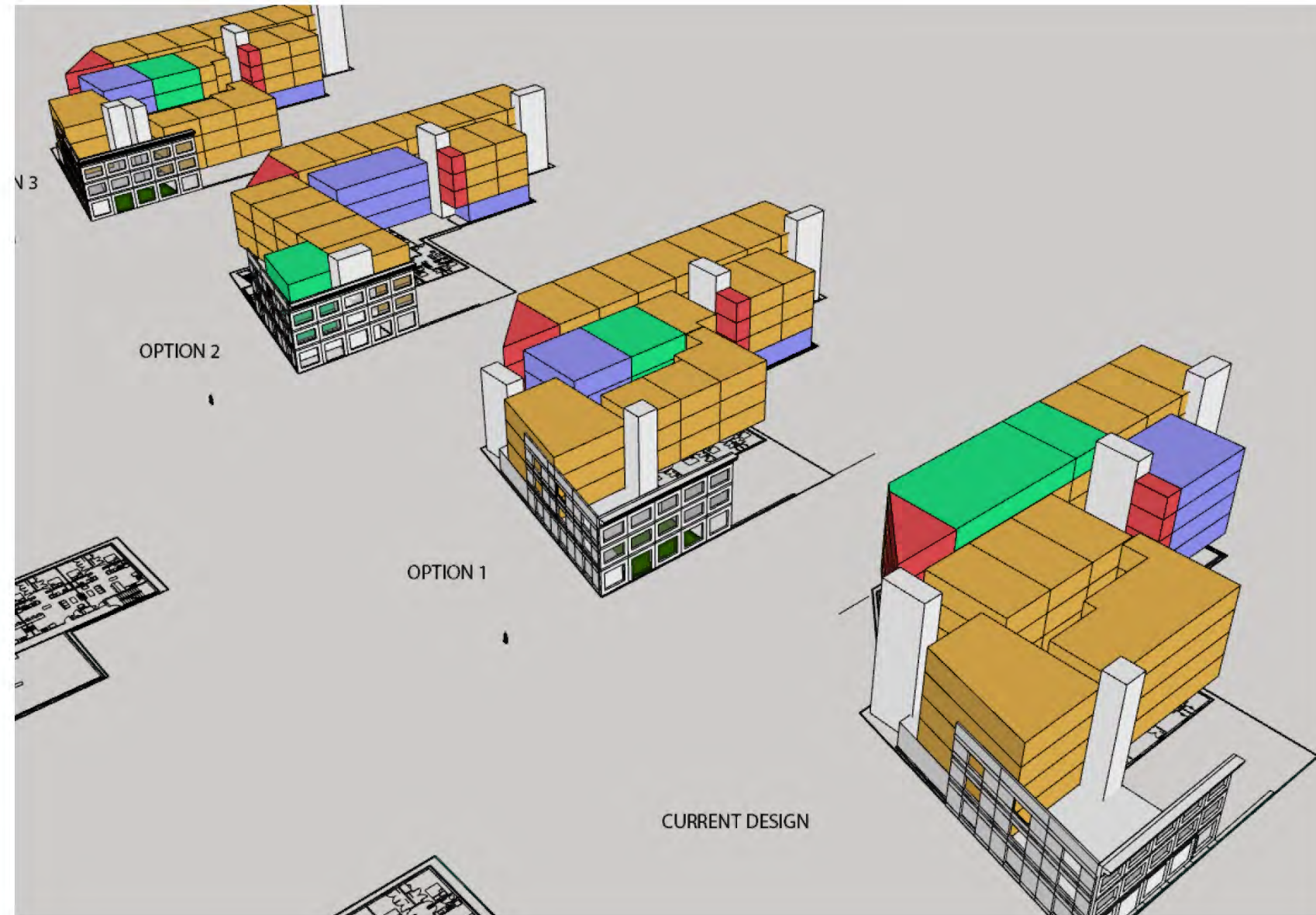
Vehicle Parking:

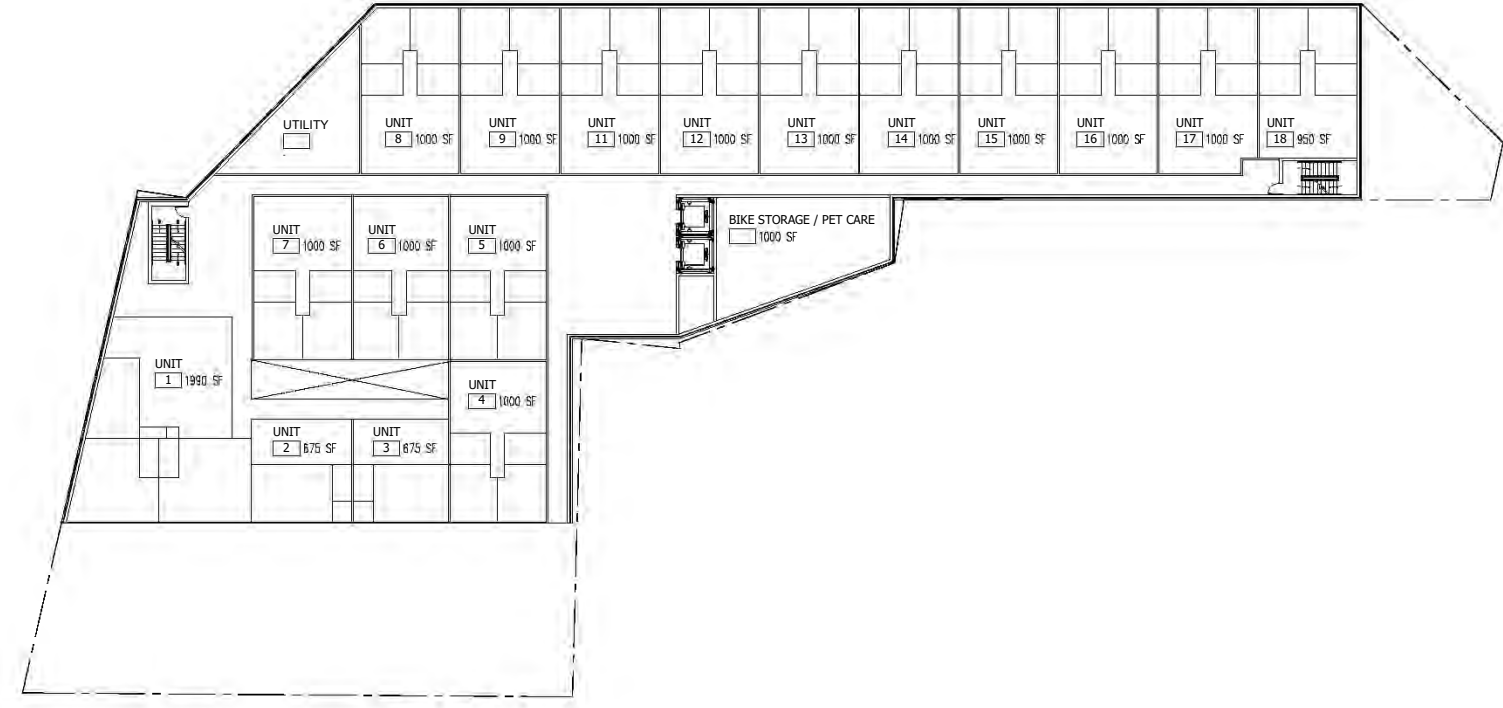
Required*: 1 per dwelling unit or 42 parking spaces required
Provided: 38 parking spaces (**VARIANCE REQUIRED**)
**Reductions in the parking requirement may apply for dwelling units under 500 square feet or units that meet the zoning code's definition of affordable housing.*

804 N. FRANKLINTOWN ROAD

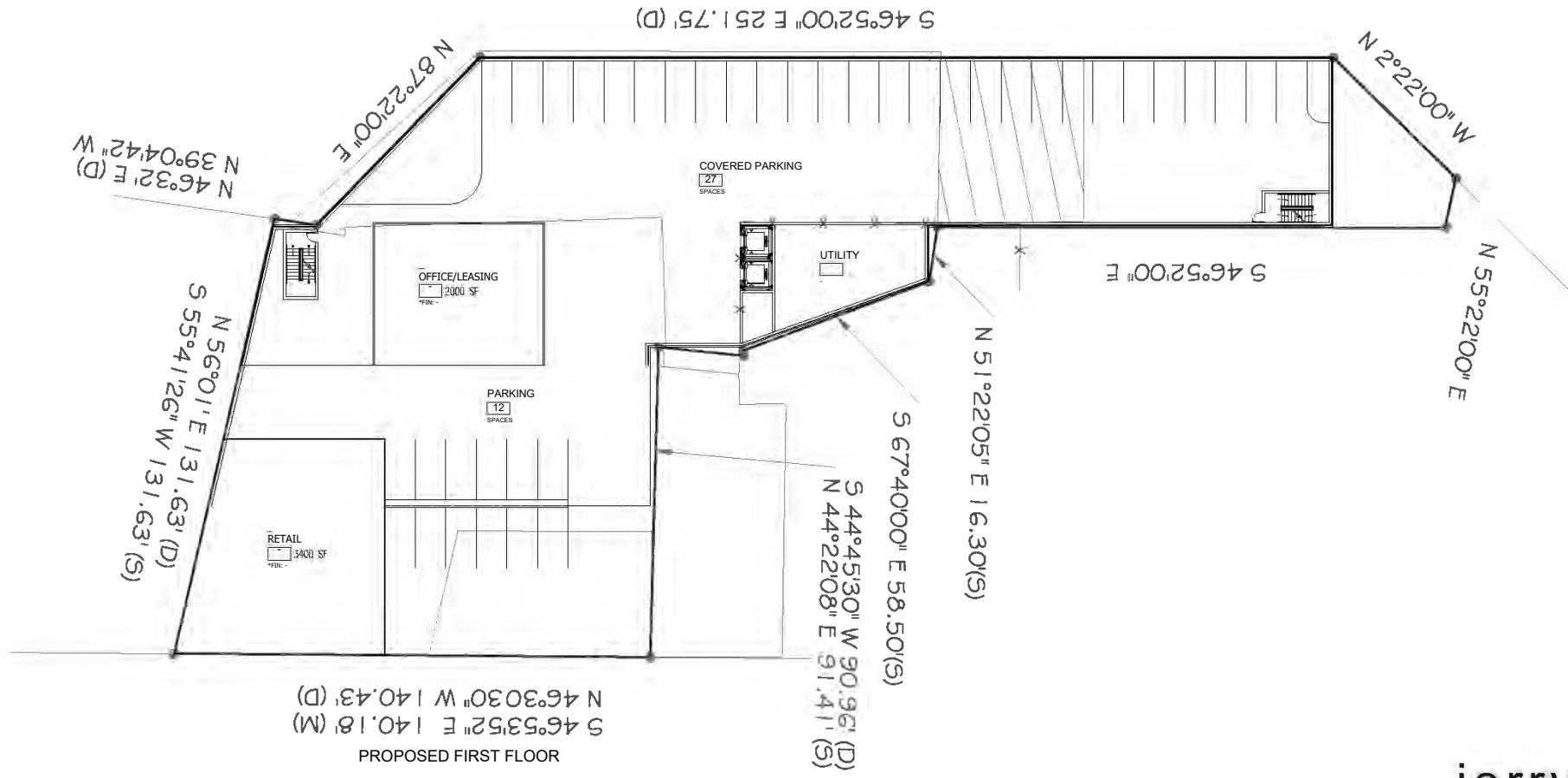


25 TOTAL PARKING SPACES
13 UNITS X 3 LEVELS = 39 UNITS

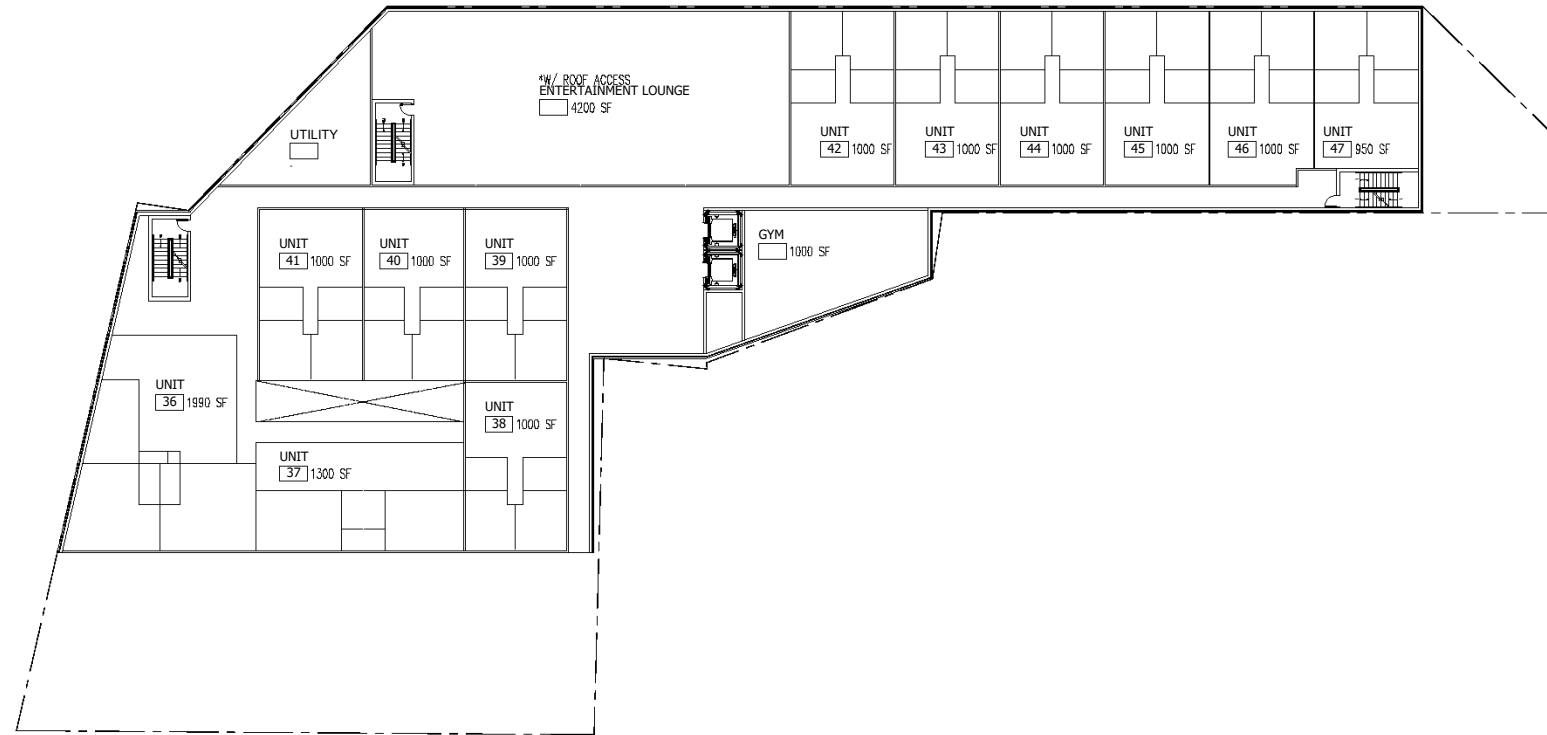




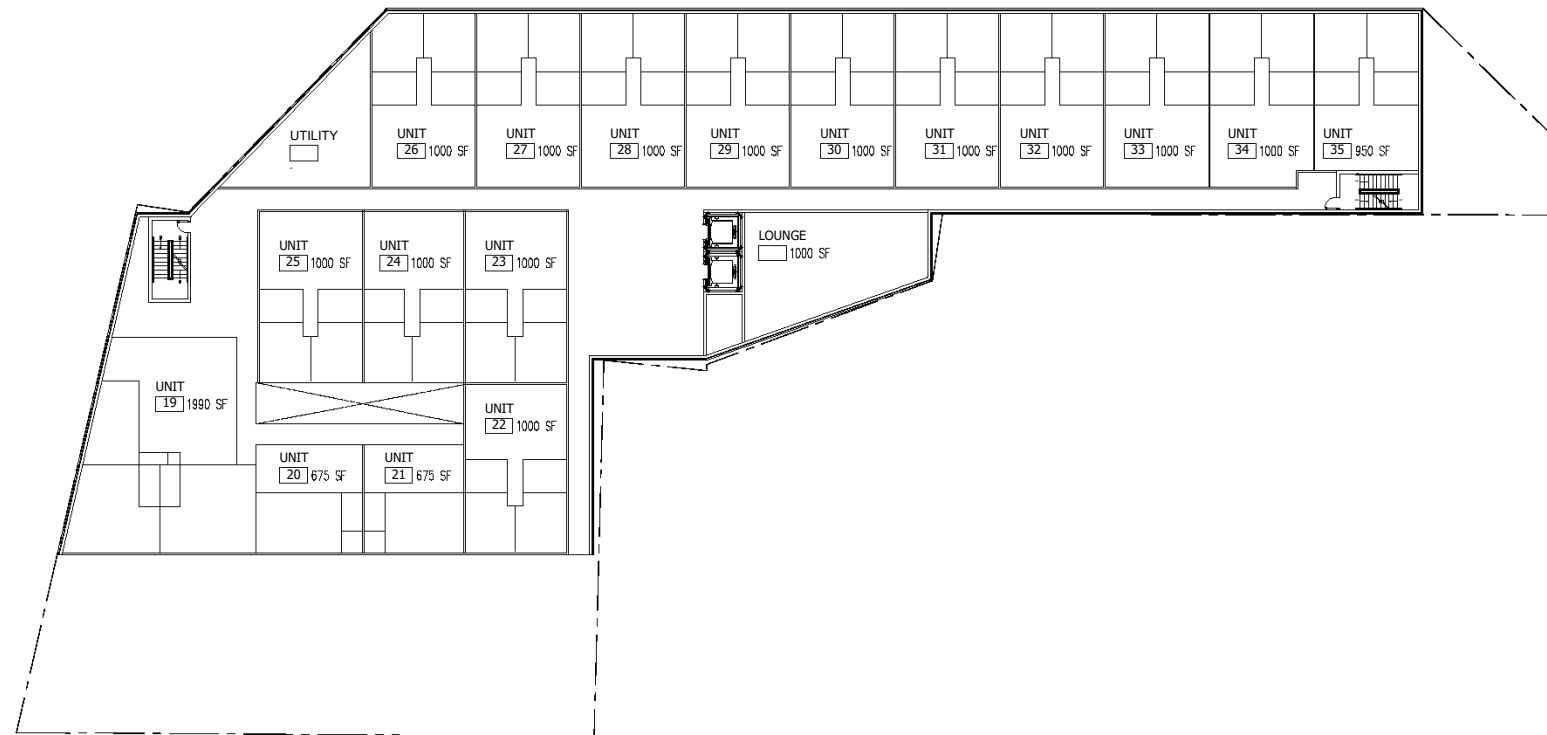
PROPOSED SECOND FLOOR



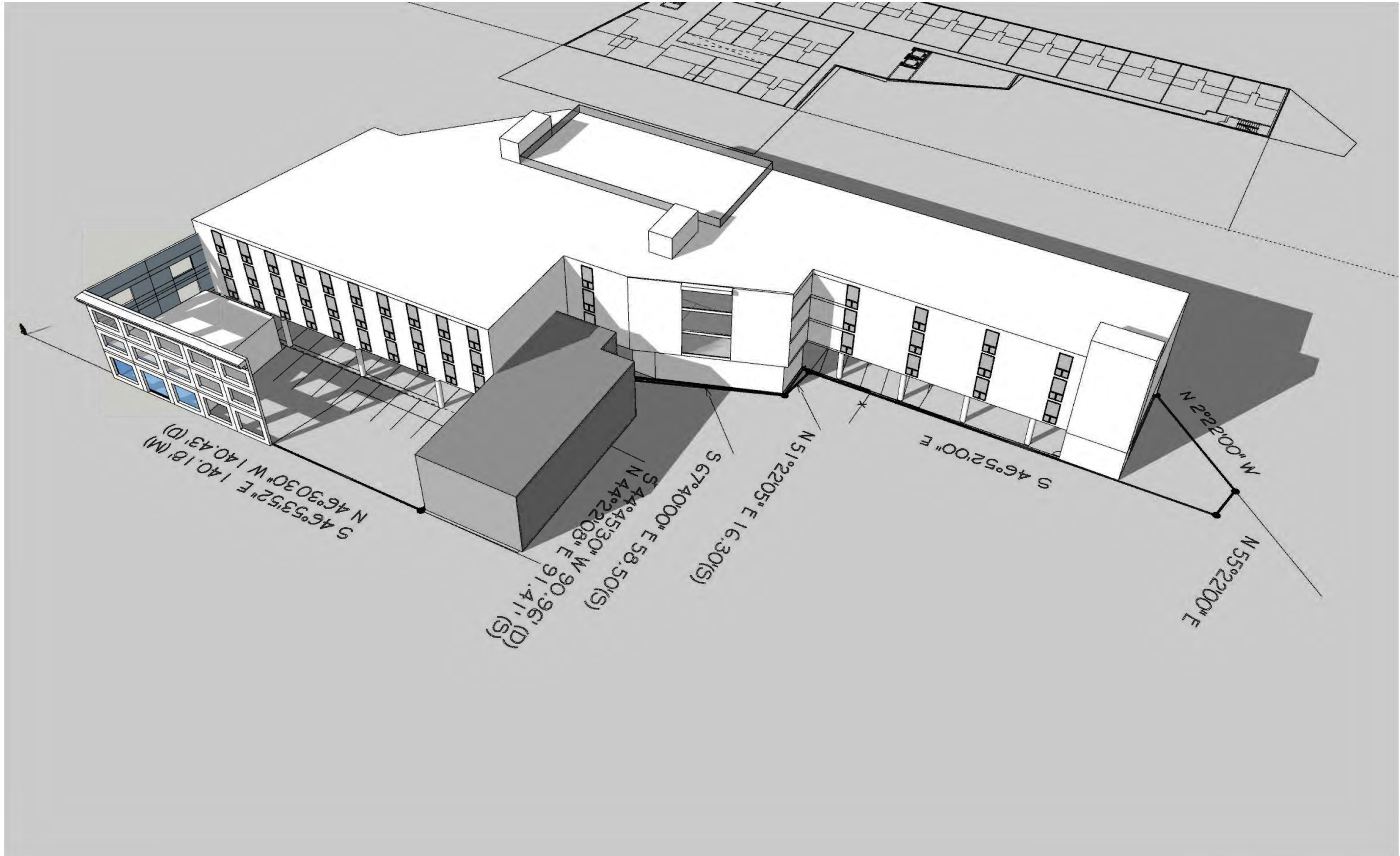
PROPOSED FIRST FLOOR



PROPOSED FOURTH FLOOR

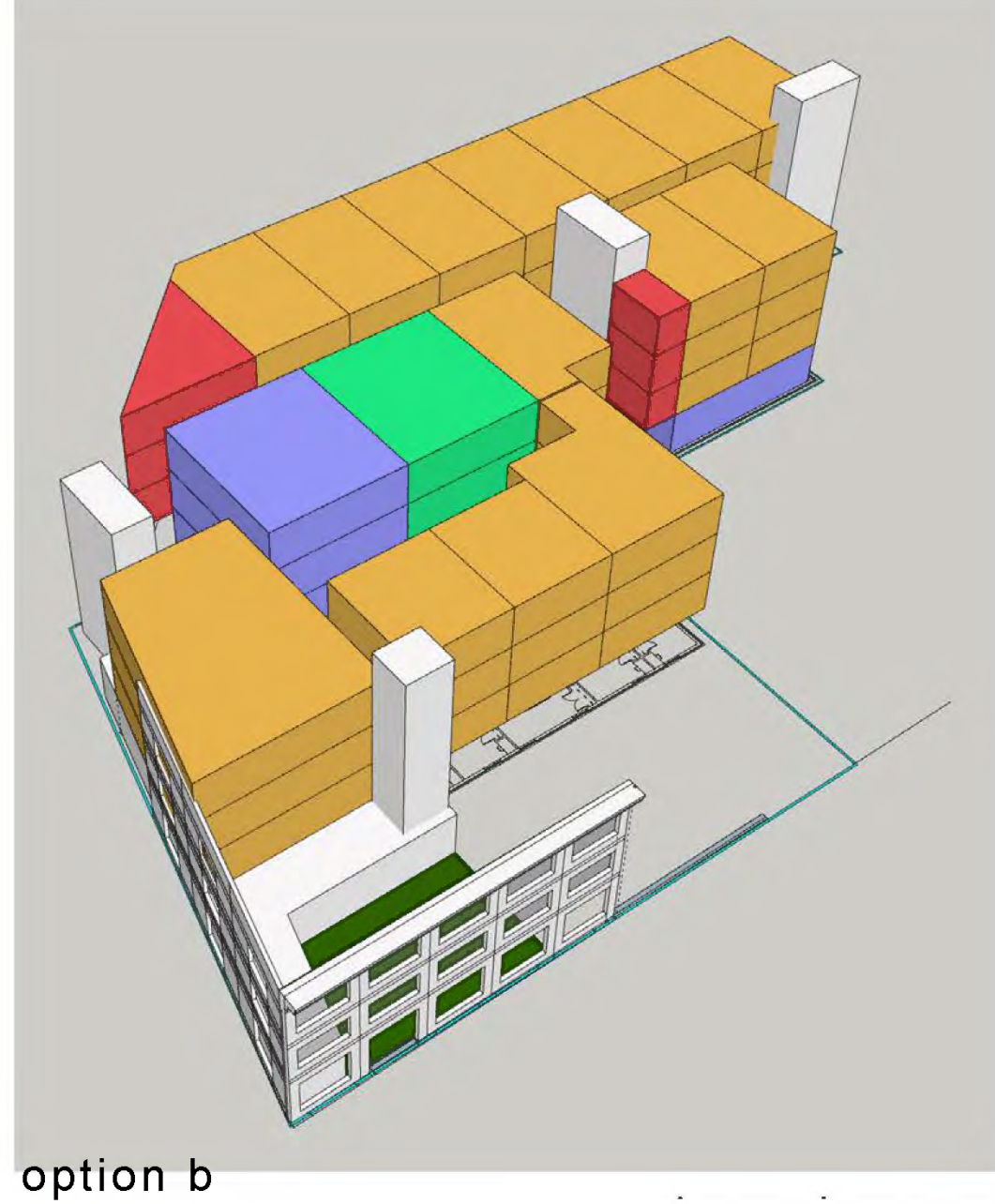
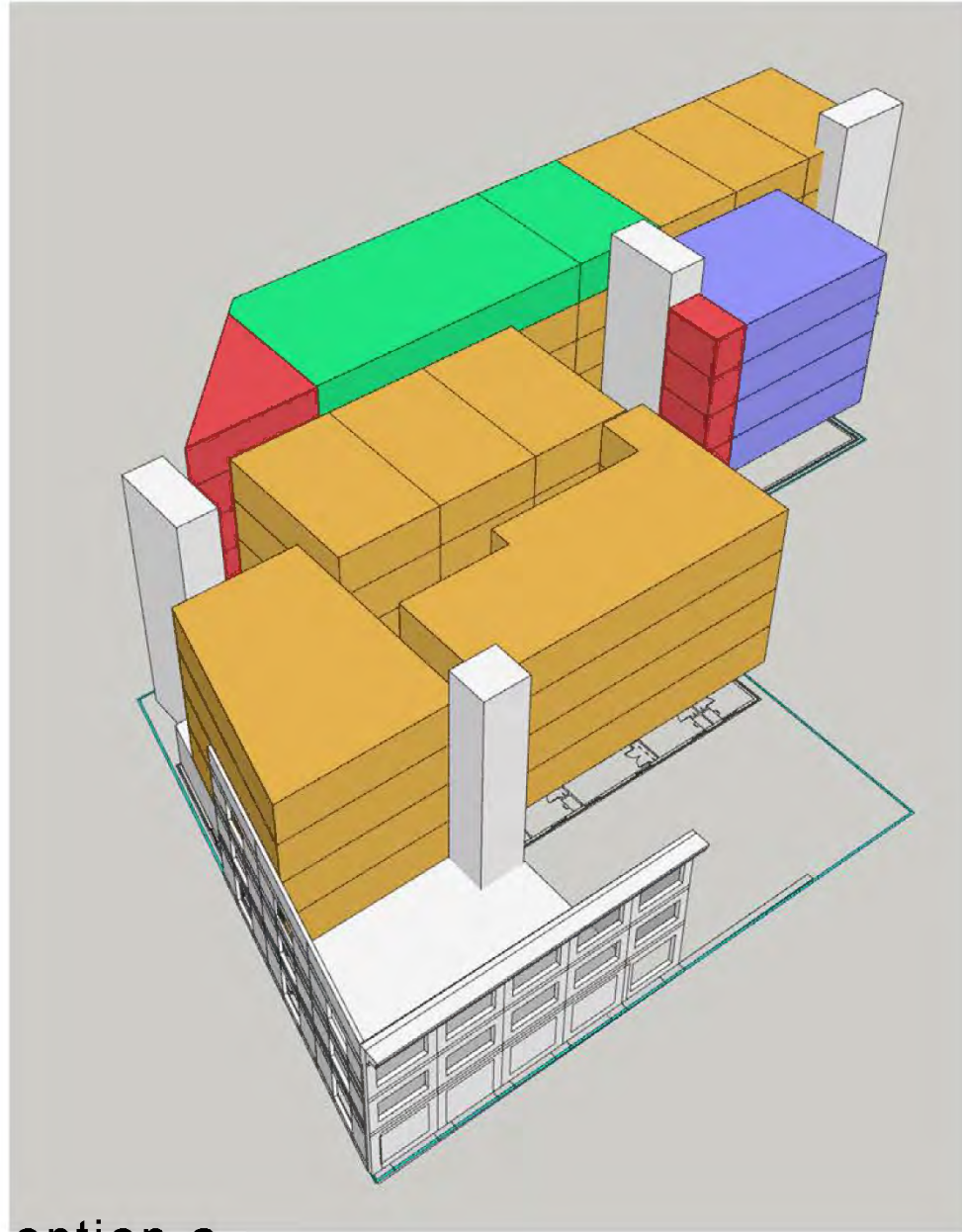


PROPOSED THIRD FLOOR



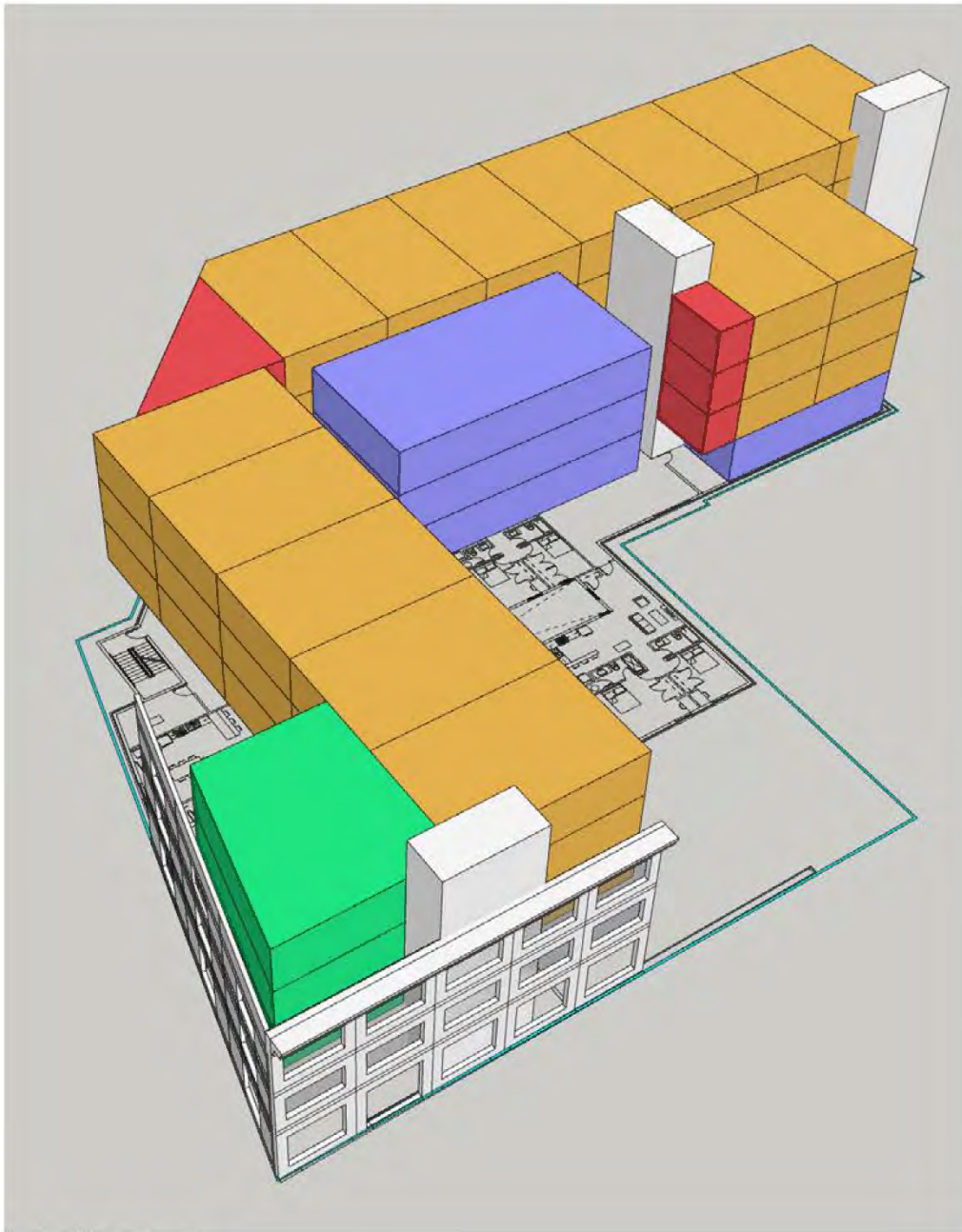
Department of Planning | 7.8.2021

common space
 residential
 utility space
 amenity space

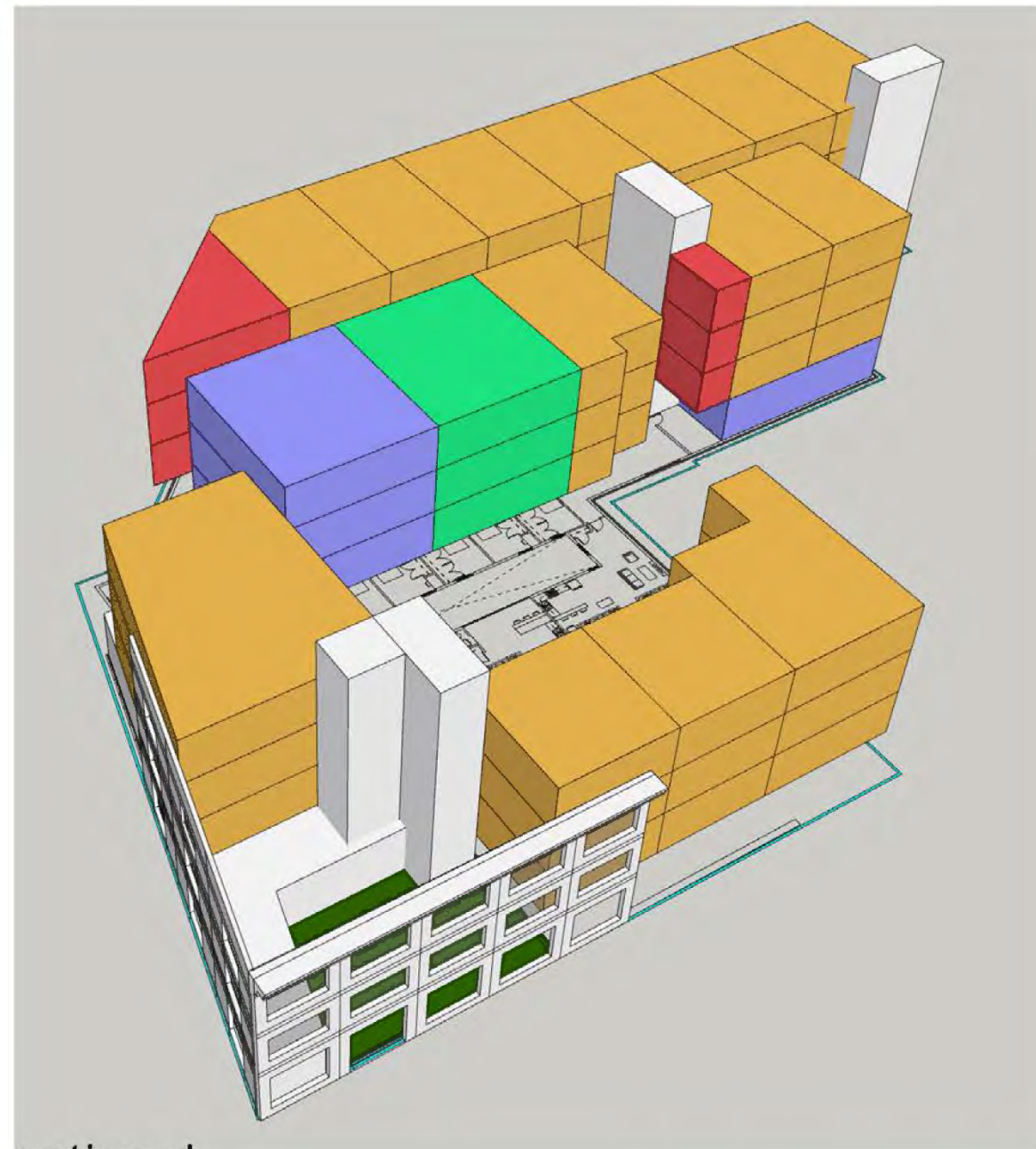


common space residential utility space amenity space

Department of Planning | 7.8.2021



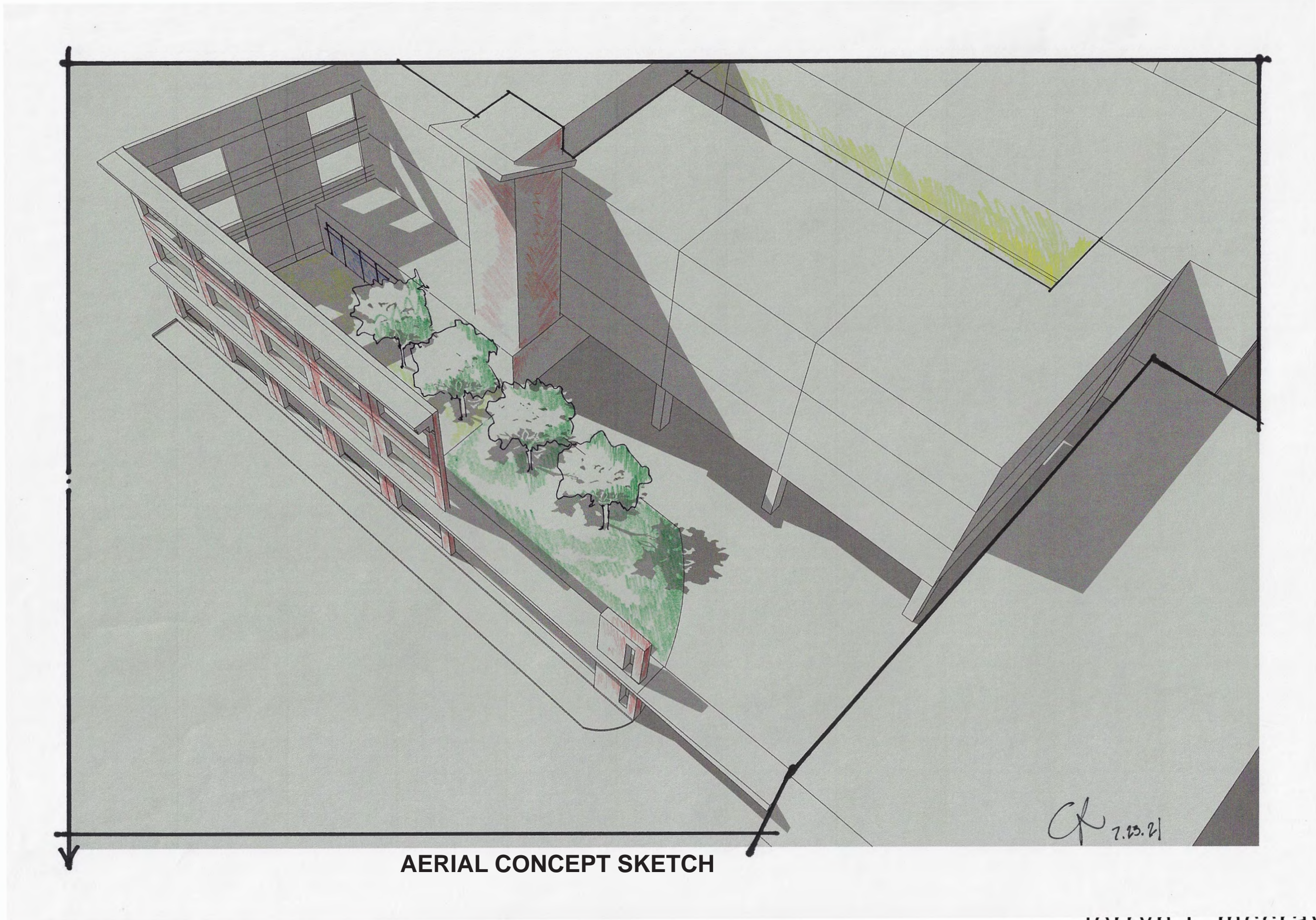
option c



option d



CONCEPT SKETCH @ ENTRY FROM N. FRANKLINTOWN ROAD

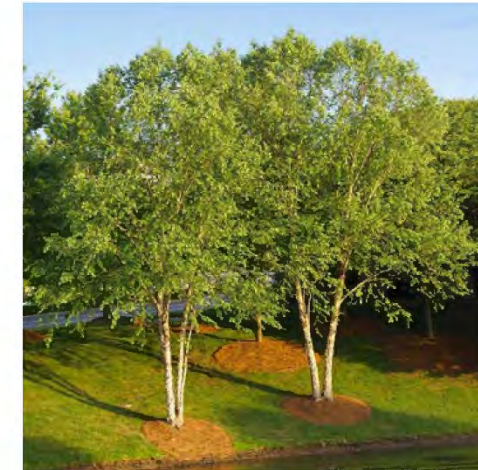
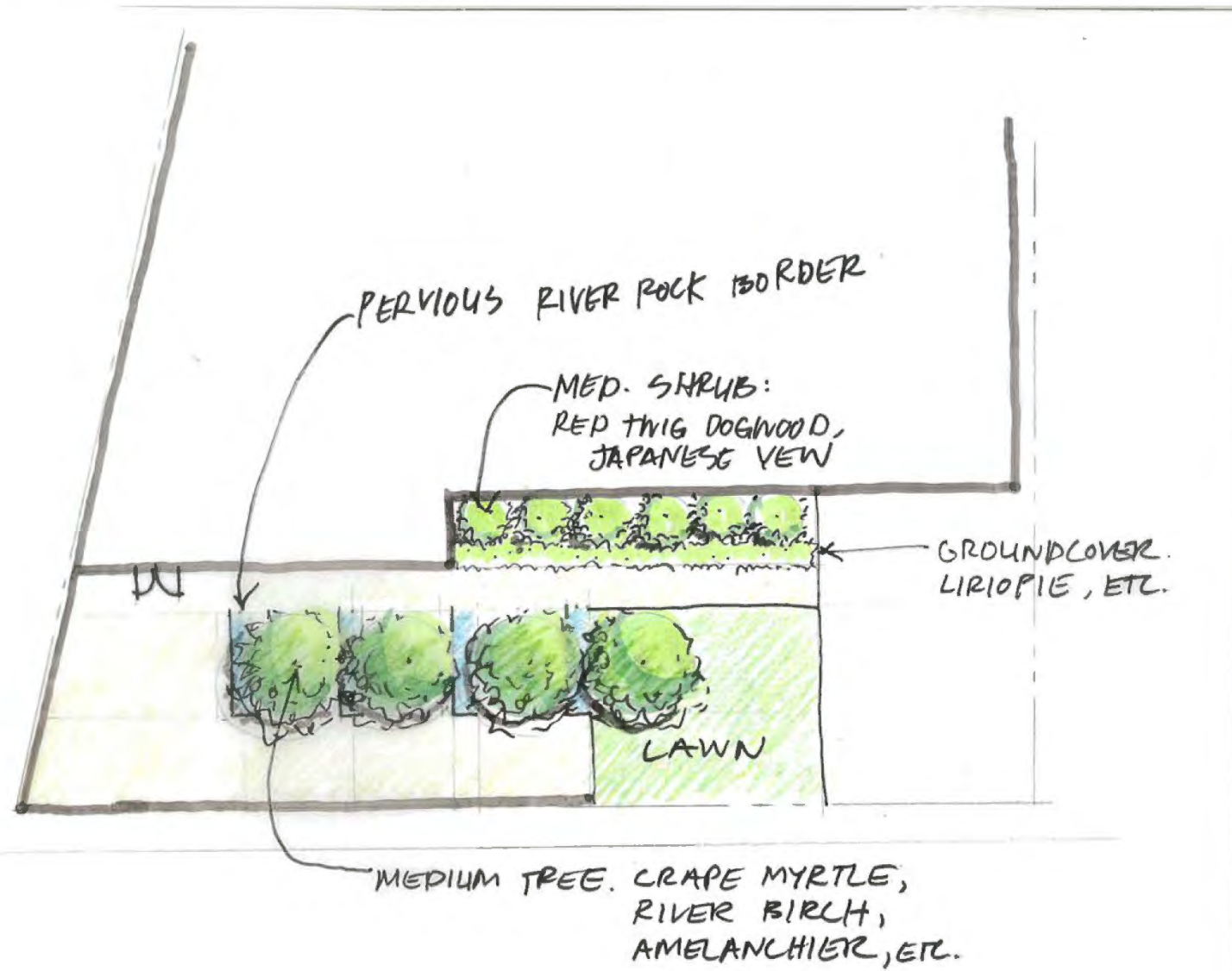


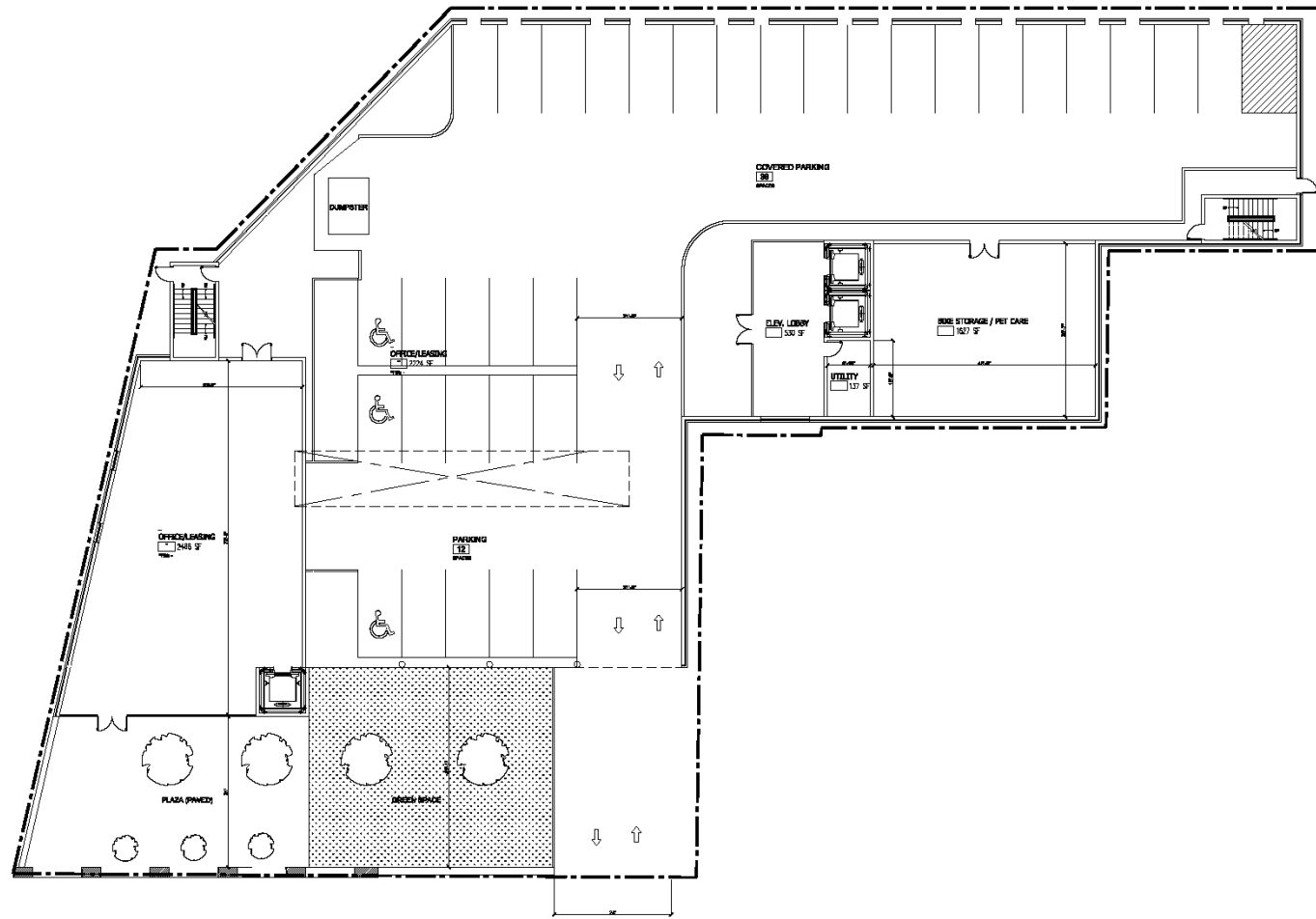
AERIAL CONCEPT SKETCH

JF 7.13.21

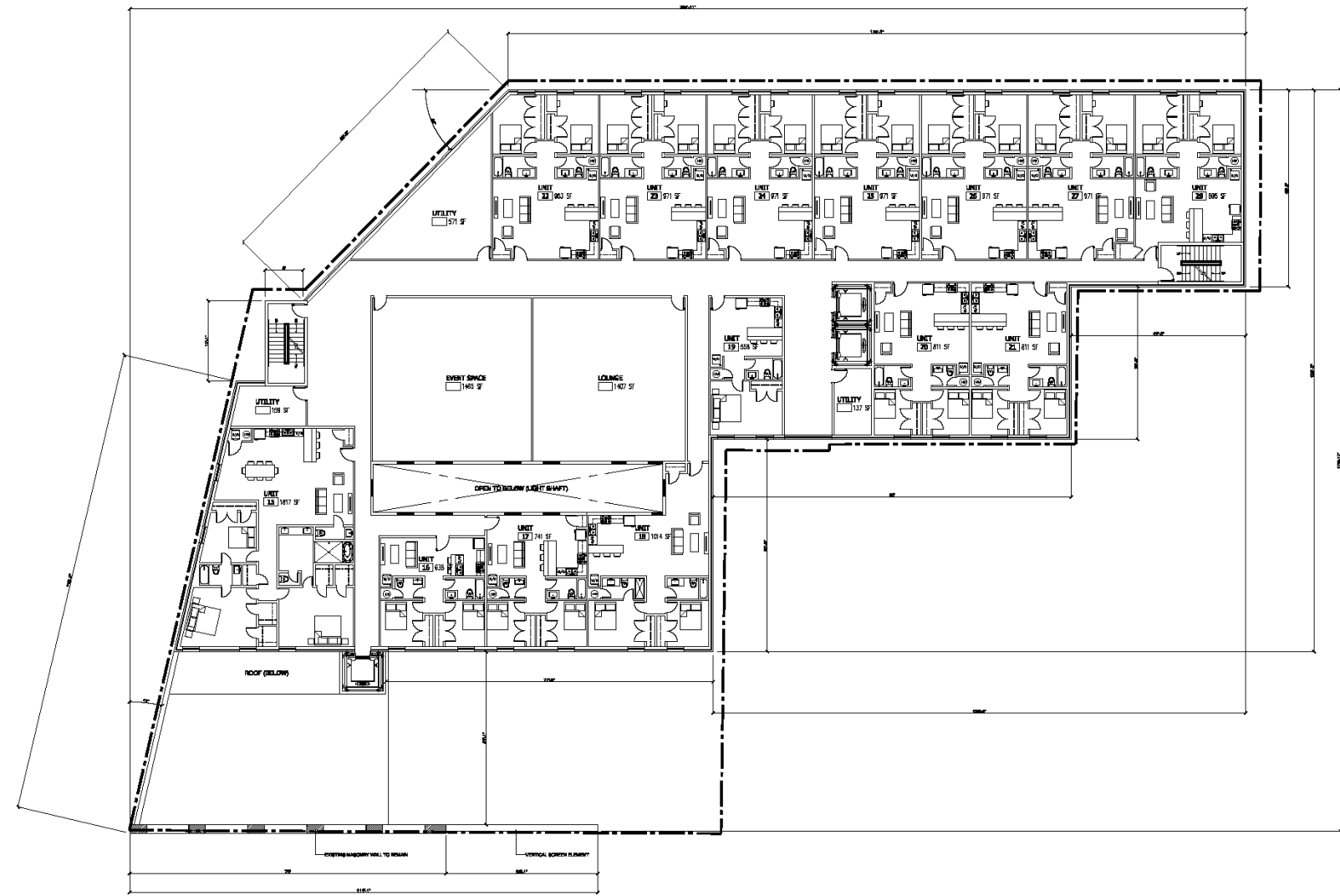


CONCEPT SKETCH @ COURTYARD

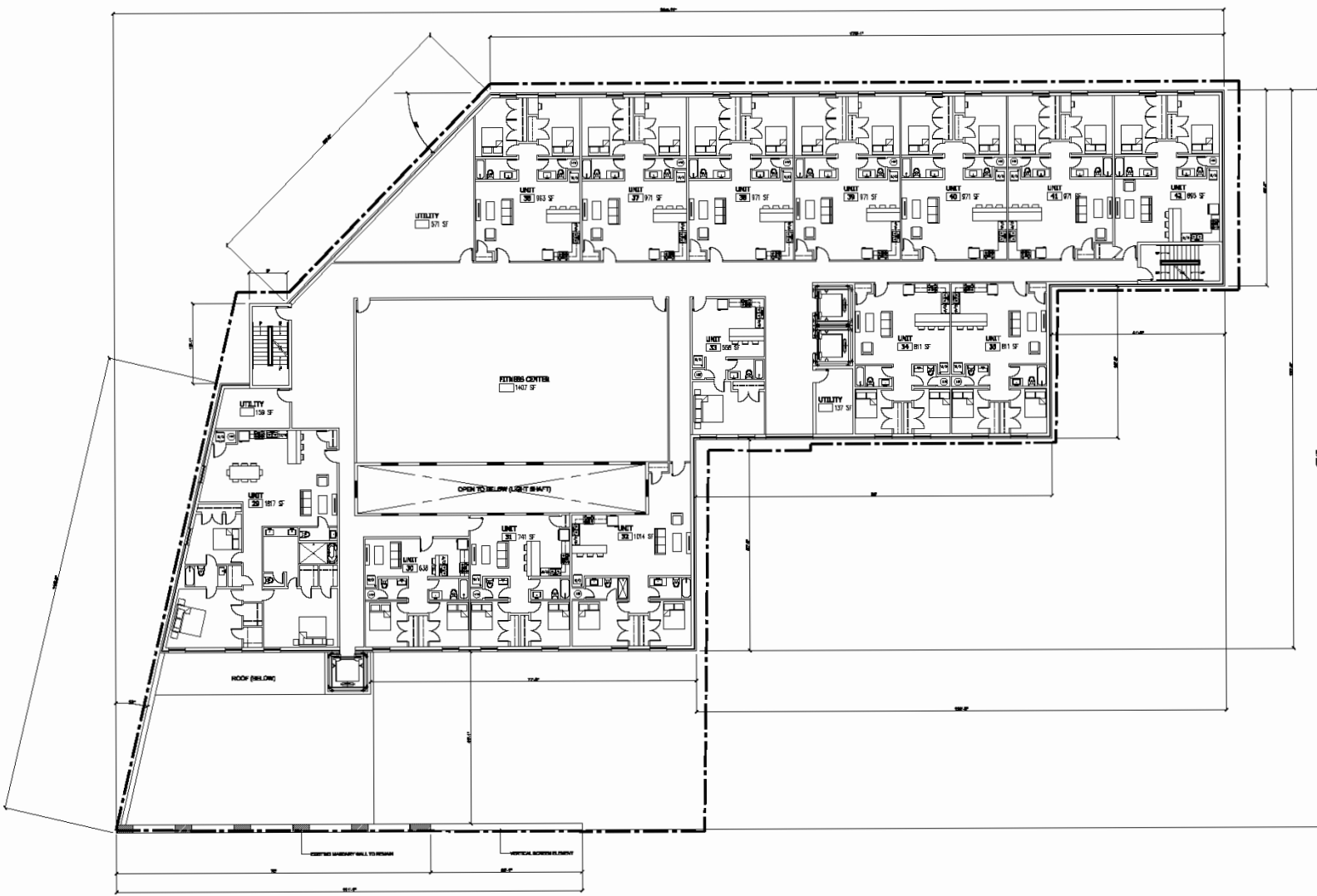




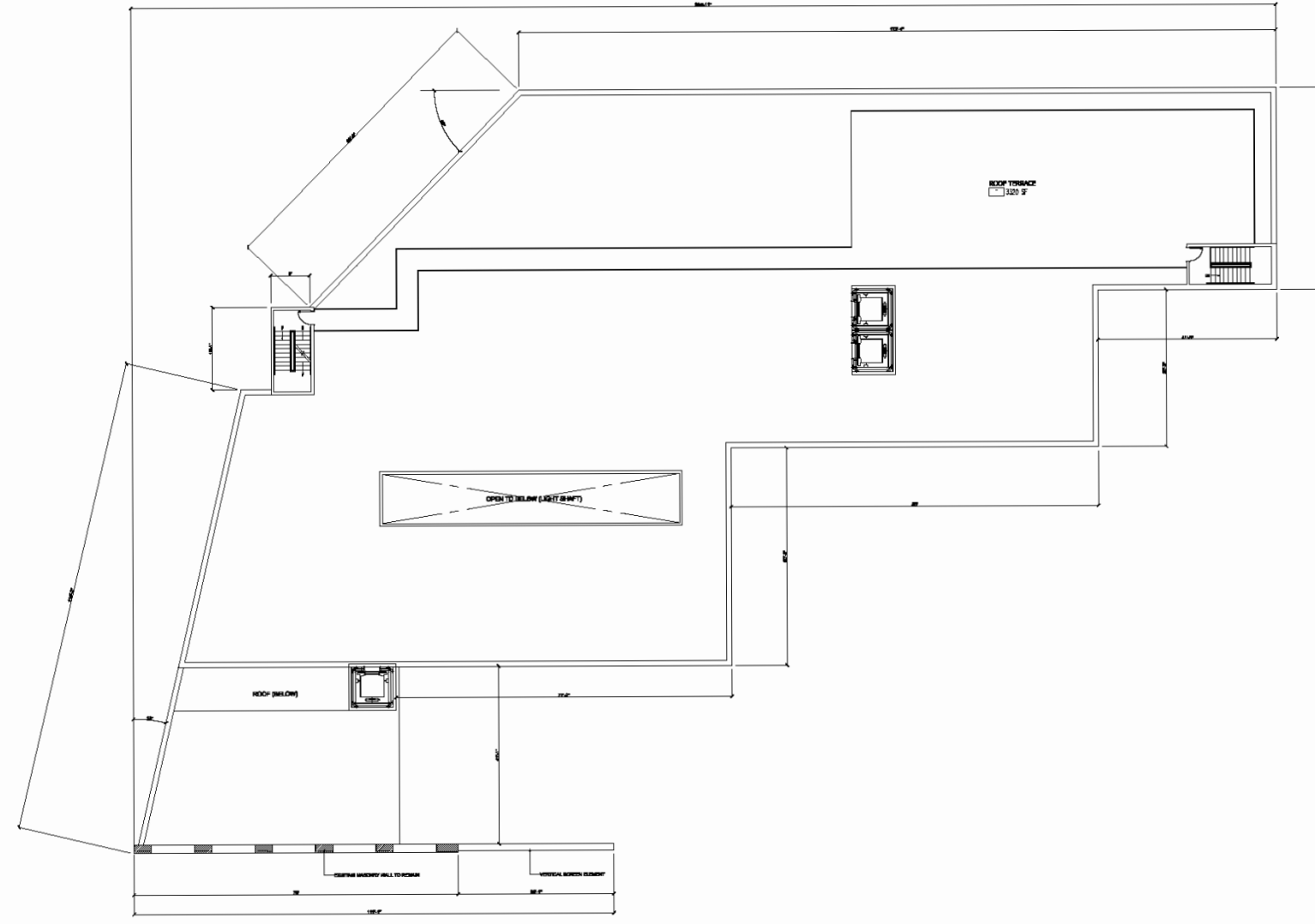
GROUND (FIRST) FLOOR PLAN



SECOND/THIRD FLOOR PLAN



FOURTH FLOOR PLAN



ROOF PLAN



EAST ELEVATION



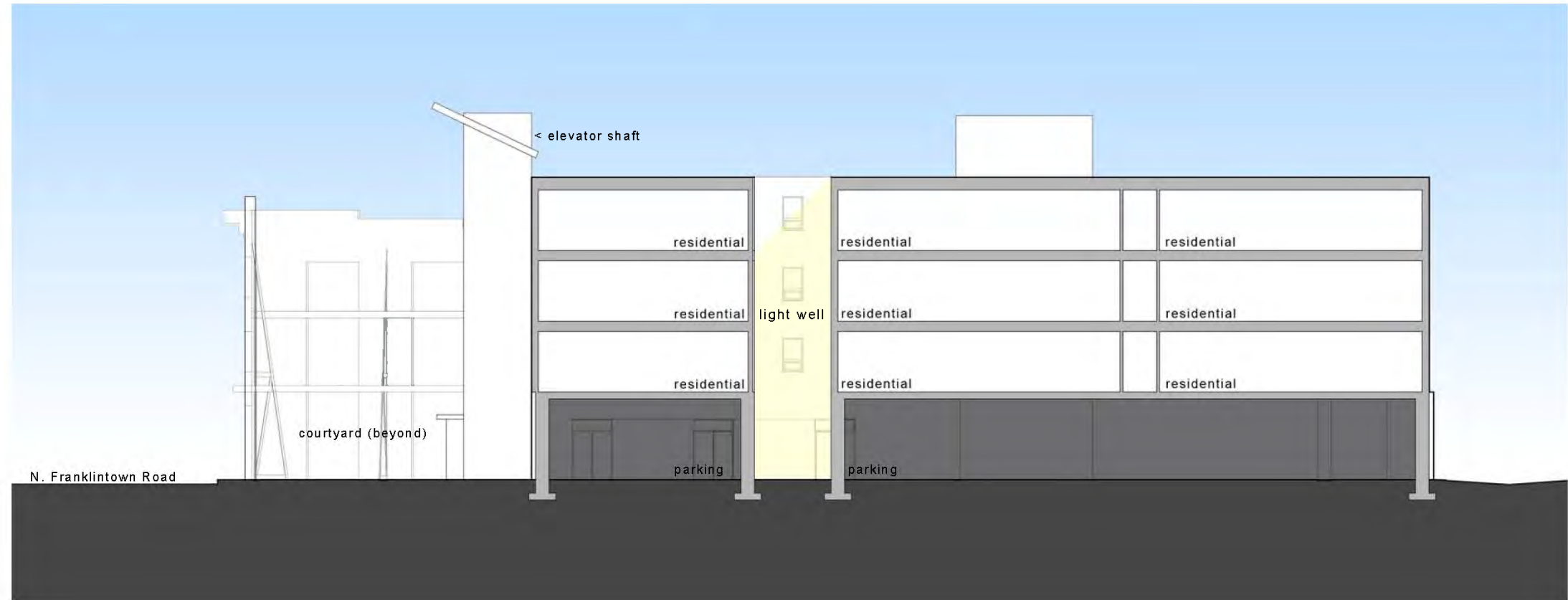
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



LATITUDINAL SECTION @ LIGHT WELL

SECTION CUT DIAGRAM

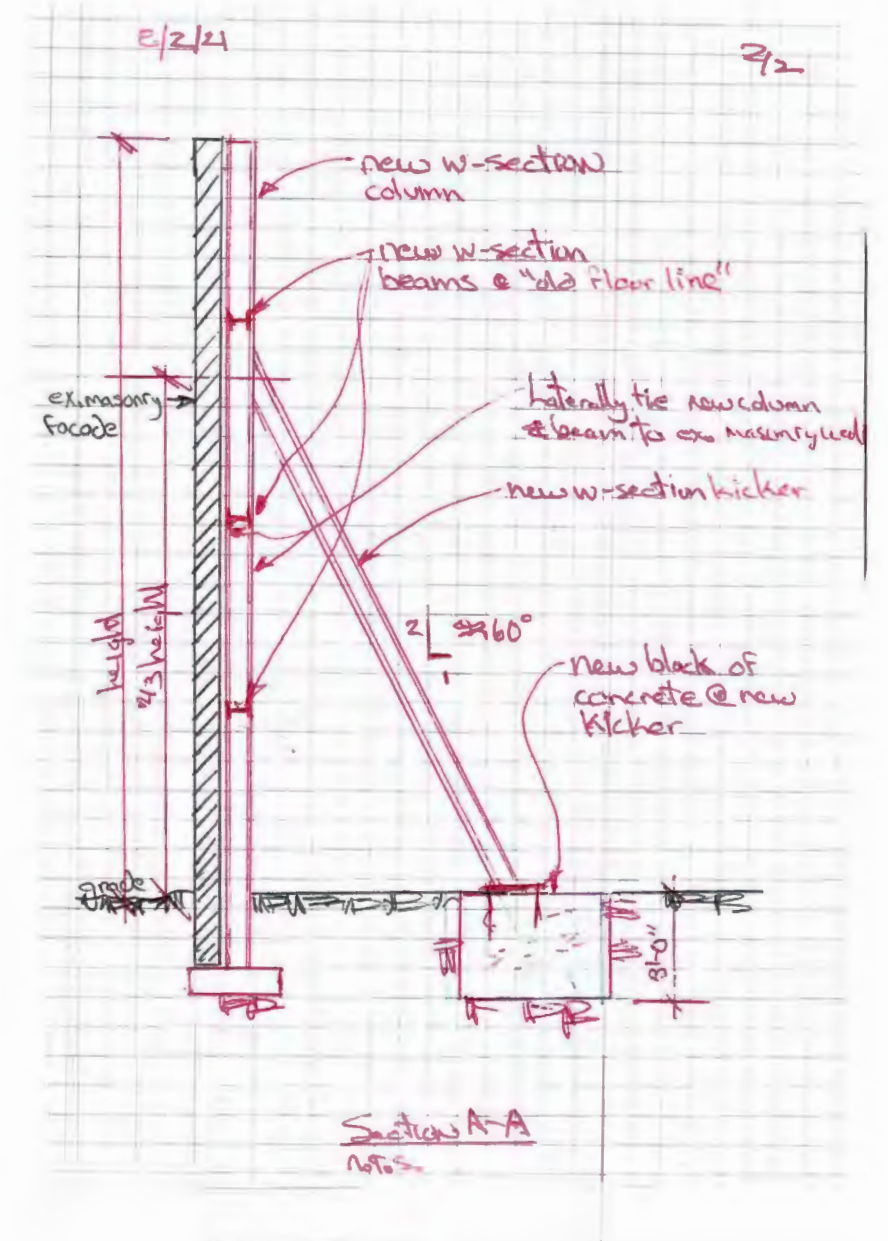
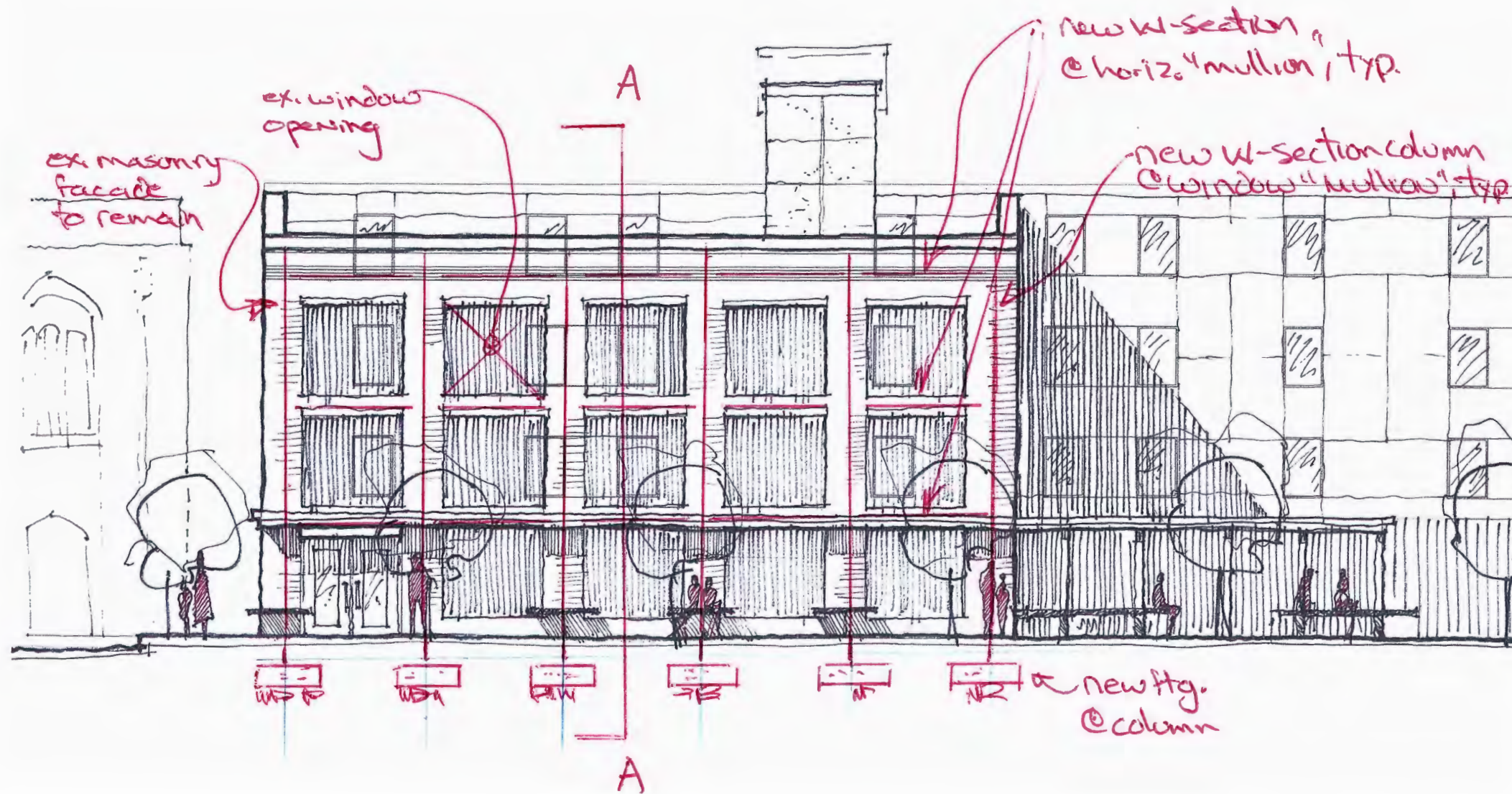


preserved/free-standing masonry (clipper mill | baltimore, md)

804 N. Franklinton Road baltimore, md



preserved/free-standing masonry (sky stage | frederick, md)



PRELIMINARY STRUCTURAL SUPPORT STRATEGY @ FREE-STANDING WALL



