



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 17, 2015

REQUEST: Major Subdivision Final Plans/ Stonewall Gardens

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: JJ Royston, LLC, c/o Jeffrey L. Jackson

OWNER: JJ Royston, LLC

SITE/GENERAL AREA

Site Conditions: This site is the undeveloped land behind the homes fronting on Burgess Avenue, the terminus of Royston Avenue, and the corner of Eustice Avenue as it turns and becomes Christopher Avenue. This site consists of lots 11 and 12, in Block 5625, and lot 49 in block 5627. These lots are divided by an existing alley that runs from the end of Royston Avenue, connecting to the corner of Eustice and Christopher Avenues. A portion of that alley will be expanded into a street through dedication of land. The lots following the subdivision action (less the area dedicated to the right-of-way) will contain a total of 35,659 sqft of land (0.8186± acres).

General Area: This site is located at the end of Royston Avenue, approximately three blocks east of Harford Road in the Westfield neighborhood. This neighborhood is principally residential in nature, with a large majority of the homes consisting of single-family detached homes. The neighborhood lies between East Northern Parkway on the north, to Glenmore Avenue on the south, and from Old Harford Road on the west to Alta Avenue (behind Burdick Park) on the east.

HISTORY

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

ANALYSIS

Project: This proposal is to subdivide the existing unimproved land into six lots in order to develop five single-family detached homes, with sixth lot will remaining unimproved. A portion of the property will also be dedicated for public right of way use, expanding an existing alley into an extension of Royston Avenue that will provide legal frontage for four of the homes, with the fifth home fronting on Eunice Avenue.

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

Site Plan Review Committee (SPRC): This project was reviewed by the SPRC on January 15, 2014, and comments were provided to the applicant. Separate coordination meetings were held between the applicant and the Department of Transportation to agree on the dimension and layout of the portion of lot 49 in block 5627 that will be dedicated to expand the existing alley into a right-of-way sufficient to provide lot frontage for the remainder of Block 5627, Lot 49, and the proposed lots 11, 11A, 11B, and 11C in Block 5625. Lot 12 in Block 5625 will have frontage on Eunice Avenue. Each of the lots will have a driveway that will provide parking for at least one car.

Subdivision Regulations: This proposal complies with the requirements for land subdivision within Baltimore City, subject to the dedication and acceptance of a portion of the property for the expansion of Royston Avenue.

Elevations: The five proposed homes will be two stories in height with peaked roofs with skylights. The exteriors will be sheathed in vinyl siding, which is the prevalent material in the immediate area. Each home will have a full-span covered front porch, and rear decks.

Zoning Regulations: The lots proposed for development are zoned R-3 residential, and comply with the bulk requirements of that district.

Community Notification: The following community organizations have been notified of this action: The Harbel Community Organization, Inc. and the Westfield Neighborhood Improvement Association.



**Thomas J. Stosur
Director**