



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 7, 2015

REQUEST: Major Subdivision Final Plans/ 3414-3420 Gunther Way

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONERS: Ayaz Rahemanji, Matthew Malfara, Andrew Lolly & Rebecca Collins, and Patricia Grubb

OWNERS: Same

SITE/GENERAL AREA

Site Conditions: This site is located on the north side of the street, approximately 70' east of the intersection with South Highland Avenue. The lot is currently improved with a four-unit condominium building that cover nearly the entire lot.

General Area: This site is located on the eastern edge of the Canton neighborhood, which has a mix of residential and commercial areas, with several nonconforming commercial uses scattered among the traditional rowhomes of the more residential portions of the neighborhood. The northern part of the Brewers Hill Planned Unit Development (PUD) development is located a block and a half to the east. Boston Street is four blocks to the south, with the developments of the Canton Crossing and the District at Canton Crossing PUDs. Canton Middle School is located three blocks to the north along South Highland Avenue.

HISTORY

- Ordinance #07-414, approved on April 2, 2007, named Gunther Way.

ANALYSIS

Project: This proposed subdivision will separate four units of an existing townhome-style condominium project that was built in 2012 into four fee simple lots. These homes were built with the possibility of future separation, which they are requesting at this time. No further construction or alteration is proposed, as the homes already exist.

In its consideration of the proposal, staff reviewed the following factors:

Subdivision Regulations: This proposal generally meets the requirements of the Rules and Regulations for Land Subdivision. While the arrangement of the townhome lots is unconventional, it is understandable in this context, and will provide an improvement to the immediately surrounding neighborhood.

Zoning Regulations: This site is currently zoned R-8 residential, where single-family attached homes are an allowed use. Each home has an internal garage with one parking space as required in this district. While the homes already exist, the action of separating them onto their own lots required approval of variances from the Board of Municipal and Zoning Appeals (BMZA) for lot area coverage and required yard setbacks. This case (BMZ2015-00031) was heard and approved by the BMZA on April 1, 2015.

Elevations: There are no proposed changes to these homes.

Community Notification: Staff notified the Canton Community Association and the Canton-Highlandtown Community Association of this action.



Thomas J. Stosur
Director