



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 26, 2015

REQUEST: Major Subdivision Final Plans/ 101 West Ropewalk Lane

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Bungarra, LLC

OWNER: Bungarra, LLC, c/o Aaron Stubbs

SITE/GENERAL AREA

Site Conditions: 101 West Ropewalk Lane is located on the south side of the street, approximately 111' west of the intersection with South Hanover Street. The property is zoned R-8 residential, and is now improved with a two-story commercial structure that will be cleared.

General Area: This property is located in the southeastern corner of the Sharp-Leadenhall neighborhood, which is predominantly residential in character with portions of commercial and industrial uses. The neighborhood is bounded by East Ostend Street to the south, South Hanover Street to the east, West Henrietta Street to the north, and I-395 to the west. This site lies within both the Sharp-Leadenhall Urban Renewal Plan (URP) area, and the Riverside National Register Historic District.

HISTORY

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

ANALYSIS

Project: This proposal is to raze the existing structure, clear the lot, and subdivide into five lots, and construct five townhomes. Note that Ropewalk lane is narrow, but it is an existing street, and is the only street frontage for these proposed lots. Each of the homes will have front-loading garages, and the front walls of the homes will be set back four feet from the front property line to allow for sufficient maneuvering room into and out of the garages. Small rear yards will be provided of varying depths from 6' to 11', and will connect to a rear 5' alley.

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

- Site Plan Review Committee (SPRC): This project was reviewed by the SPRC in its meeting of August 27, 2014. The proposed plans are consistent with the comments given.
- Elevations: The proposed homes will be three stories in height, with rooftop accesses sheathed in cementitious siding that lead to rooftop decks. The townhomes will be faced in brick on the front elevation and hardie-siding on the sides and rear elevations.
- Zoning Regulations: This subdivision complies with the basic requirements of the R-8 District, and necessary variances (lot coverage, rear yard setbacks) have been granted by the Board of Municipal and Zoning Appeals (BMZA) via appeal #2014-16, on December 5, 2014.
- Subdivision Regulations: The project complies with the Rules and Regulations for Land Subdivision in Baltimore City.

Community Notification: The West Federal Hill Residents & Homeowners, and the Sharp-Leadenhall Planning Committee have been notified of this action.

A handwritten signature in cursive script, appearing to read "Thomas J. Stosur".

Thomas J. Stosur
Director