



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**October 29, 2015**

**REQUEST:** Major Subdivision Final Plans/ 3501 O'Donnell Street

**RECOMMENDATION:** Approval, subject to the following condition:

- That the pavement area behind proposed lots #7 and #8 is reduced in width to 20', and the proposed grass area increased, subject to staff approval of the revised plans.

**STAFF:** Eric Tiso

**PETITIONER(S):** TJB, LLC, c/o Nate Pretl, AB Associates

**OWNER:** TJB, LLC

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

**Site Conditions:** 3501 O'Donnell Street is located on the southeastern corner of the intersection with Baylis Street. This parcel measures 104' by 100', is currently zoned R-8, and is improved with one-story buildings that are used as an auto repair garage.

**General Area:** This property is located on the eastern edge of the Canton neighborhood, where the general character of the neighborhood transitions from predominantly residential uses to the west and north, and gives way to commercial and institutional uses to the east and south. The Brewers Hill Planned Unit Development (PUD) is located one block to the east and south. The District and Canton Crossing shopping Center and PUD is located three blocks to the south.

#### **HISTORY**

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

#### **ANALYSIS**

**Project:** The proposal is to clear the site and redevelop it for eight townhomes, six facing O'Donnell Street, and two facing Baylis Street. The homes will share rear access to internal garages.

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

**Site Plan Review Committee (SPRC):** This project was reviewed and approved by the SPRC on June 15, 2015. The proposed siting and access are adequate, and meet agency requirements.

Subdivision Regulations: This proposal meets the requirements of the rules and regulations for the subdivision of land within Baltimore City.

Landscaping: Two tree pits are proposed for the Baylis Street side of this project. Staff believes that the overall amount of paving on the site could be reduced by narrowing the pavement area behind proposed lots #7 and #8 to 20' in width, and increasing the proposed grass area by the same amount. This adjustment could be reviewed by staff, in lieu of returning to the Commission for follow-up review.

Elevations: These three-story townhomes are proposed to have brick on the front and side elevations, with siding on the rear elevations. The fronts will have large industrial-style triple windows, with nine over nine lights. Front doors will have small projecting canopies to provide protection from the elements while entering. Each unit will have a penthouse to provide access to rooftop decks, which will have screening walls at the rear, and rear half of the side elevations for safety and privacy. There will be an option for second-floor level rear decks.

Zoning Regulations: This property is zoned R-8, and each of the proposed homes will meet the lot area, setback, and parking requirements. A variance for height and lot coverage was approved by the Board of Municipal and Zoning Appeals (BMZA) via case 2015-95 on May 28, 2015.

Community Notification: The following community organizations have been notified of this action: The Brewer's Hill Community Association, the Canton Community Association, and the Canton-Highlandtown Community Association.



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