



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 23, 2016

REQUEST: Major Subdivision Final Plans/ 2101 Boston Street

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Steve Huppaty

OWNER: The Tip Rat and The Colonel, LLC

SITE/GENERAL AREA

Site Conditions: 2101 Boston Street is located on the southeastern corner of the intersection with Chester Street. This property has approximately 66'4" of frontage on Boston Street, and 140' of frontage on Chester Street, and contains 5,597.67 sqft of land. The property is zoned B-2-2, and is currently improved with a one-story storage building that will be demolished.

General Area: This property is located in the western-most tip of the Canton neighborhood, where it transitions to the Fells Point neighborhood. The area has a mixture of uses, with a variety of housing stock and commercial establishments. The harbor is one block to the south across Aliceanna Street. This property also lies within the Canton Waterfront Urban Renewal Plan (URP) area.

HISTORY

- The Canton Waterfront URP was established by Ord. #80, dated June 5, 1984. The latest amendment was adopted by Ord. #00-105, dated December 7, 2000.

ANALYSIS

Project: This proposal is to subdivide the lot into five lots. The lot is currently paved, and improved with a one-story storage building that will be razed, for the development of five townhomes that will front on South Chester Street. The northernmost lot will include a triangular side yard. Each of the homes will have internal garages accessed from the front (South Chester Street).

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

Site Plan Review Committee (SPRC): This project was reviewed by the SPRC on February 17, 2016, and the final plans have addressed all comments offered by the committee.

Environmental: A portion of this property is located within the regulated floodplain, as well as the Chesapeake Bay Critical Area (outside of the 100' buffer), and will comply with all requirements for each program.

Elevations: The five homes will have a ground floor front-loaded garage with paneled doors, and will have some living space at the rear. Above the garage will be two and a half stories of living space, with a rooftop deck. The front, rear, and visible side elevation (on the north) will be sheathed in brick veneer with soldier coursing, double-hung windows, and aluminum deck railings. The upper-most level will be sheathed in hardie board, and will have sliding doors for access to the decks, however they will be set back from the front edge of the home, which will reduce its visibility from Chester Street.

Zoning Regulations: This project needed variances, including for a reduction in the required lot area for the homes, rear yard setbacks, and a Floor Area Ratio (FAR) variance for the four southern lots. The Board of Municipal and Zoning Appeals (BMZA) approved this project provided that the subdivision of the property and the Development Plan receive approval from the Planning Commission (*cf.* Board order #2015-438).

Subdivision Regulations: This project complies with the requirements of the Rules and Regulations for Land Subdivision within the City of Baltimore.

Community Notification: The Fells Point Community Organization and the Canton Community Association have been notified of this action.



Thomas J. Stosur
Director