



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur*  
Director

### STAFF REPORT

**October 7, 2010**

**REQUEST:** Final Subdivision and Preliminary Development Plan/3901 Buena Vista Avenue

**RECOMMENDATION:** Approval, subject to:

- The comments from the Department of General Services, and;
- Approved Forest Conservation Plan.

**STAFF:** Kenneth Hranicky

**PETITIONER:** Hendricks Commercial Properties, LLC.

**OWNERS:** Same

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

Site Conditions: The property known as 3901 Buena Vista Avenue (Lot 001 of Block 3568) is located northeast of the intersection of Buena Vista Avenue and Cox Street. The property also abuts Buena Vista Park to the north. This property is improved with single story warehouse. The site is zoned M-1-1. The site is 166,862 square feet or 3.831 acres in size. 86,862 square feet of the site is pervious.

General Area: The site is located in northwest Baltimore in the Hampden neighborhood. This section of Hampden consists of both residential and non-residential uses.

#### **HISTORY**

There have been no previous Planning Commission actions regarding this site.

#### **CONFORMITY TO PLANS**

This project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Build human capital by strengthening Neighborhoods.

#### **ANALYSIS**

The applicant is proposing to subdivide the property known as 3901 Buena Vista Avenue into two (2) lots in order to sell the new lot to his neighbor, National Roofing USA, for his expanding business. A new 5,000 square foot warehouse is proposed to be built. The existing warehouse will remain. The following is staff's review of this project:

- Site Plan: The site was reviewed and approved by the Site Plan Review Committee (SPRC) on January 13, 2010. The site plan shows the existing warehouse on the site and the

proposed warehouse. The warehouse will front along Edgehill Avenue. The warehouse will have a total of 9 parking spaces one of which will be a handicapped space.

- Architectural Elevations: Elevation drawings for the proposed warehouse were reviewed and accepted by staff.
- Subdivision and Preliminary 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 site is located within a M-1-1 zoning district. Development plan meets all setback, bulk, height, and parking requirements. No variances were requested.
- Forest Conservation: Total disturbance for this site is ±65,232 square feet and triggers Forest Conservation program requirements. A Forest Stand Delineation for this site has been accepted. The Forest Conservation Plan must be revised to mitigate for the forest to be removed.

The Greater Homewood Community Corporation, Inc., Hampden Community Council, Hampden Community Services, Inc. HWRMW Community Services, Jones Falls Coalition, Jones Falls Watershed Association, Old Mill Town Association, Govans Ecumenical Development Corporation, Medfield Community Association, Inc., and City Council Representative were notified of this action.

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