



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

May 27, 2010

**REQUEST:** Final Design Approval/Flag House Courts PUD – Attman's Delicatessen – 1101-1109 E. Lombard Street

**RECOMMENDATION:** Approval.

**STAFF:** Eric Tiso

**PETITIONER:** Mr. Seymour Attman

**OWNER:** Mr. Seymour Attman

#### **SITE/GENERAL AREA**

Site Conditions: 1101-1109 East Lombard Street is located on the southwest corner of the intersection with Lloyd Street. These properties together contain approximately 4,717 square feet and are currently unimproved. This site is zoned B-2-3 and is located within the Flag House Courts Planned Unit Development (PUD). The Attman's Deli this proposed parking lot will serve is located at 1015-21 East Lombard Street, two doors to the west.

General Area: This site is located within the Jonestown neighborhood. This portion of East Lombard Street is B-2-3 commercial in nature, with surrounding properties zoned R-8 residential, with the housing stock to the west comprised of the row houses of the Flag House Courts redevelopment.

#### **HISTORY**

- Ordinance #02-298, rezoned a number of properties in the Flag House Courts PUD area from the B-3-3 District to the B-2-3 District, dated March 6, 2002.
- Ordinance #02-299, established the Flag House Courts PUD, dated March 6, 2002.

#### **CONFORMITY TO PLANS**

This project is compatible with the Baltimore City Comprehensive Master Plan LIVE Goal 2: Elevate the Design and Quality of the City's Built Environment, Objective 3: Promote Transit Oriented Development (TOD) and Mixed-use Development to Reinforce Neighborhood Centers and Main Streets.

## **ANALYSIS**

Project: This property has been informally used for parking for some time, and is now proposed to be authorized for used as a formal parking lot that will continue to serve Attman's Deli 1019-21 East Lombard Street. The deli is expanding, and a building addition will displace the existing adjacent parking lot at 1015-17 East Lombard Street. As a part of the development project, a ±950 sqft portion of the rears of 1015-17 East Lombard Street may be conveyed to the City in order to create a public alley.

Final Design Approval: The parking lot site is located within the Flaghouse Courts Redevelopment Planned Unit Development (PUD). The PUD allows a principal-use off-street parking lot on this parcel, but requires Planning Commission approval for the Final Design. The proposed parking layout will provide a paved surface, as required by §10-307 of the Zoning Code, and will include six parking spaces (one of which is handicapped accessible), and a dumpster enclosure. A new ornamental fence will be provided that will surround the property, and it will have a gate to provide access to the sidewalk along East Lombard Street. The fence will be a black metal-picket fence, to look like wrought iron. This parking lot design was reviewed by the Site Plan Review Committee on December 2, 2009, and was finally approved on May 10, 2010.

Sustainability: This project will provide a new landscaping strip in a portion of the existing sidewalk area adjacent to the proposed parking lot. The landscape plan will include three trees and a hedgerow, and has been reviewed and approved by Office of Sustainability staff.

Community Input: The following community organizations have been notified of this action: Albemarle Square, the Historic Jonestown Business Association, the Jonestown Planning Council, Inc., the Little Italy Community Organization-(LICO), the Little Italy Business Association (LIBA), and the Little Italy Restaurant Association-(LIRA).

**Thomas J. Stosur**  
**Director**