



*Stephanie Rawlings-Blake
Mayor*

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



*Thomas J. Stosur
Director*

STAFF REPORT

September 23, 2010

REQUEST: Final Subdivision and Preliminary Development Plan/3600-3610 Dillon Street

RECOMMENDATION: Approval, subject to the following:

- Comments from the Department of General Services
- With the understanding that new Lot #1 will return to the Planning Commission in the future for Final Development approval.

STAFF: Ervin McDaniel

PETITIONER: JFY Properties II, LLC

OWNERS: Same

SITE/GENERAL AREA

Site Conditions: The property known as 3600-3610 Dillon Street (Lots 1&5 of Block 6464) is located at the northeast corner of South Conkling Street and Dillon Street. This property is improved with four town homes that are unoccupied and a four story steel frame structure. The majority of the site is zoned R-8 but the portion that fronts on South Conkling Street is zoned B-2-2. The site is 21,597 square feet or .50 acres in size.

General Area: The site is located in Southeast Baltimore in the Brewers Hill Community. This section of Brewers Hill consists of both residential and non-residential uses. Most of the residential uses along this section of Dillon Street consist of two story brick town homes.

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, Objective One: Expand housing choices for all residents.

ANALYSIS

The applicant is proposing to consolidate and re-subdivide the property known as 3600-3610 Dillon Street into five (5) lots in order to create four (4) fee simple lots for the existing townhomes and one (1) lot for the future development of a 62 unit apartment building. New Lot #1 is for the proposed apartment building project and Lots #2, 3, 4, and 4A are for the

townhomes. The existing four homes were constructed as condominiums. Each of the town home has a two car garage. The existing steel frame structure on the site will be razed in order to construct the apartment building. 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 June 30, 2010. The site plan shows the existing town homes on the site and the proposed four story apartment building. The town homes front onto Conkling Street. The homes are three stories with basements and a two car rear loaded garage. The apartment building will be four stories with two levels of parking below. The apartment building will front along Dillon Street. The apartment building will have a total of 74 parking spaces with 68 spaces located within the building and six located on the west side of the building. Access to the parking will be from Dillon Street. A use in common easement will be created at the rear of the Conkling Street parcels for utilities, maintenance and access to the rear garages for the town homes and apartment building parking.
- Architectural Elevations: Elevation drawings for the proposed apartment building are not being submitted at this time. This is because the apartment building parcel (Lot#1) will have to return to the Planning Commission for Final Development Plan approval. Elevation drawings for the Apartment building will be provide and reviewed at that time.
- 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. However, the new Lot #1 parcel (apartment building site) will have to return to the Planning Commission for Final Development Plan approval.
- Zoning Code Requirements: The subject site is located within both an R-8 and B-2-2 zoning district. On August 10, 2010, the Board of Municipal and Zoning Appeals granted the applicant's request for rear yard setback of 4 feet in lieu of 18.75 feet and a Floor Area Ratio of 3.0 in lieu of 2.35 for the four (4) town homes. The Board of Municipal and Zoning Appeals also granted a rear yard setback of 0 feet in lieu of 20 feet for the apartment building.
- Forest Conservation: A landscape plan for this has been reviewed and approved by staff. The landscape plan shows street trees being planted along Dillon and South Dean Streets.

The Brewer's Hill Association and City Council Representative were notified of this action.

Thomas J. Stosur
Director