



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**March 10, 2016**

**REQUEST:** Major Subdivision Final Development Plan/ 2609-2627 Huron Street

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER(S):** Habitat for Humanity of Chesapeake, Inc.

**OWNER:** Same

#### **SITE/GENERAL AREA**

**Site Conditions:** The subject site is comprised of the properties known as 2609-2627 Huron Street (Lots 28-38 and 51 of Block 7478). This site is currently vacant. The site is zoned R-7 and is 17,600 square feet (0.404± acres) in size.

**General Area:** This project is located in South Baltimore in the Mount Winans/Lakeland Community. The area consists of a combination of residential and institutional uses.

#### **HISTORY**

On December 1, 2011, the Planning Commission approved the Major Subdivision Final Plans for this project. Subsequently, the subdivision plan was recorded (FMC #4115, December 20, 2011)

#### **CONFORMITY TO PLANS**

This project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Build human capital by strengthening Neighborhoods, Objective One: Expand housing choices for all residents.

#### **ANALYSIS**

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

**Subdivision Regulations:** This project complies with the City's rules and regulations for land subdivision in Baltimore City. The lots have frontage on a public street, and will have separate utilities.

Site Plan Review Committee (SPRC): The site plan was originally reviewed and approved by the SPRC, and no changes have been made to the proposed development plan. Each townhouse will have access to a rear parking pad, and each will front onto Huron Street. Rear access to the town homes will be from Harman Avenue via a 16' alley.

Elevations: The elevations for this proposal have been reviewed by a staff architect. The elevations depict a two-story town home. The homes will be finished with hardi-plank siding with pitch roofs.

Zoning Regulations: This site is located within an R-7 residential zoning district. The Board of Municipal and Zoning Appeals (BMZA) approved the required end-of-group side setback variance of 7' in lieu of the required 10' on June 27, 2012, and is scheduled to re-hear this variance request on March 22, 2016 (BMZ2016-00043).

Community Notification: The following community organizations have been notified of this action: The Mt. Winans Community Association and the Mt. Winans Neighborhood Improvement Association.



**Thomas J. Stosur**  
**Director**