



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

March 21, 2013

REQUEST: Major Subdivision Final Plans/ 1201 – 1261 Ward Street

RECOMMENDATION: Approval

STAFF: Eric Tiso and Martin French

PETITIONER: Habitat for Humanity of the Chesapeake, Inc.

OWNER: Same

SITE/ GENERAL AREA

Site Conditions: 1201 Ward Street is located on the southeast side of the street, approximately 82' southwest of the intersection with Ostend Street, and is currently unimproved. 1207-1261 Ward Street is an adjoining property that is also currently unimproved. These lots are mapped as Block 779, Lots 97 and 98, and together contain approximately 20,575 square feet or 0.47 acre. This site is zoned R-8 and is located within the Washington Village Urban Renewal Plan area and the Pigtown National Register Historic District.

General Area: The subject site is in the Southern Planning District that includes the Pigtown – Washington Village area. This is a 19th Century neighborhood, with predominantly row-house residential uses interspersed with some commercial and old industrial buildings and uses. Washington Boulevard, the area's main street, parallels Ward Street one block to the north.

HISTORY

- The Washington Village Urban Renewal Plan was originally approved by the Mayor and City Council by Ordinance 1128, dated June 27, 1979, and most recently amended by Ordinance 07-533, dated November 8, 2007.

CONFORMITY TO PLANS

The proposed residential development would add 18 new townhomes affordable to lower and moderate income families to Baltimore's housing stock. This would help to meet the Comprehensive Master Plan's LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents. It would also aid achievement of the Mayor's goal of adding 10,000 families to Baltimore.

ANALYSIS

The subject site fronts on Ward Street, and is bounded by public alleys that are 15' wide to the western side and the rear, and 10' wide to the eastern side. To comport with the predominant style of row-housing in the area, the proposed subdivision would provide 18 building lots, divided into two groups of 9 townhomes each, and each fee simple townhome would have three levels. Each dwelling would have a parking pad at the rear of the home. While the new townhomes would comply with Zoning Code standards for lot coverage (maximum 60%), they did need variances for rear lot line setbacks (12' or 18' in lieu of 25') and these were granted by the Board of Municipal and Zoning Appeals at its meeting on February 19, 2013. A 19th lot fronting on Ward Street would become homeowner association open space and help to separate the two groups of houses while providing a play area for children.

In consideration of this request, staff has reviewed the following:

- **Site Plan:** The Site Plan Review Committee approved the site plan on January 23, 2013.
- **Landscaping:** The project triggers Forest Conservation requirements, and a Forest Conservation Plan has been accepted by staff.
- **Elevations:** Architectural elevations have been submitted and approved for this project.
- **Zoning Code:** The project is fully compliant with all Zoning Code requirements, except for rear yard setbacks for which variances were approved in appeal no. 2013-22.
- **Subdivision Regulations:** This project is compliant with Baltimore City's Subdivision Regulations. Preliminary plans have been commented on by all relevant agencies, and Final Plans submitted that address those comments.

The following have been notified of this requested action: Citizens of Pigtown, Pigtown Main Street, Washington Boulevard Main Street, and Washington Village Development Association.

Thomas J. Stosur
Director