



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

December 10, 2015

REQUEST: Major Subdivision Final Plans/ 511 South Clinton Street

RECOMMENDATION: Approval, subject to the applicant obtaining Franchise approval for the bay window over Harry Way.

STAFF: Eric Tiso

PETITIONER: D. Carey Development, LLC

OWNER: D. Carey Development, LLC

SITE/GENERAL AREA

Site Conditions: 511 South Clinton Street is located on the east side of the street, 81'6" north of the intersection with Fleet Street. A 13'6" wide alley borders this lot on the southern side, and the rear of the lot is also bordered by a 4' alley. Across the 4' alley to the east are the rears of five townhomes that front on South Highland Avenue. This lot is currently zoned O-R-2, and measures approximately 68' wide by 137'6" deep, and is currently improved by a building that was previously used as a Salvation Army Boys and Girls Club, though it is now vacant.

General Area: This property is located in the northeastern corner of the Canton neighborhood, a half-block south of the commercial corridor of Eastern Avenue. Patterson Park is located four blocks to the west, and the Archbishop Borders School is located a block and a half to the southeast. This site is also located within the Canton National Register Historic District.

HISTORY

- On March 26, 2015, the Planning Commission reviewed and disapproved the Final Subdivision Preliminary Plans application for this project.
- On August 27, 2015, the Planning Commission reviewed and approved the front three townhomes, and approved three disposition parcels, all subject to the naming of the alley, thereby designating it as a street.

ANALYSIS

Project: The request is to demolish approximately 2/3 of the rear portion of the property, and then subdivide the lot into seven lots for development into six townhomes, plus a private driveway parcel from the 13'6" alley to provide access to the homes' garages. The remaining

front portion of the existing building will be renovated for three units, while the rear portion of the property will have three newly-built homes.

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

Subdivision Regulations: In the Commission's previous review of this project, staff had two principal objections based on the Rules and Regulations for Land Subdivision, which revolved around the provision of street frontage for the three rear lots. With the naming of the adjacent alley "Harry Way" via City Council Bill #15-0569, which was signed into law on November 2, 2015, that earlier objection has been remedied.

Zoning Regulations: An appeal for this property was heard by the Board of Municipal and Zoning Appeals (BMZA) on July 29, 2014 in case #2014-263, which in turn amended their resolution in case #2013-462. Through these appeals, the Board approved yard setbacks and a request for conversion of dwellings.

Site Design: In this case, the front three units are proposed for renovation into three townhomes. They will appear to be a fairly typical renovation of an existing building into rowhomes, and the rear portion of the property will have three new-construction townhomes. The front homes will retain the existing brick exteriors, and the new rear walls will be finished in stucco. A portion of the original exterior building wall will be retained adjacent to Harry Way, connecting the front three units to the three new rear units. That wall will serve as a double-arched entry into the shared parking court. The southern elevation will be predominantly the existing brick, with the new-construction homes having either metal siding or porcelain siding with a wood finish at the second floor level. The front elevations of the new homes will have carports under the projecting second- and third-stories, and either the metal siding or porcelain siding with a wood finish. The side elevations for the new rear homes show a projecting window bay, as it is over Harry Way, a Franchise will be required for approval.

Community Notification: The Canton Community Association and the Highlandtown Community Association have been notified of this action.



Thomas J. Stosur
Director