



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 26, 2015

REQUEST: Major Subdivision Final Plans/ 49-57 West West Street

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Bungarra, LLC

OWNER: Bungarra, LLC, c/o Aaron Stubbs

SITE/GENERAL AREA

Site Conditions: 49-57 West West Street is located on the south side of the street, approximately 138' west of the intersection with South Hanover Street. The property is zoned R-8 residential, and is now improved with a one-story commercial structure that will be cleared.

General Area: This property is located in the southeastern corner of the Sharp-Leadenhall neighborhood, which is predominantly residential in character with portions of commercial and industrial uses. The neighborhood is bounded by East Ostend Street to the south, South Hanover Street to the east, West Henrietta Street to the north, and I-395 to the west. This site lies within both the Sharp-Leadenhall Urban Renewal Plan (URP) area, and the Riverside National Register Historic District.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ANALYSIS

Project: This proposal is to raze the existing structure, clear the lot, and subdivide into six lots, and construct six townhomes. Each of the homes will have front-loading garages, and the front walls of the homes will be set back four feet from the front property line to provide a strip of contrasting paving to provide for a narrow sidewalk that does not now exist. Small rear yards will be provided, varying in depth from 7' to 9' for each lot.

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

- Site Plan Review Committee (SPRC): This project was reviewed by the SPRC in its meeting of August 27, 2014. The proposed plans are consistent with the comments given.
- Elevations: The proposed homes will be three stories in height, with rooftop accesses sheathed in cementitious siding that lead to rooftop decks. Each of the homes will have a rear deck that will project nearly to the rear lot lines. The homes will be faced in brick on the front and West West Street (left) elevations, and hardie-siding on the rear and Ropewalk Lane (right) elevations.
- Zoning Regulations: This subdivision complies with the basic requirements of the R-8 District, and necessary variances (lot coverage, rear yard setbacks) have been granted by the Board of Municipal and Zoning Appeals (BMZA) via appeal #2014-15, on May 1, 2014.
- Subdivision Regulations: The project complies with the Rules and Regulations for Land Subdivision in Baltimore City.

Community Notification: The West Federal Hill Residents & Homeowners, and the Sharp-Leadenhall Planning Committee have been notified of this action.

A handwritten signature in cursive script, appearing to read "Thomas J. Stosur". The signature is written in dark ink on a white background.

Thomas J. Stosur
Director