



**PROJECT:** Proposed 42 unit Multi-Family Residential Development at 804 N. Franklinton Road w/ 33 Parking Spaces (beneath 3 residential stories)

**OWNER:** CHILL, LLC (Calvin Hill)

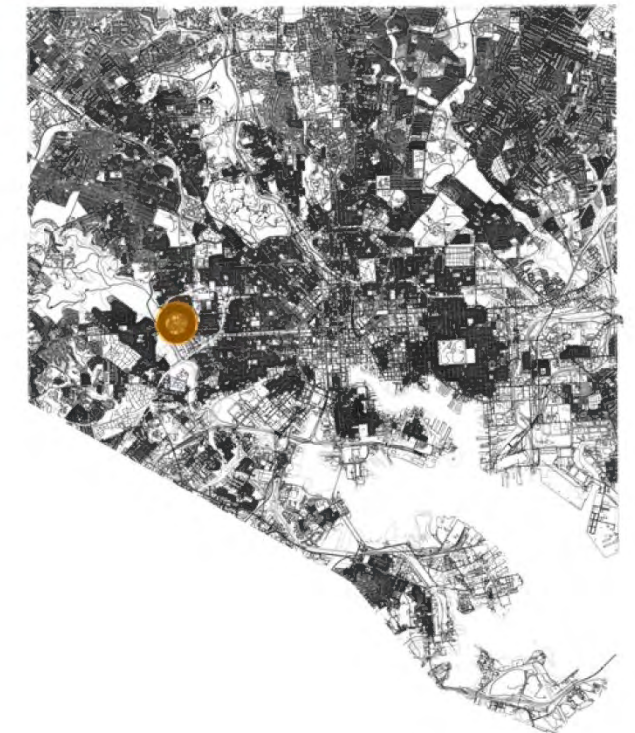
**ARCHITECT:** Jerryn J. McCray, Architect

**CIVIL/SURVEYOR/PLANNING CONSULTANT:** Colbert Matz Rosenfelt

**STRUCTURAL ENGINEER:** Structural Solutions, Inc.

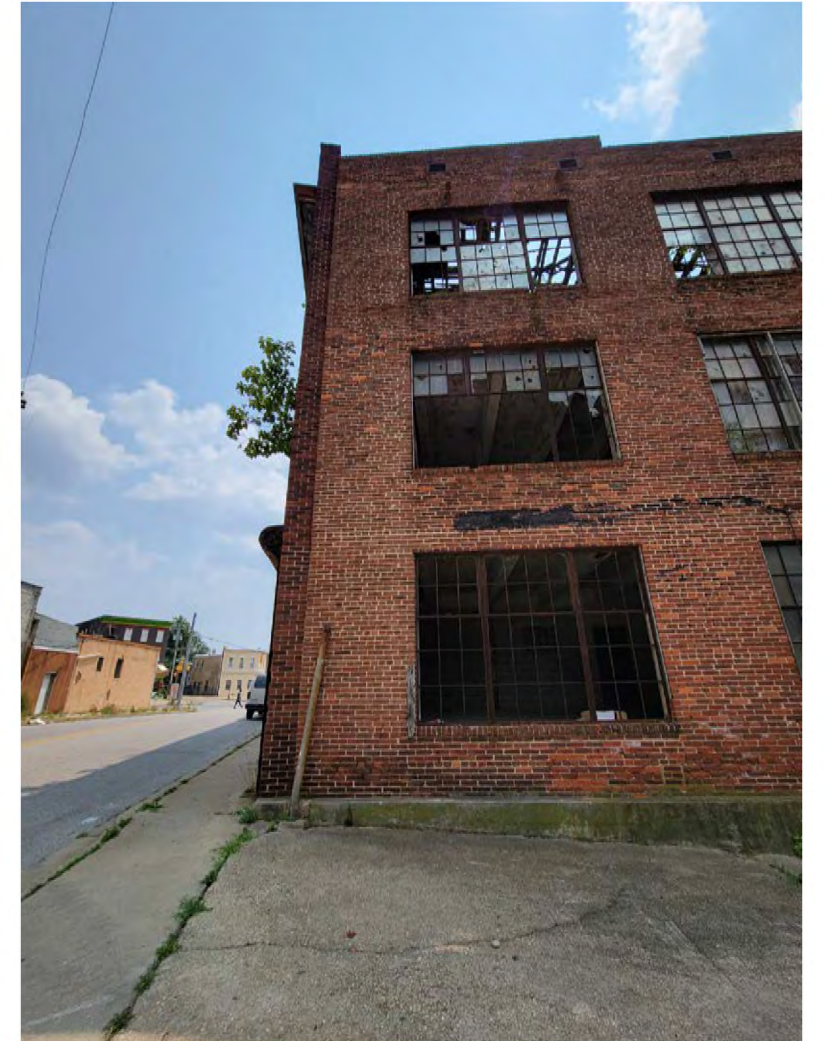
**MEP Engineer:** NW2 Engineers

**Geotechnical Engineer:** D.W. Kozera, Inc.



804 N. Franklinton Road baltimore, md



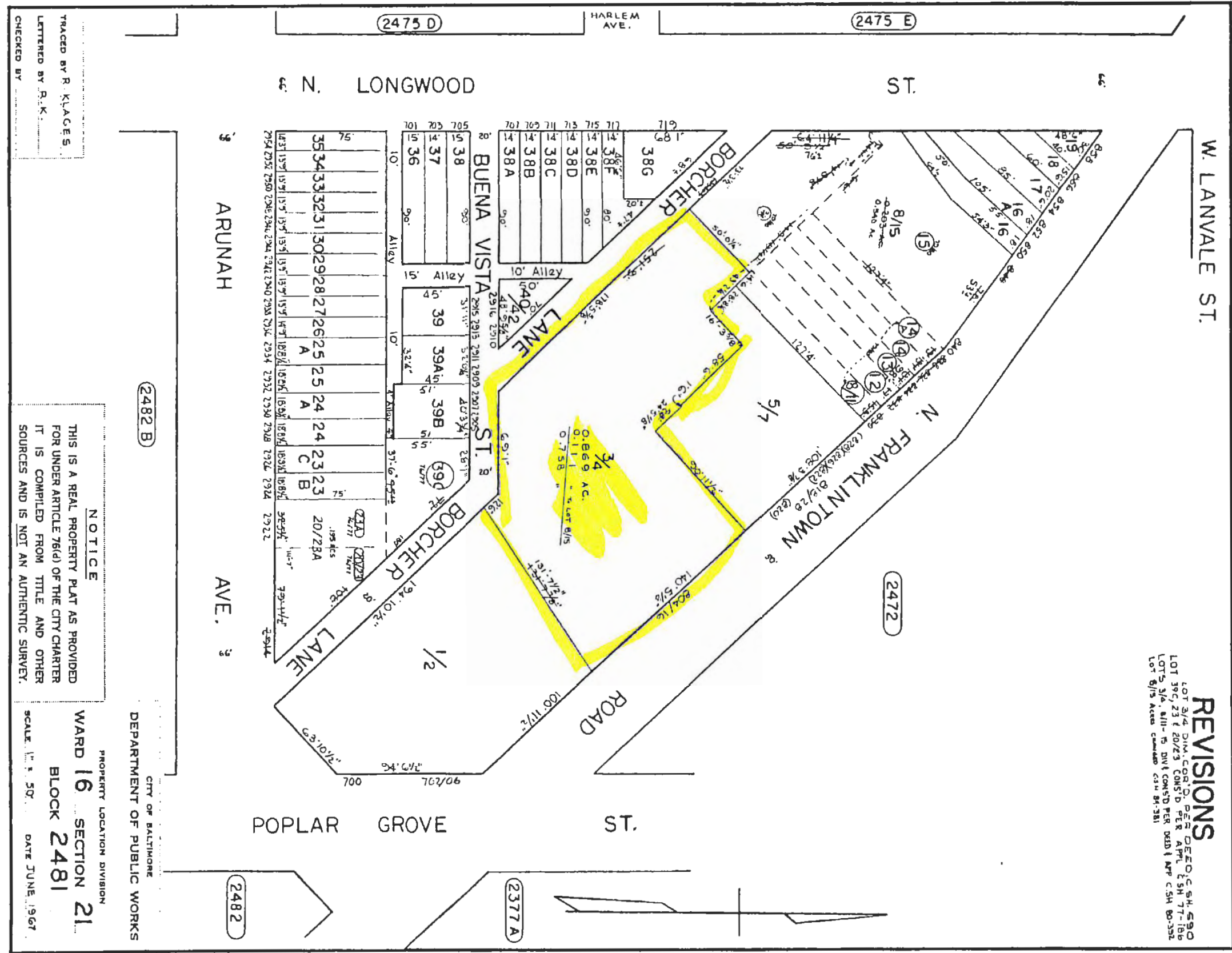


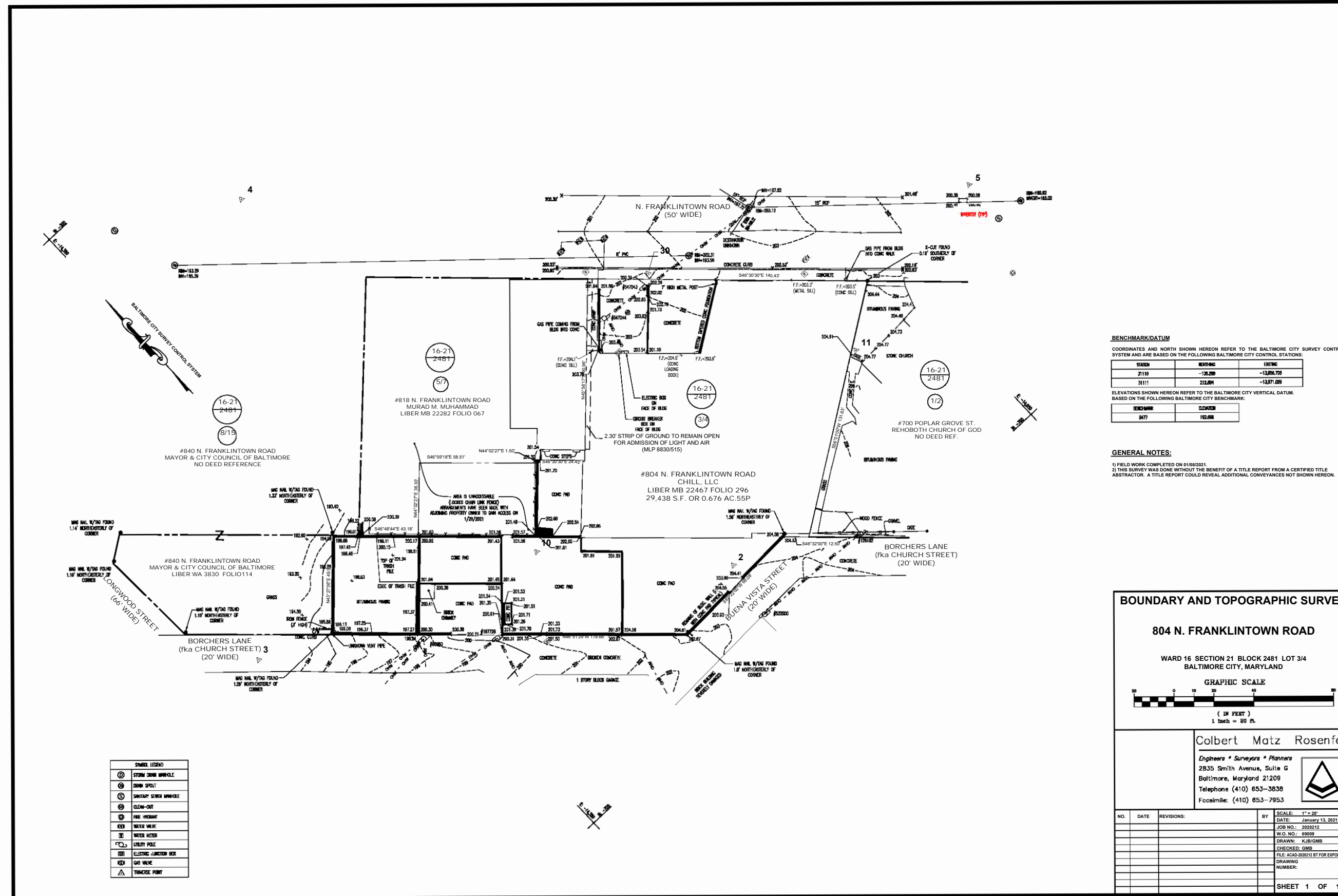
804 N Franklinton Rd

All

Street View & 360°







**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	-13,977.029

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-2020212 BY FOR EXPORT-0828  
DRAWING NUMBER:  
SHEET 1 OF 1

Drawing file: C:\Users\jerry.mccray\Documents\804 N. FRANKLINTOWN ROAD\804FRANKLINTOWNROAD\804FRANKLINTOWNROAD.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

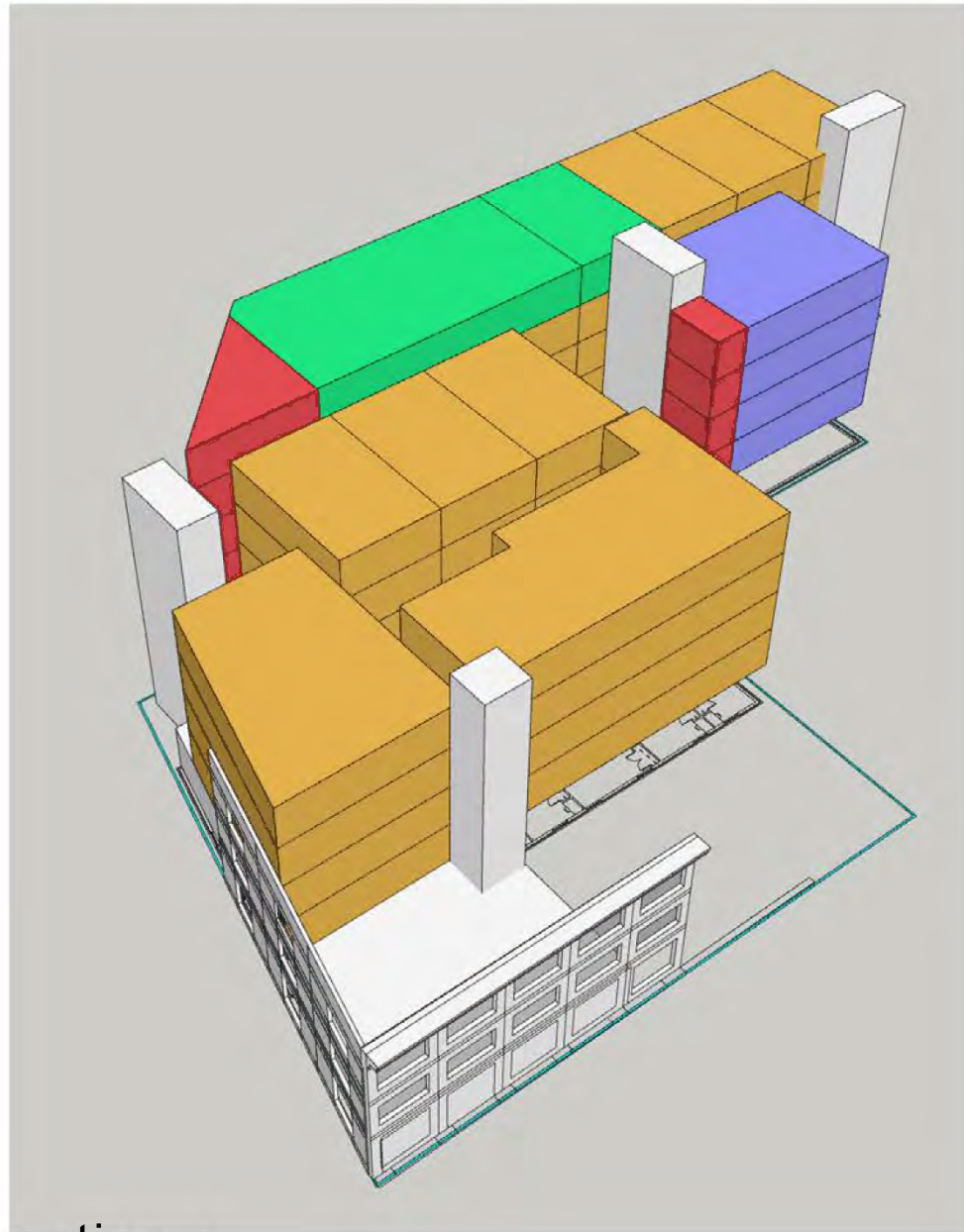
**Yards**

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

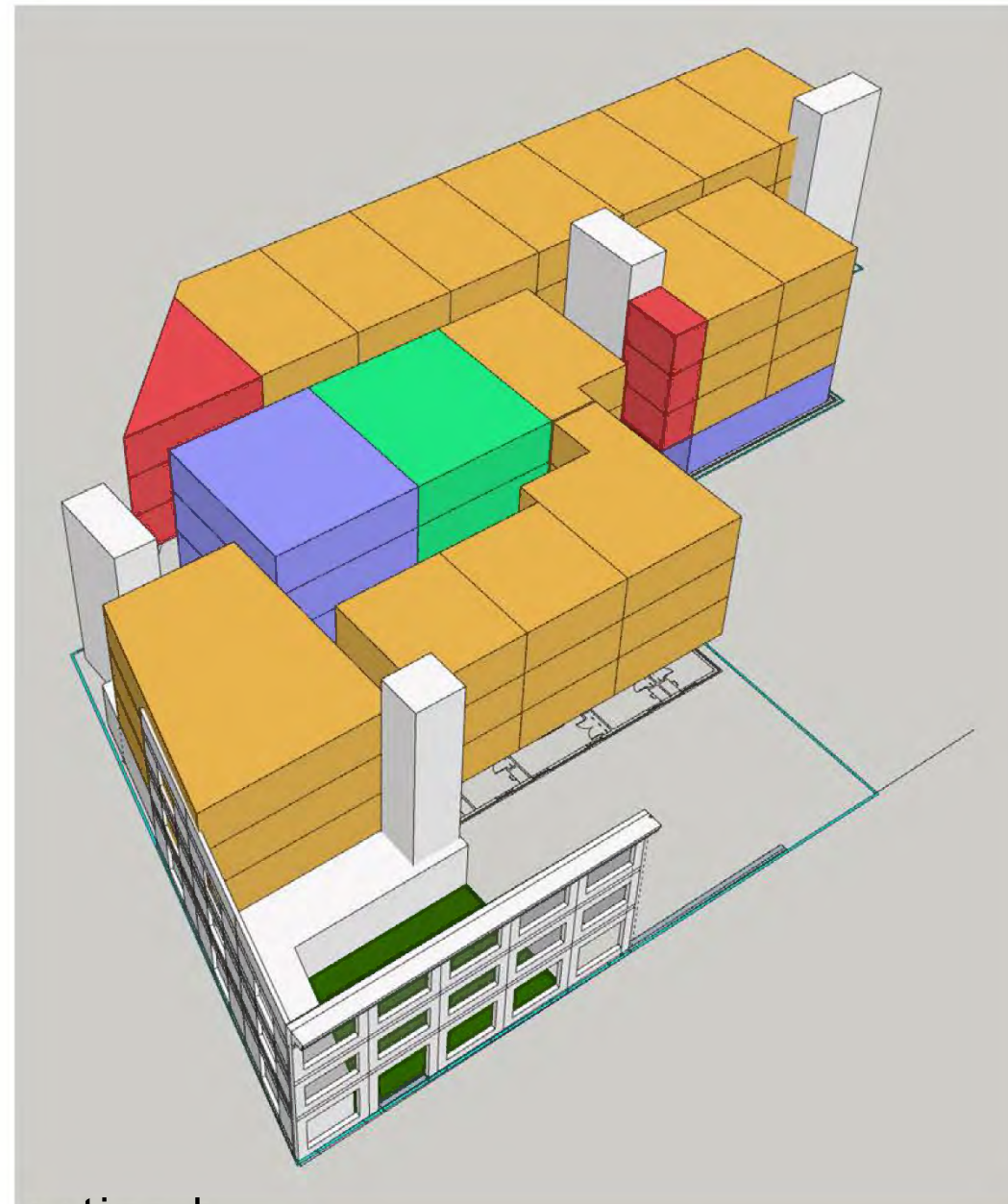
**Vehicle Parking:**

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.*

■ common space   
 ■ residential   
 ■ utility space   
 ■ amenity space



option a

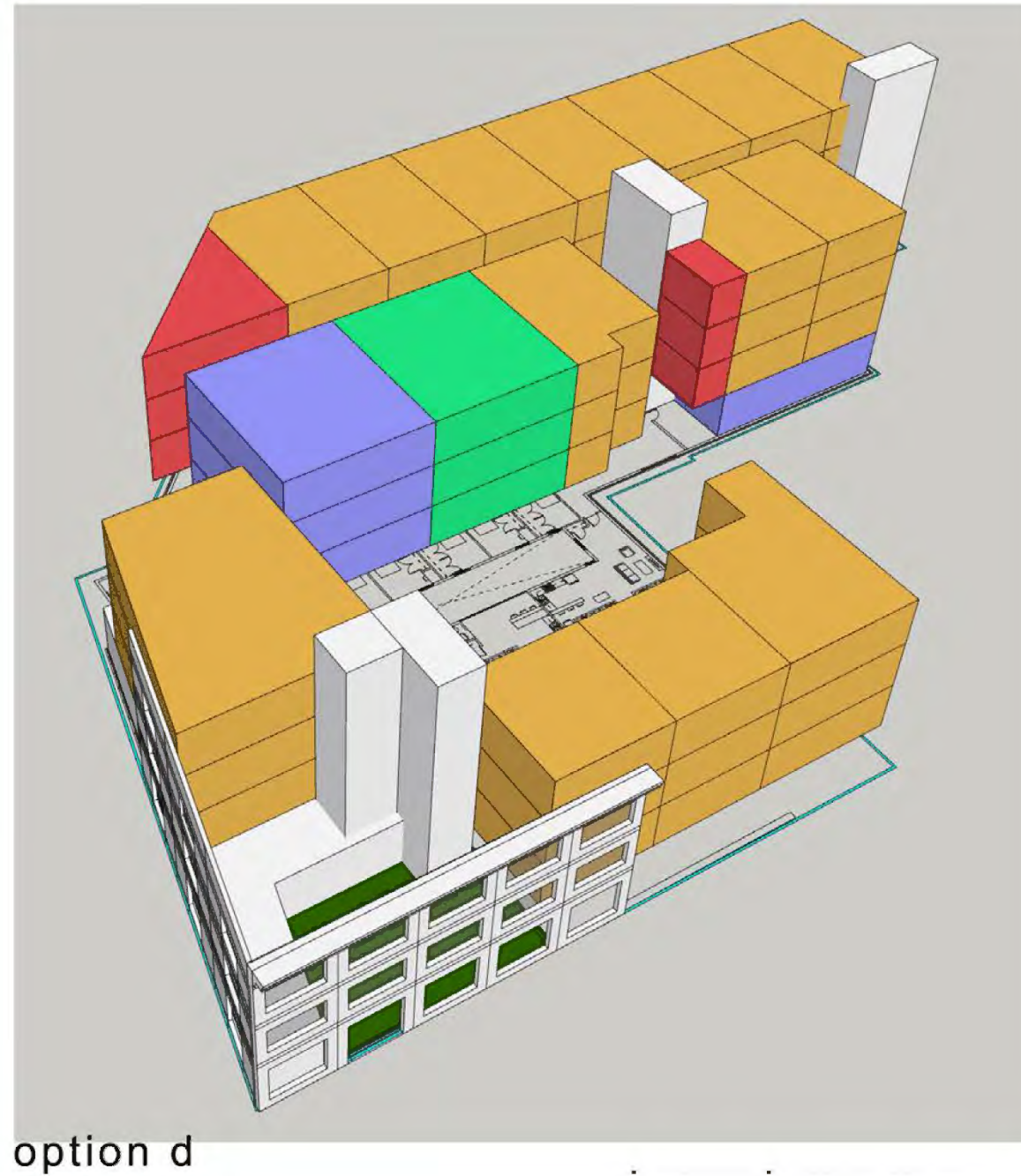
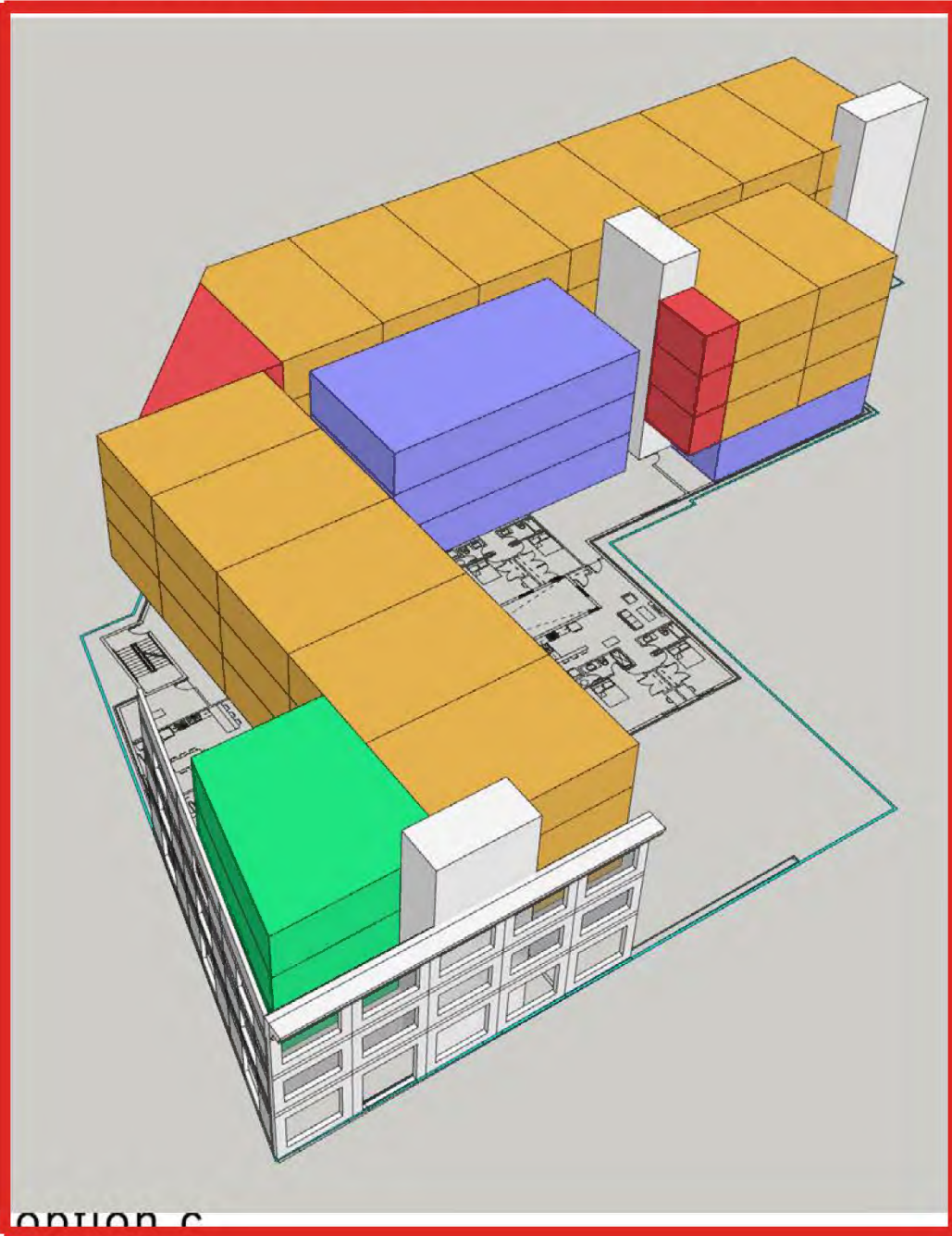


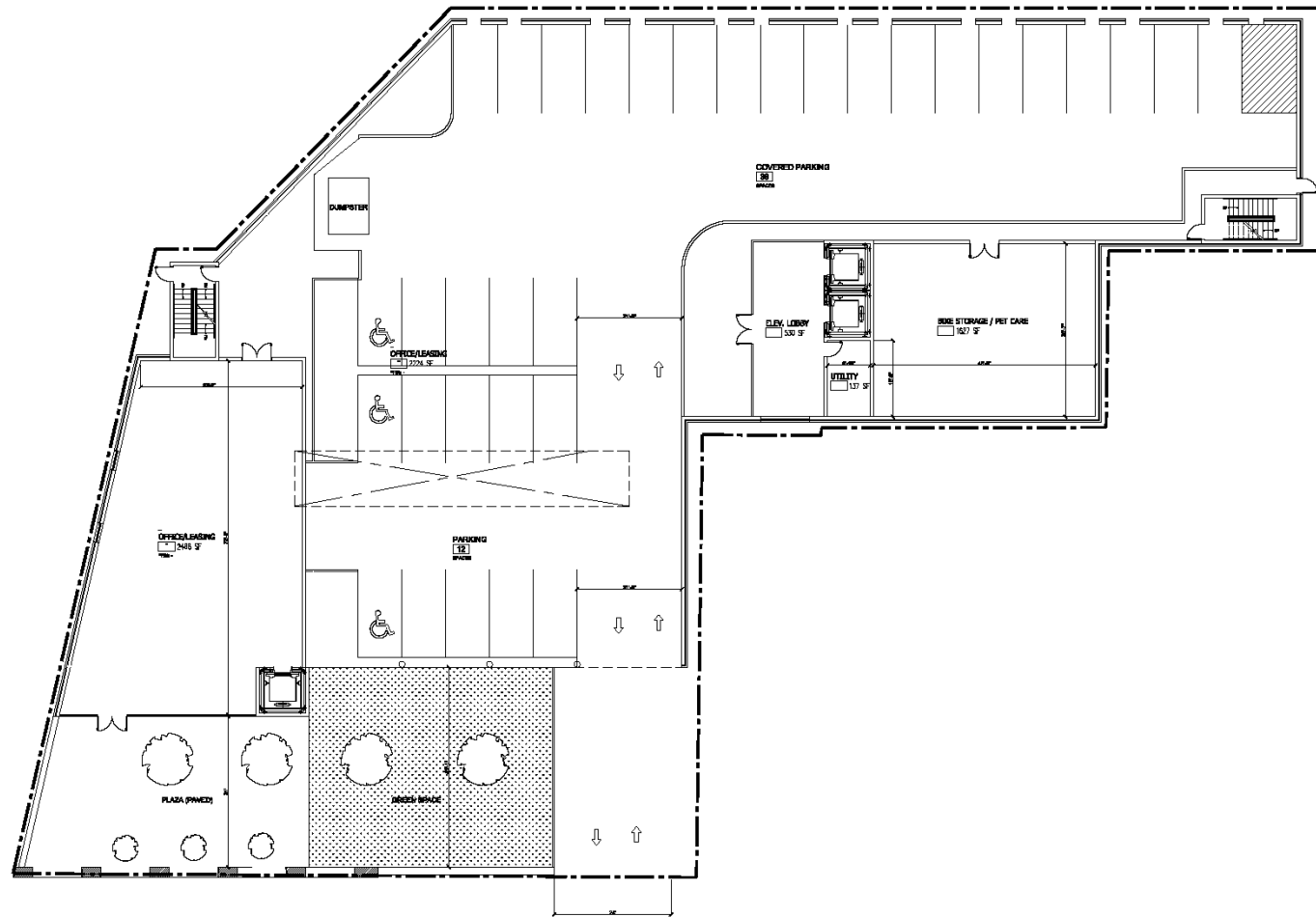
option b



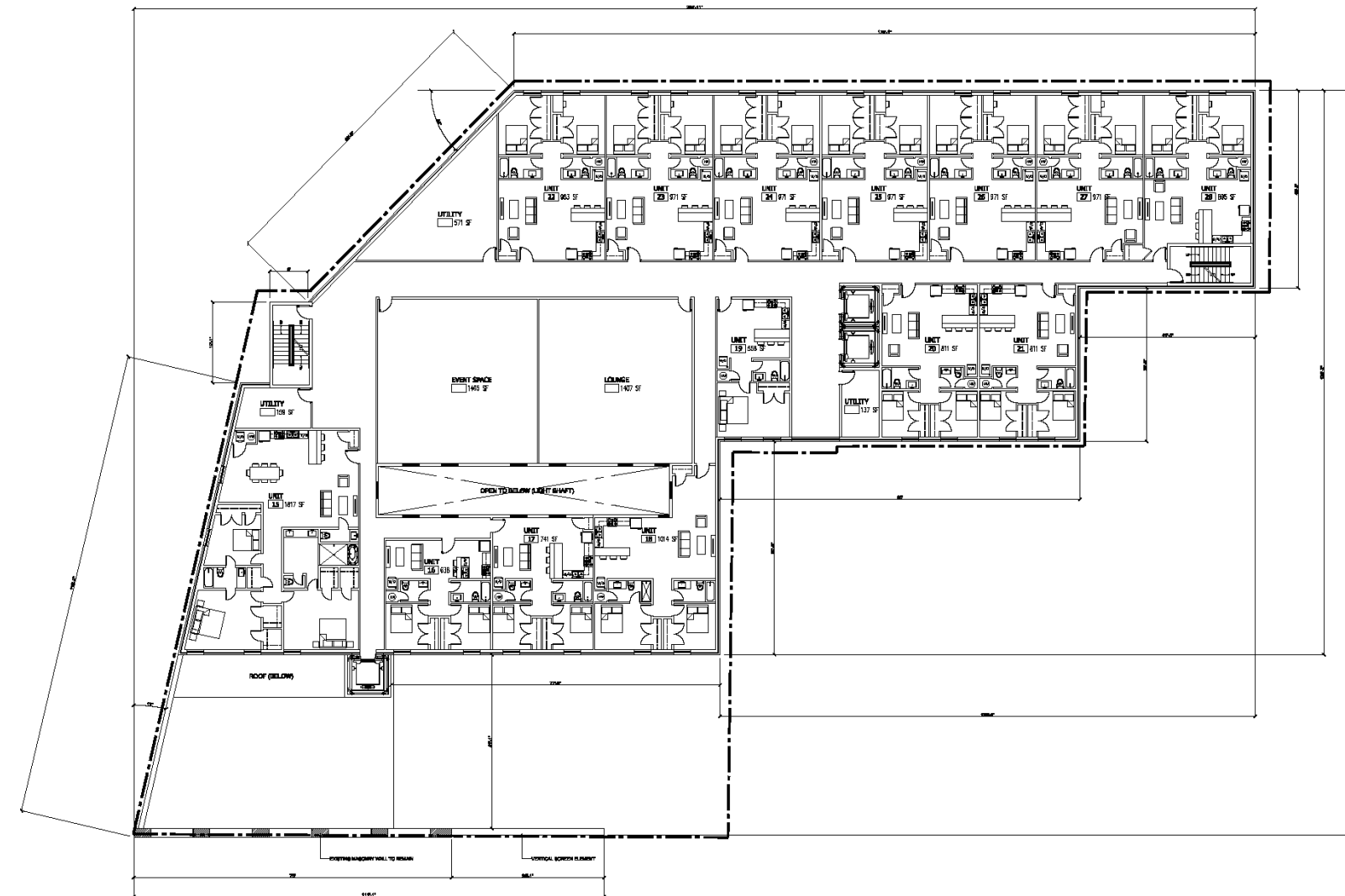
common space residential utility space amenity space

Department of Planning | 7.8.2021





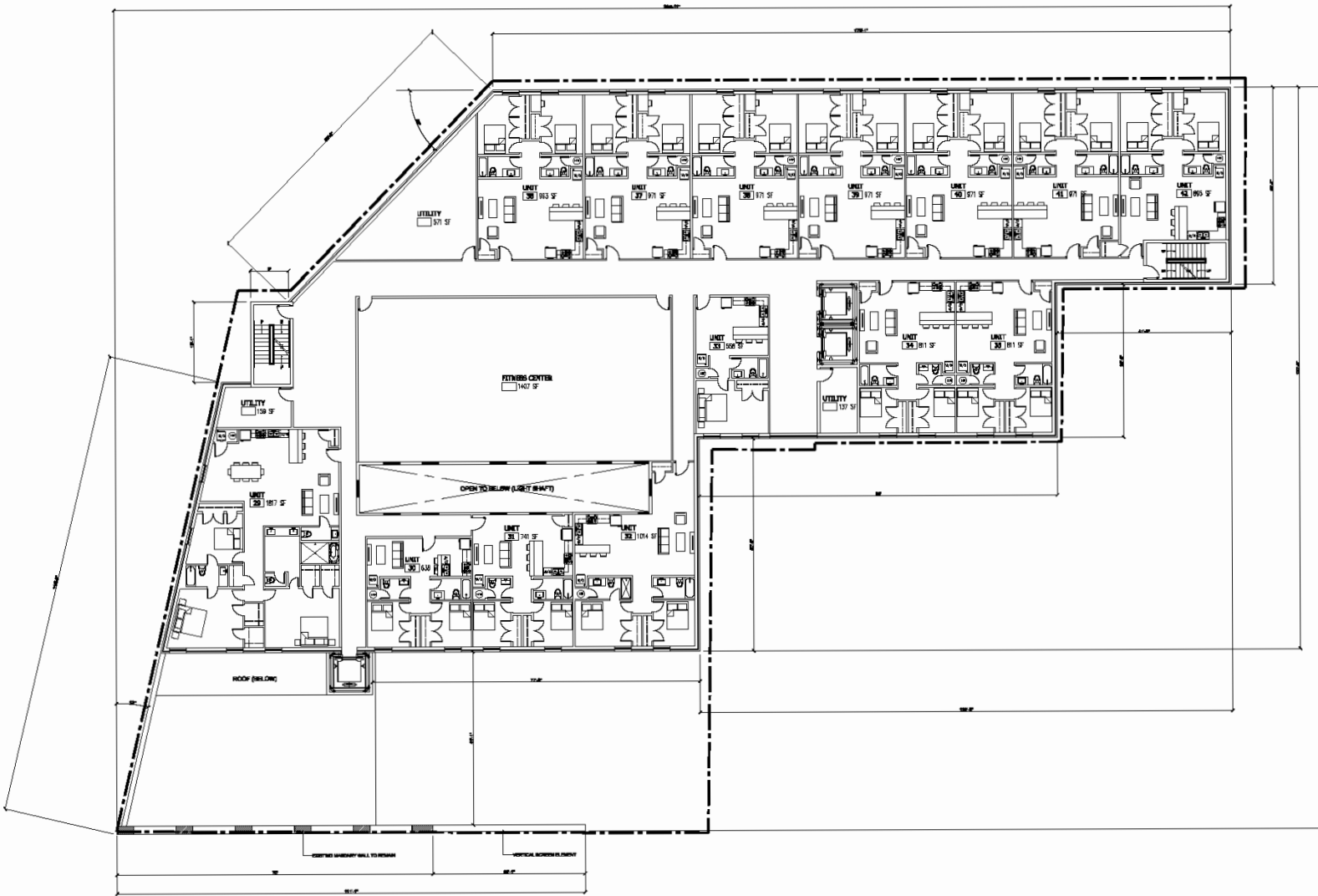
**GROUND (FIRST) FLOOR PLAN**



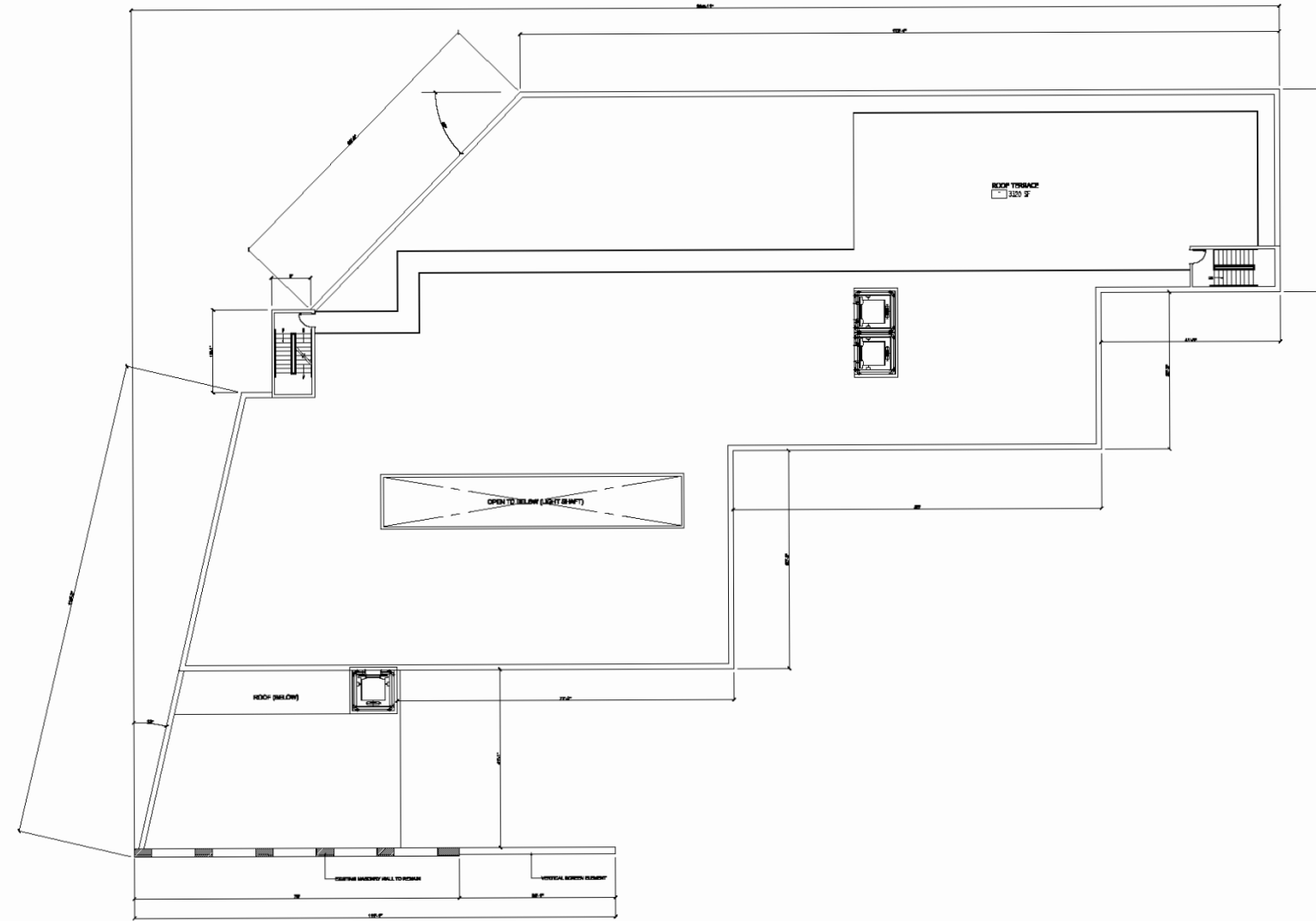
**SECOND/THIRD FLOOR PLAN**

- \* Units Average Square footage = 950 SF (30 total)
- \* Each floor has 3 smaller units @ approximately 700 SF (9 total)
- \* Each floor has 1 larger unit @ approximately 1800 SF (3 total)

# 10 INITIAL CONCEPT (REVIEW)

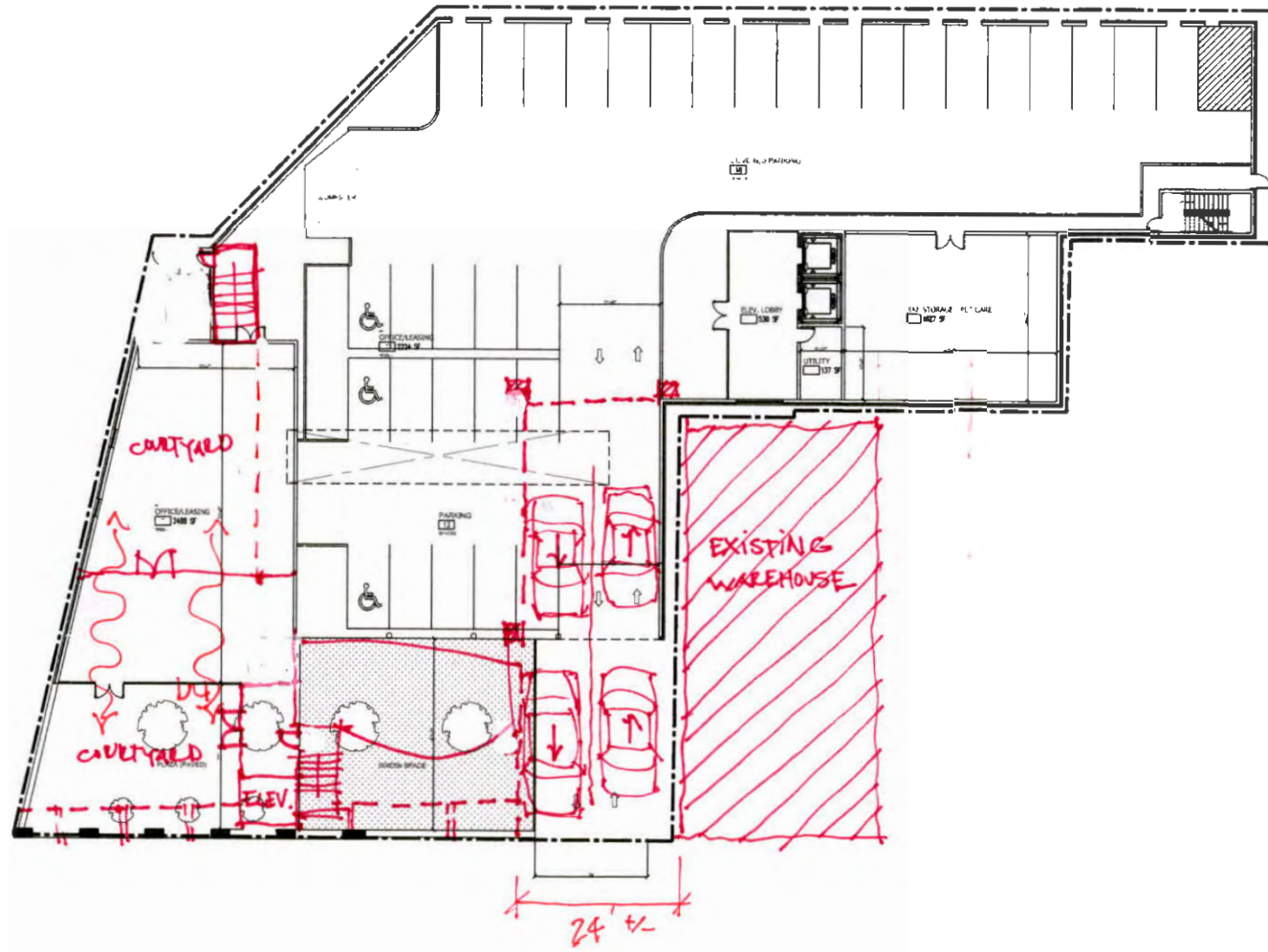


FOURTH FLOOR PLAN

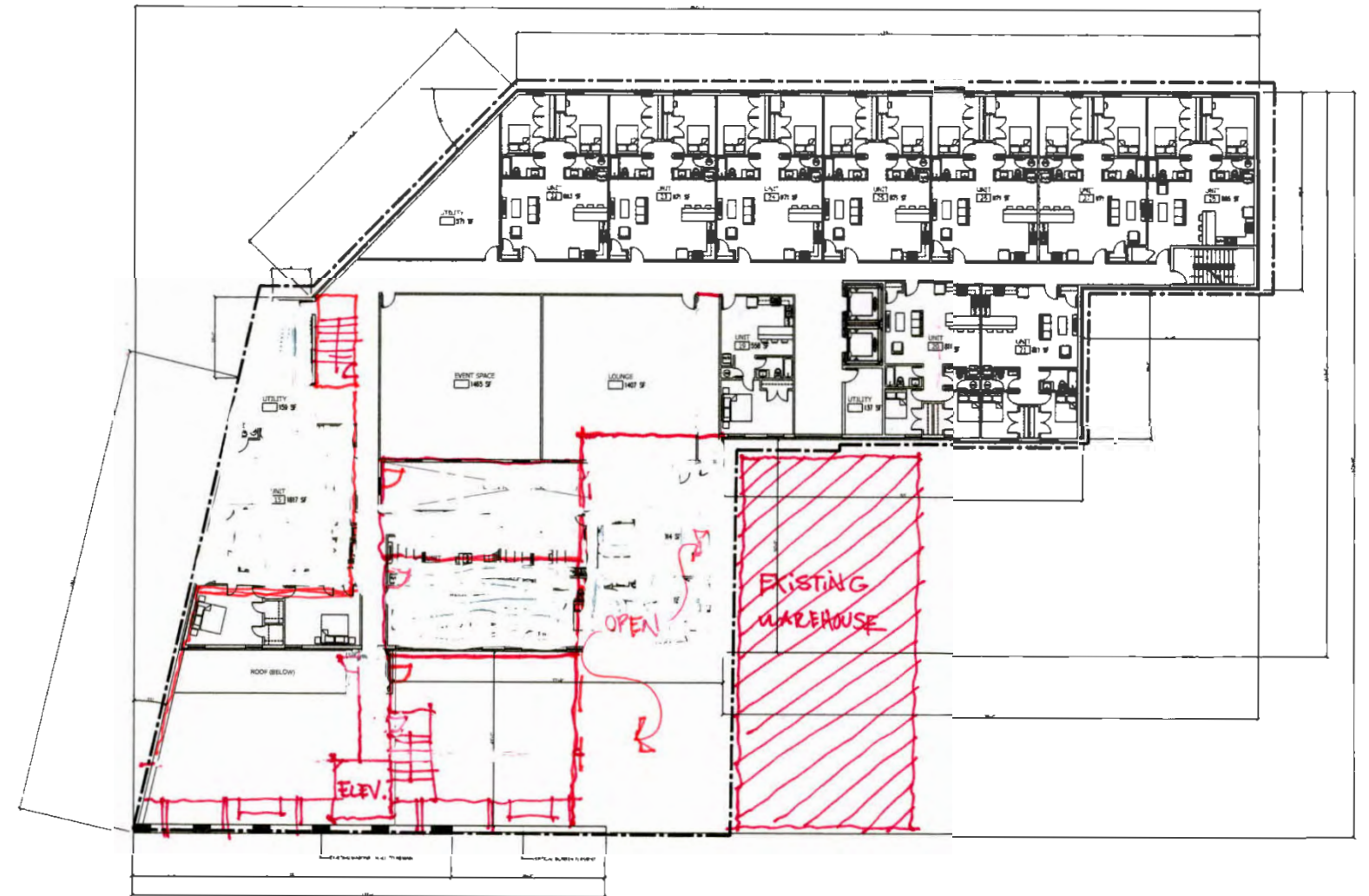


ROOF PLAN

# 11 REVISION PROCESS SKETCH

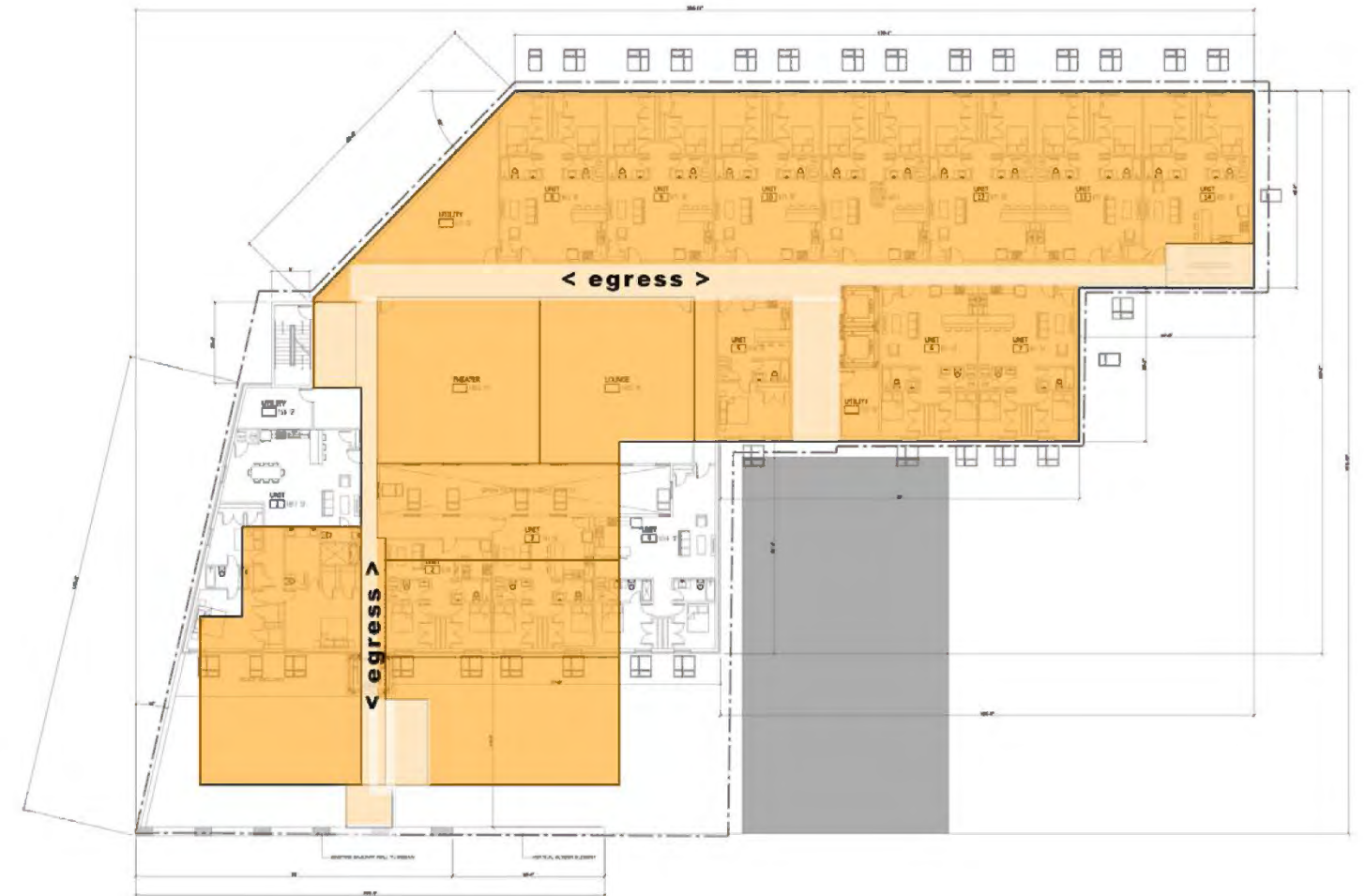
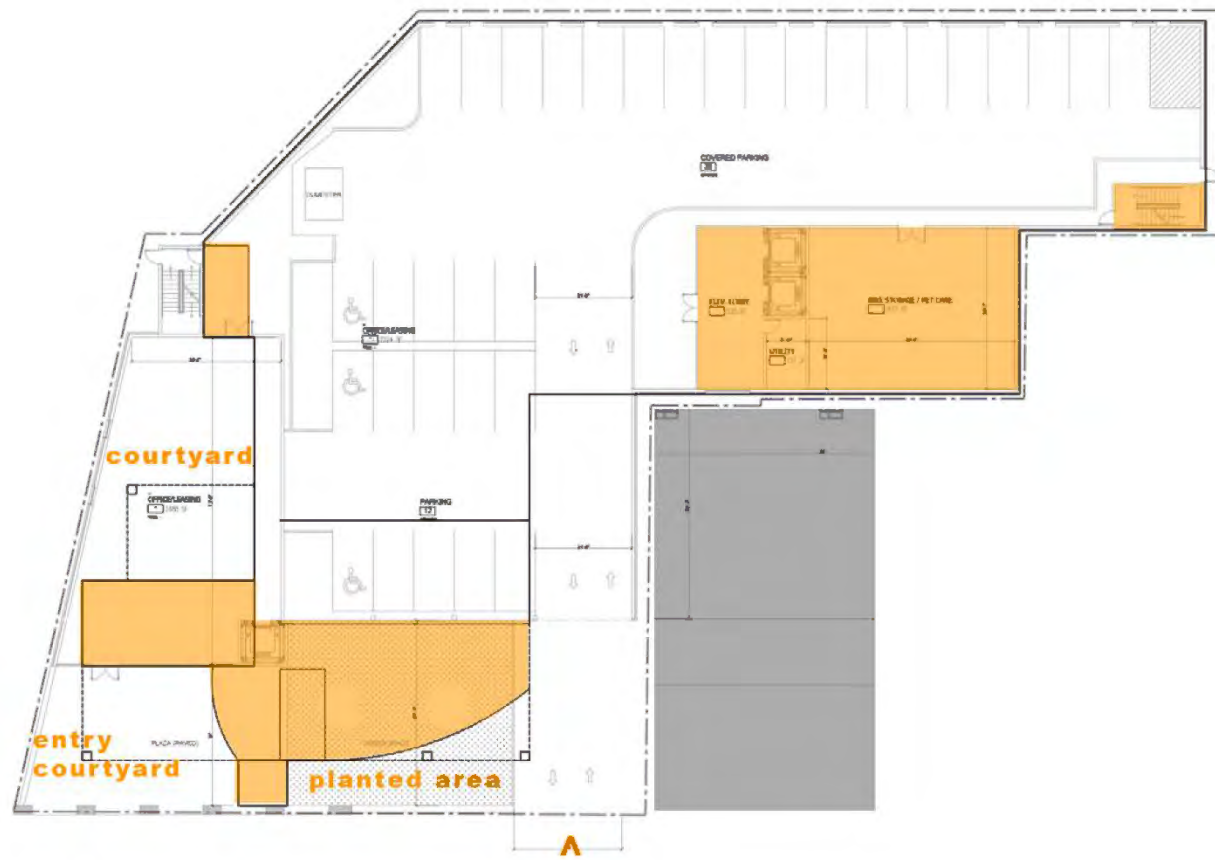


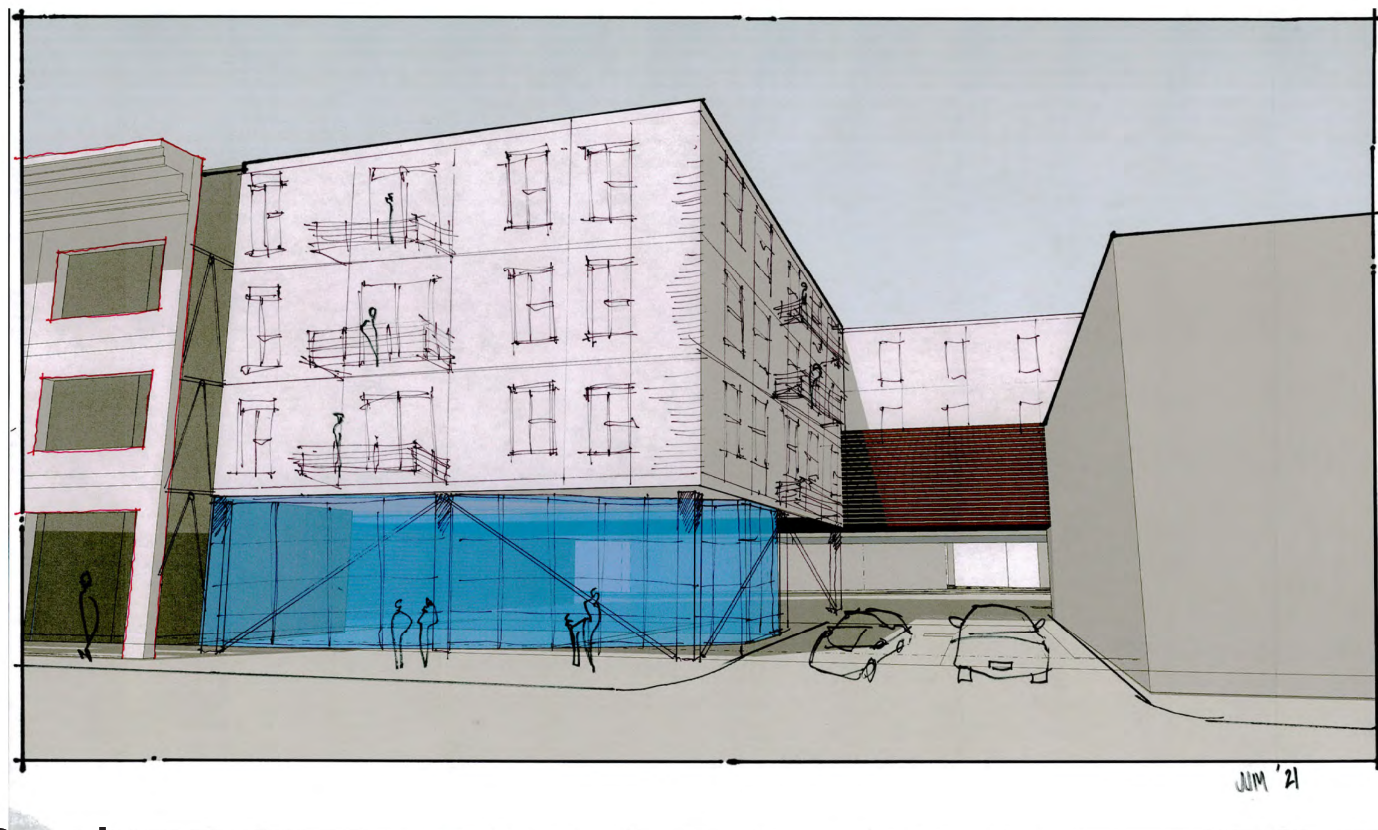
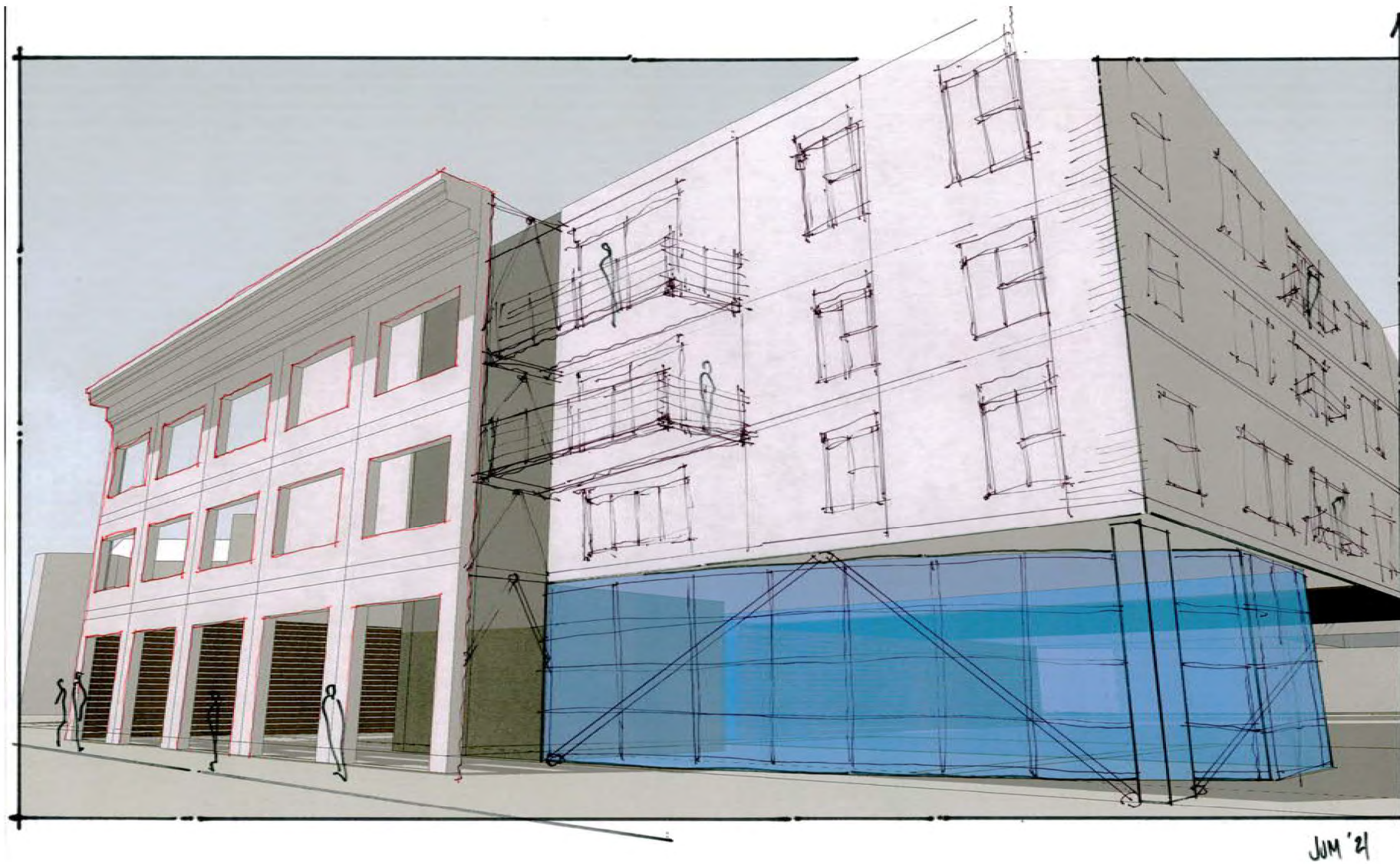
GROUND (FIRST) FLOOR PLAN  
GROUND (FIRST) FLOOR PLAN



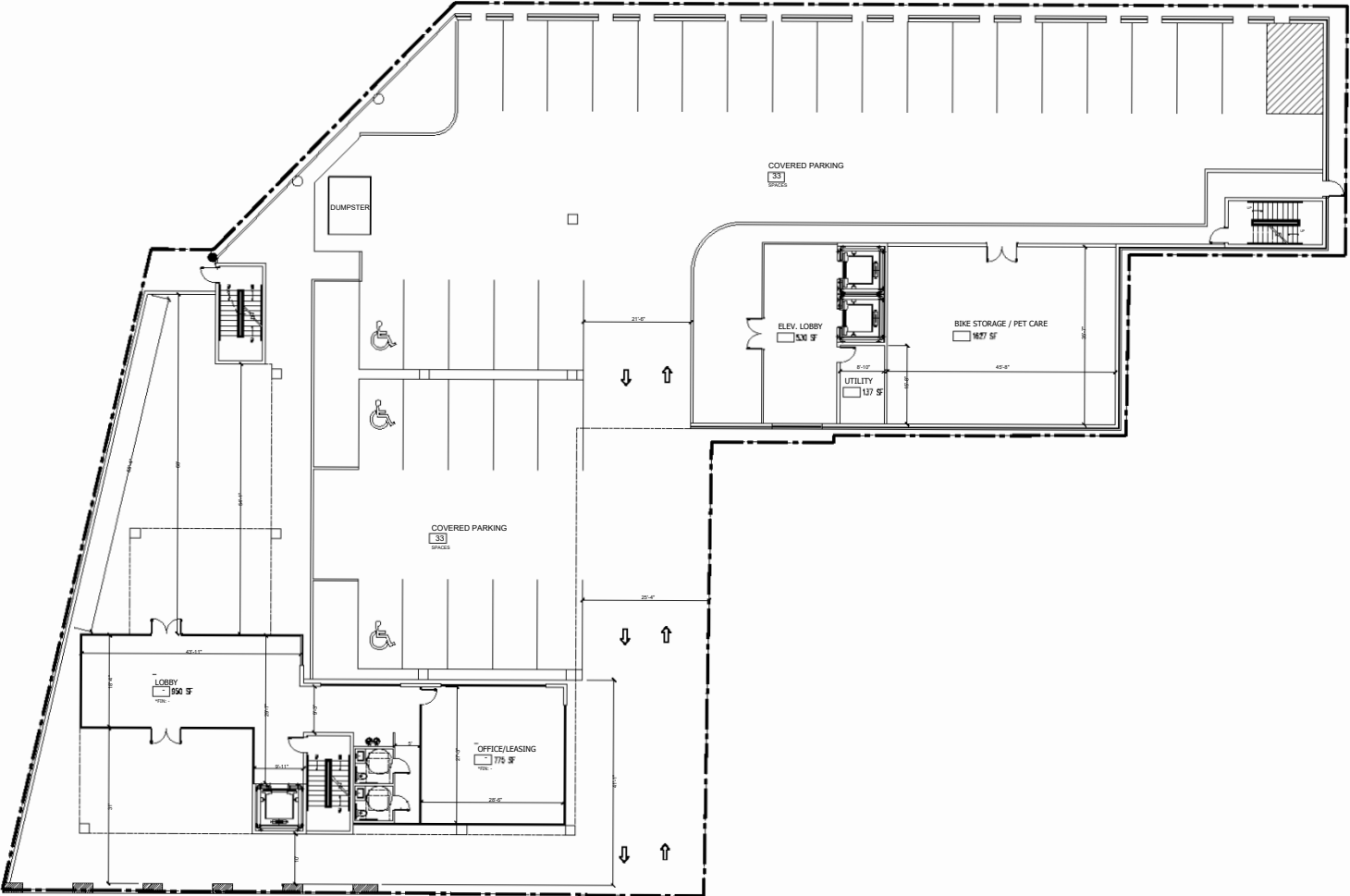
SECOND/THIRD FLOOR PLAN  
SECOND/THIRD FLOOR PLAN

# 12 REVISION PROCESS DIAGRAM

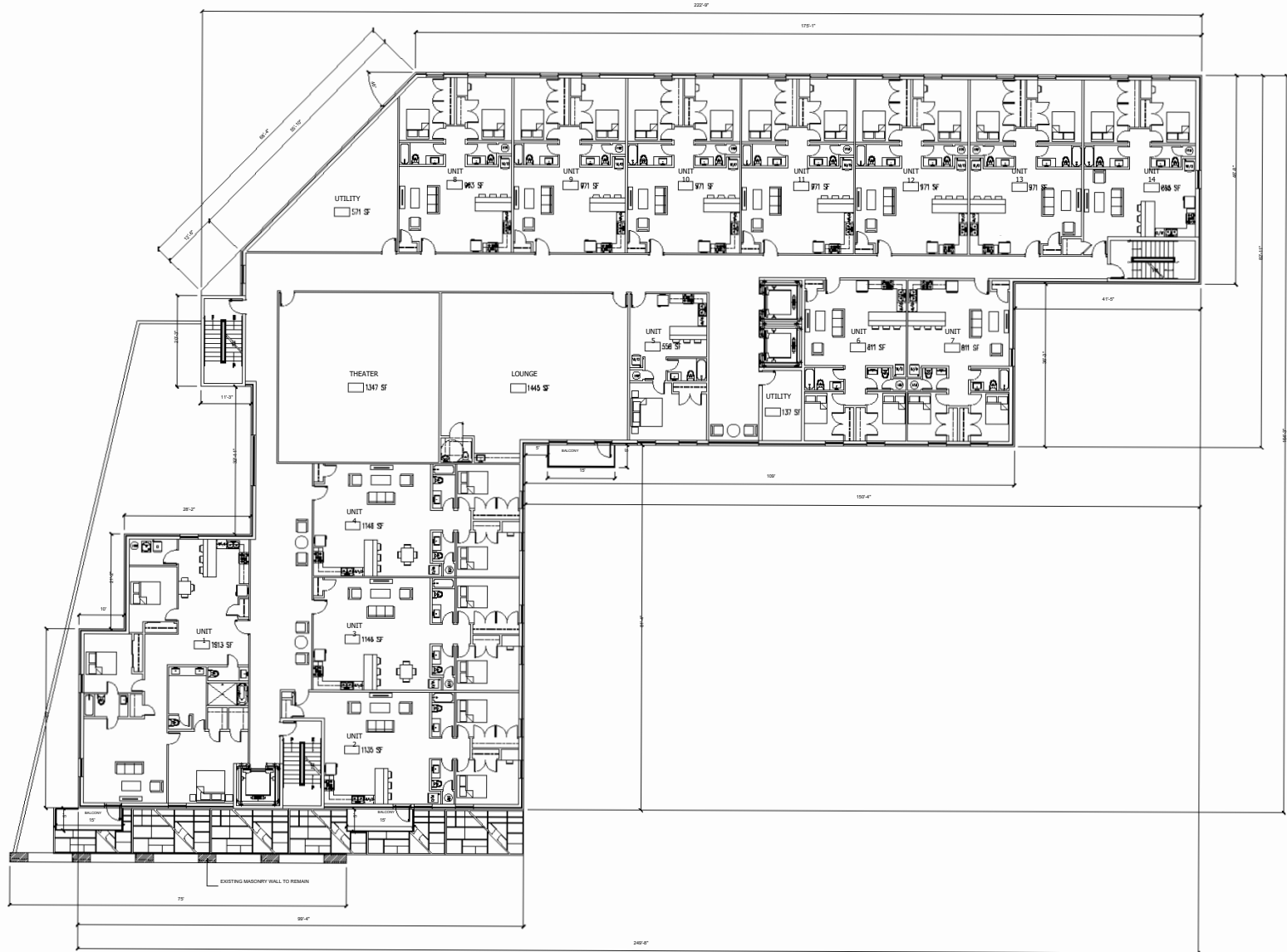




# 14 REVISED FLOOR PLAN



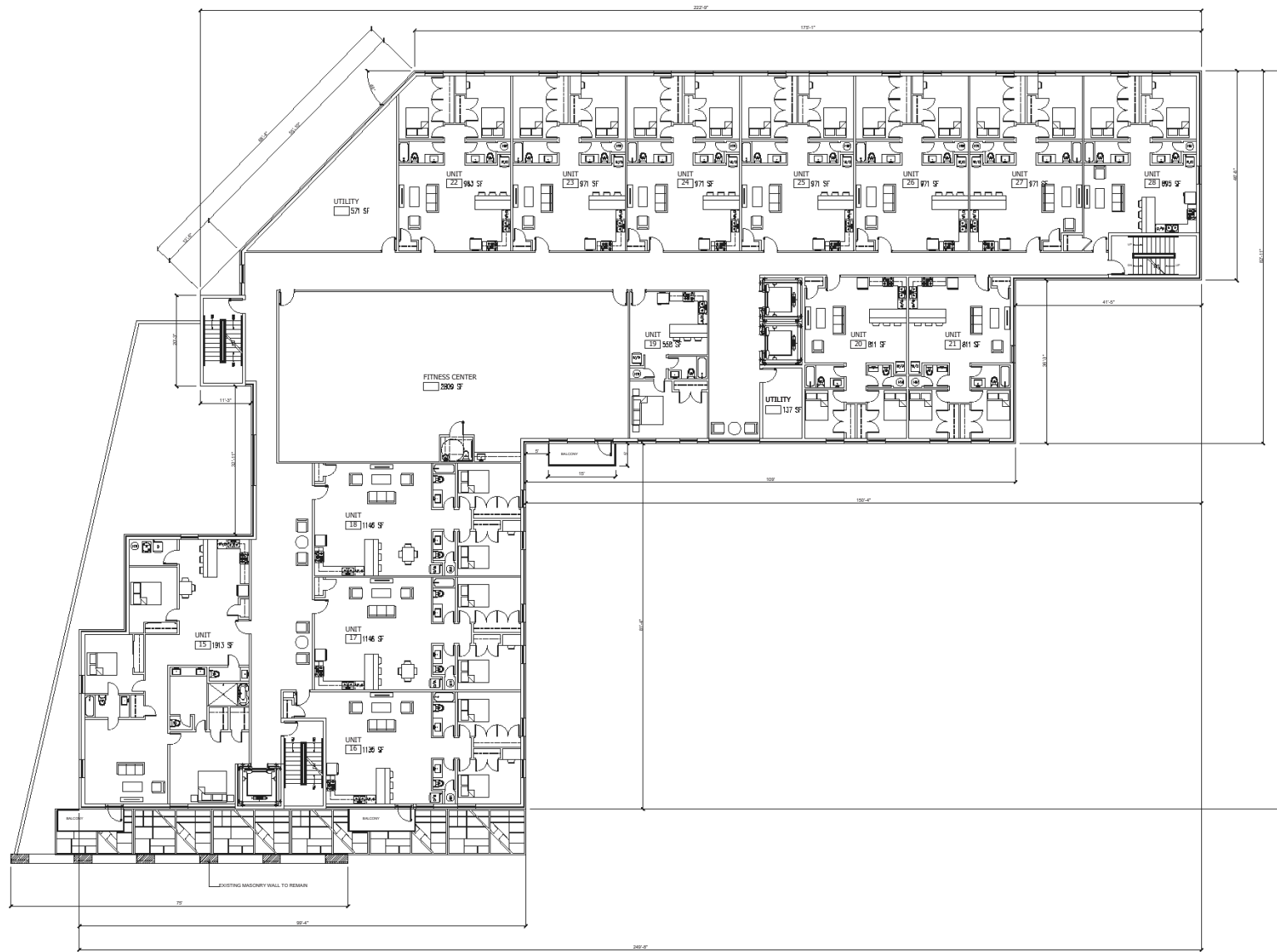
GROUND (FIRST) FLOOR PLAN



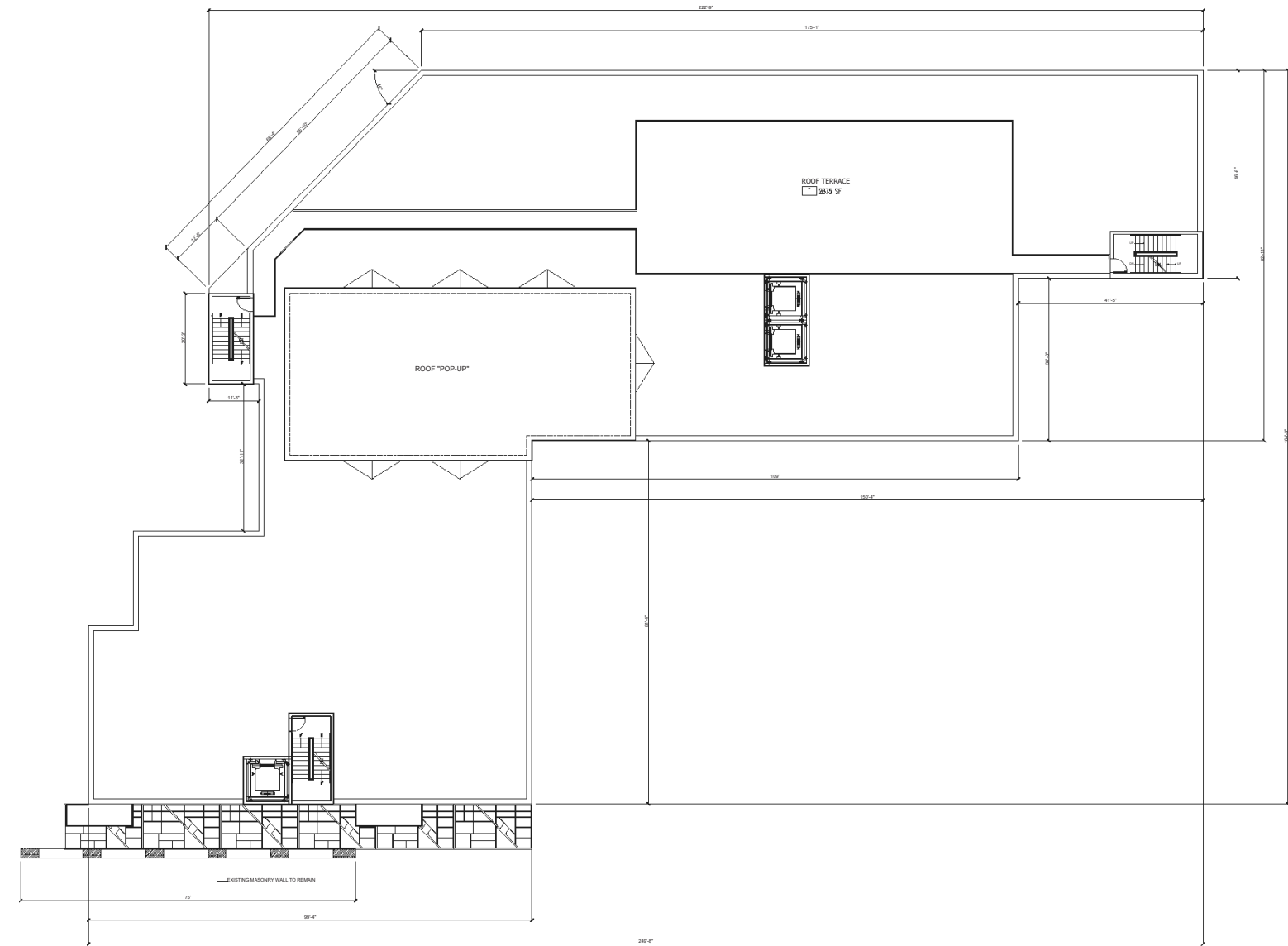
SECOND/THIRD FLOOR PLAN

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# 15 REVISED FLOOR PLAN

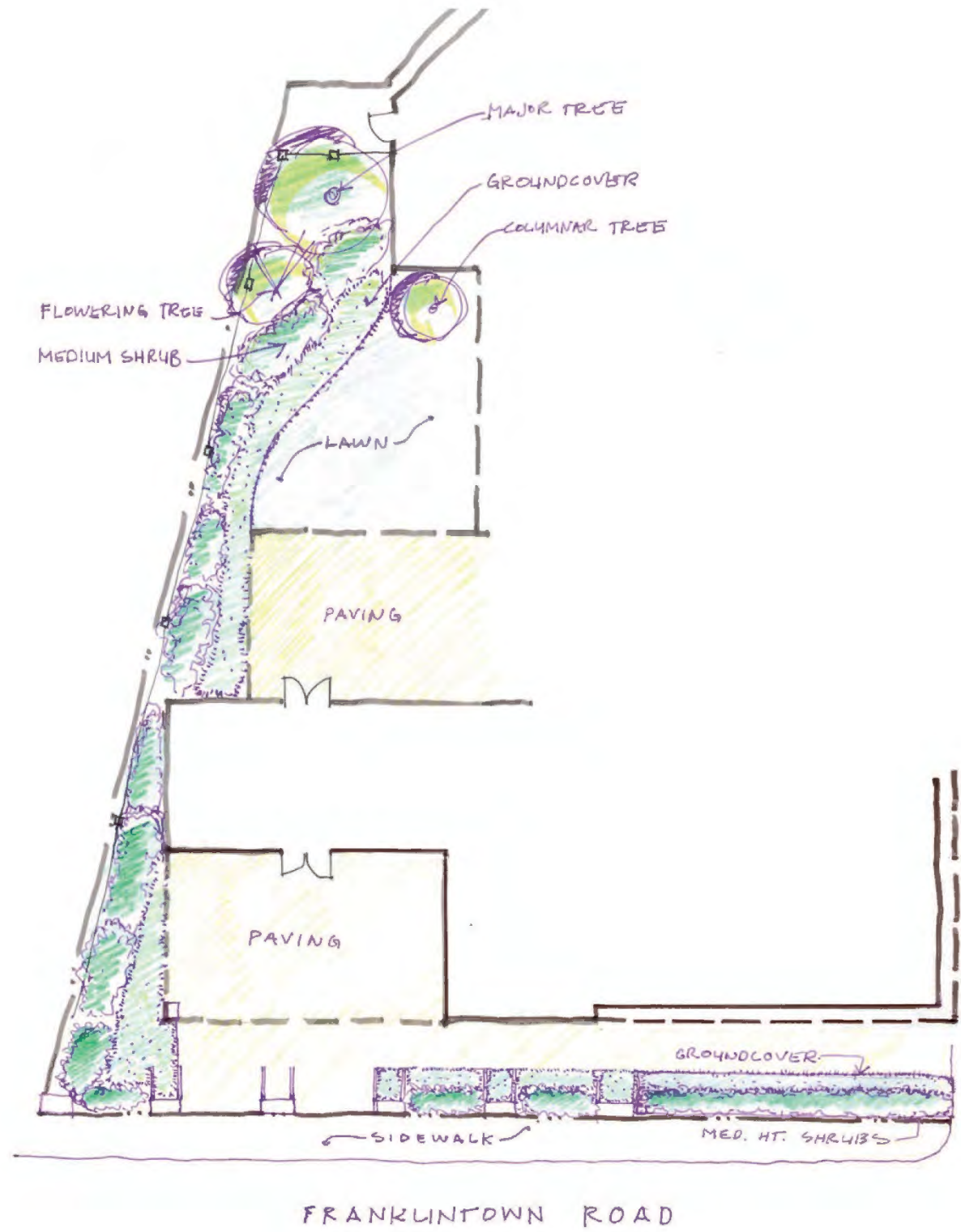


FOURTH FLOOR PLAN



ROOF PLAN





clethra alnifolia



crape myrtle



ginkgo goldspire



leather leaf viburnum

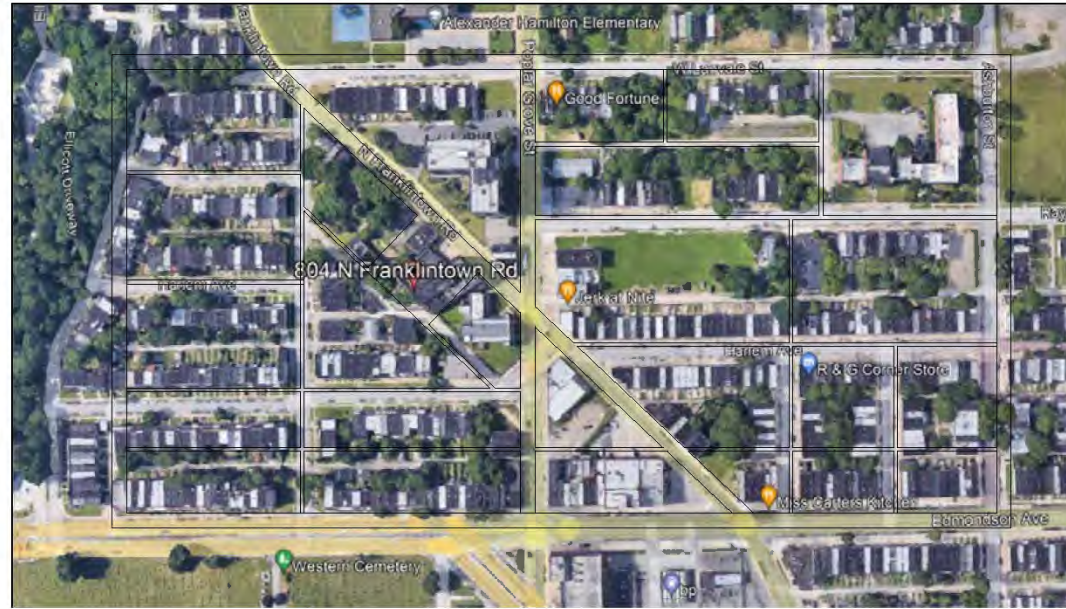


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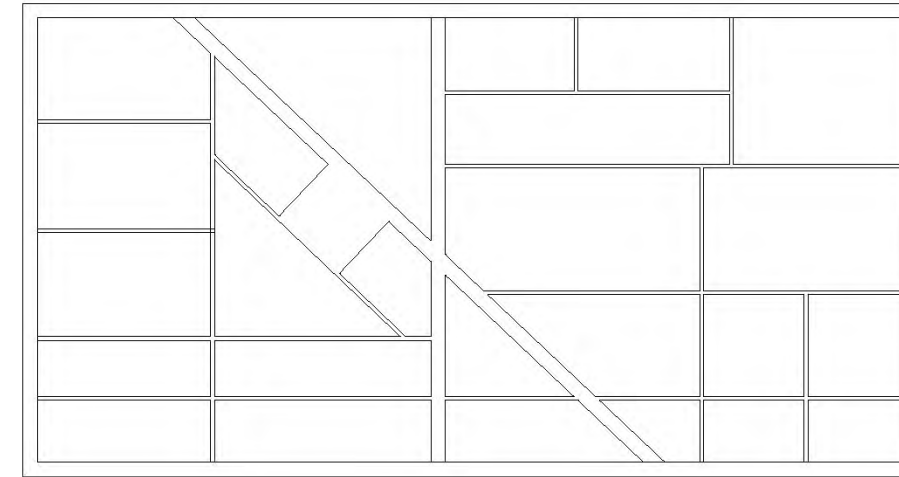


red twig dogwood

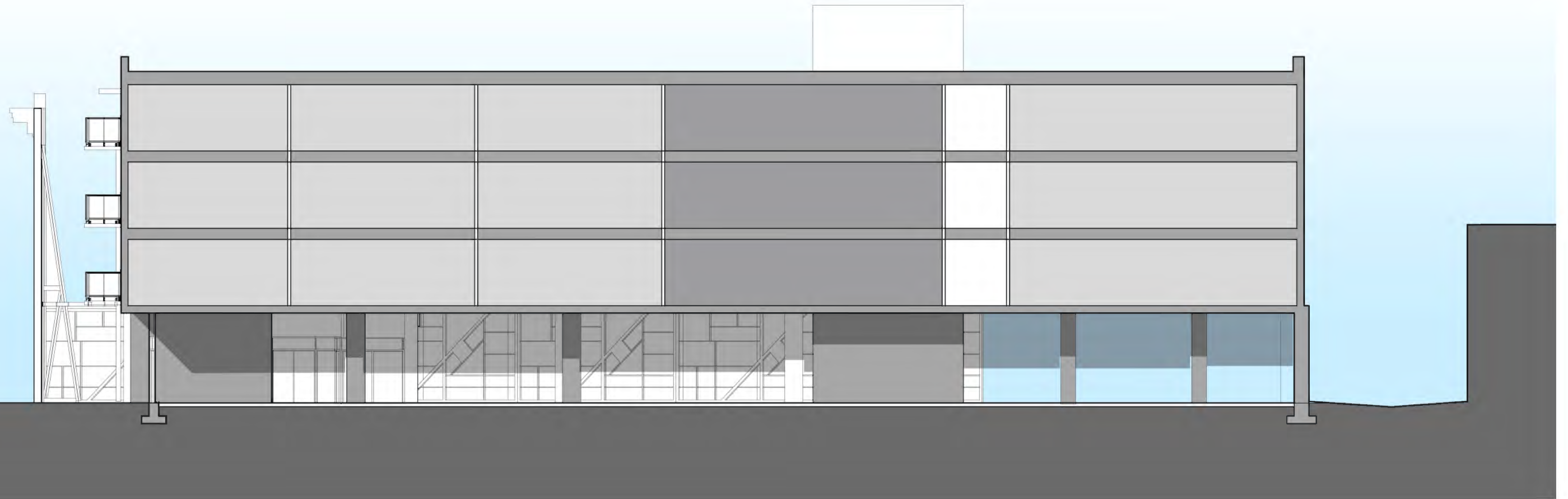




**STREET GRID**



**RESULTING PATTERN**



**LATITUDINAL SECTION**





804 N. Franklinton Road Baltimore, MD



804 N. Franklinton Road Baltimore, MD



jerryn j. mccray  
**architect +**