



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

March 21, 2013

REQUEST: Major Subdivision Final Plans/ 34-40 East Randall Street

RECOMMENDATION: Approval

STAFF: Eric Tiso and Martin French

PETITIONER: 34-40 East Randall LLC

OWNER: GPD, Inc.

SITE/ GENERAL AREA

Site Conditions: 34 East Randall Street is located on the north side of the street, approximately 35' west of the intersection with Marshall Street, and is currently improved with a one-story commercial building covering the entire lot. 40-44 East Randall Street, which adjoins it, is located on the northwest corner of the intersection with Marshall Street and is likewise currently improved with a one-story commercial building covering the entire lot. These lots are mapped as Block 1005, Lots 35 and 34, and together contain approximately 5,680 square feet or 0.1304 acre. This site is zoned R-8 and is located within the Riverside National Register Historic District.

General Area: The subject site is in the Southern Planning District that includes the South Baltimore area. This is a 19th Century neighborhood, with predominantly row-house residential uses interspersed with some commercial and old industrial buildings and uses. Fort Avenue parallels Randall Street one block to the north.

HISTORY

There is no recent legislative history relating to this site or to this area. The site has remained zoned R-8 since April 1971.

CONFORMITY TO PLANS

The proposed residential development would add five new townhomes to Baltimore's housing stock. This would help to meet the Comprehensive Master Plan's LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents. It would also aid achievement of the Mayor's goal of adding 10,000 families to Baltimore.

ANALYSIS

The subject site fronts on Randall Street, and using its street-corner situation will be redeveloped with townhomes fronting instead on Marshall Street. To comport with the predominant style of row-housing in the area, the proposed subdivision would provide five building lots and each fee simple townhome would have three levels. Each dwelling would have a rear-loading garage on its ground level. While the new townhomes would comply with Zoning Code standards for lot area, they did need variances for lot coverage (86% or 68% in lieu of the maximum 60%), rear lot line setbacks (17.75' in lieu of 18.75') and these were granted by the Board of Municipal and Zoning Appeals at its meeting on March 19, 2013. A sixth lot extending northward from Randall Street would become homeowner association open space and provide access to and from the rear-loading garages contained in the townhomes.

In consideration of this request, staff has reviewed the following:

- **Site Plan:** The Site Plan Review Committee approved the site plan on January 29, 2013.
- **Landscaping:** The project does not trigger Forest Conservation requirements; however, street trees will be planted on both the Marshall and Randall Street sides of the structure.
- **Elevations:** Architectural elevations have been submitted and approved for this project.
- **Zoning Code:** The project is fully compliant with all Zoning Code requirements, except for lot coverage and rear yard setbacks for which variances were approved in appeal no. 2013-57.
- **Subdivision Regulations:** This project is compliant with Baltimore City's Subdivision Regulations. Preliminary plans have been commented on by all relevant agencies, and Final Plans submitted that address those comments.

Staff notified the Riverside Neighborhood Association of this requested action.

Thomas J. Stosur
Director