



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur*  
Director

## STAFF REPORT

**September 2, 2010**

**REQUEST:** Final Subdivision and Development Plan/700-726 South Ann Street – Merchant Point

**RECOMMENDATION:** Approval, subject to:

- Comments from the Department of General Services; and
- Compliance with the City's Forest Conservation Requirements.

**STAFF:** Kenneth Hranicky

**PETITIONER:** Unionbox Company

**OWNER:** The Franciscan Fathers Minor Conventuals of St. Stanislaus Church Inc.

### **SITE/GENERAL AREA**

Site Conditions: The subject property known as 700-726 South Ann Street is located in the Fells Point neighborhood of Southeast Baltimore. The 1.33 acre parcel is zoned B-2-2 and is located along Aliceanna Street between South Register Street and South Ann Street. The property is improved with a church, a school and a historic home, the Four Bay House.

General Area: The subject property is located in the historic Fells Point community and is within the Fells Point Urban Renewal Area. This section of the Fells Point Community includes both residential and non-residential uses. The Broadway commercial corridor is located west of the site and is characterized by stores and shops.

### **HISTORY**

- On April 10, 2007, the Planning Commission approved The Fells Point area as a CHAP historic district.
- On April 3, 2008, the Planning Commission approved the St. Stanislaus Kostka Church Building (700 Block South Ann Street) and Four Bay House at 1733 South Ann Street as a Historic Landmark Designation.

### **CONFORMITY TO PLANS**

This project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Build human capital by strengthening Neighborhoods, Objective One: Expand housing choices for all residents.

## ANALYSIS

The applicant, Unionbox Company, proposes to subdivide the 1.33 acre parcel into 22 lots in order to construct 19 new town homes, retains the existing historic house, the Four Bay House, the existing school, New Century School, and the existing vacant church to be re-used in the future.

Staff reviewed the following aspects of the proposed development:

- Site Plan: The site plan was reviewed and approved by the Site Plan Review Committee on July 2, 2010. The site plan shows twelve (12) homes along Aliceanna Street. One of the homes is the Four Bay House. Eight (8) homes will be constructed along South Regester Street with the existing school and church being located along South Ann Street. There will be a playground and community garden located at the rear of the South Regester Street properties. Parking for the townhomes will be provided in two-car garages. The homes along Aliceanna Street will have rear access garages while the South Regester Street homes will have front loaded garages. Twenty-two parking spaces will be provided adjacent to the school and church.
- Architectural Elevations: Elevations for this proposal have been reviewed by staff architects and the community. The front elevations will include six over six windows, an entry door and porch. The rear elevations will include a balcony on the second floor and a rear entry door on the first floor. Brick masonry will be used on portions of the front elevations while vinyl siding will be used on the rear and side elevations. The Commission for Historical and Architectural Preservation has to approve the design of this project.
- Subdivision and Development Plan Requirements: This project complies with the City's rules and regulations relative to land subdivision within Baltimore City. The lots have frontage on a public street and will have separate utilities.
- Zoning Code Requirements: The subject project is located within a B-2-2 zoning district. The homes along Aliceanna Street will require a variance for lot area, rear yard setback and floor area ratio from the Board of Municipal Zoning and Appeals. The Department is supportive of these variances.
- Landscape Plan: The applicant has submitted a landscape plan. The landscape plan shows tree plantings along Aliceanna Street and South Ann Street. There will also be bike racks located along South Ann Street and Aliceanna Street and on the school site.
- Sustainability: Appliances in the homes will be Energy Star certified. The homes will have a reflective surface ('cool roof'). The homes will also have low-flow fixtures.
- Chesapeake Bay Critical Area: This project is within the Chesapeake Bay Critical Area. The applicant must meet the requirements of the Chesapeake Bay Critical Area Program prior to the issuance of building permits.

The Fells Point Community Organization, Fells Point Main Street, Fells Point Task Force, Fell's Point Residents Association, Greenspace Action Partnership (GAP), Preservation Society, and The Baltimore Development Corporation were notified about this action.

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