



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

January 21, 2016

REQUEST: Major Subdivision Final Plans/ 9-33 South Bethel Street (aka 1622 -1634 East Lombard Street)

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER(S): Samson Kebreab, Herena USA, LLC

OWNER: Herena USA, LLC

SITE/GENERAL AREA

Site Conditions: This site is located on the northern side of East Lombard Street, between the intersections with South Bethel Street and Iron Alley. The overall site contains 22,340± square feet of area (0.513± acres). Most of the building previously covering this site has been demolished.

General Area: This site is located in the Washington Hill neighborhood, which has a wide mix of residential, commercial, and institutional uses. This site is diagonally adjacent to The Crossroads charter school, which is in turn adjacent to the City Springs Elementary/Middle School.

HISTORY

- This project was reviewed and approved by the Commission for Historical and Architectural Preservation (CHAP) for the demolition of a majority of the existing structures, and for the renovation of the remaining front façade and the new residential development.

ANALYSIS

Project: This proposal is to subdivide the lots into 23 lots for 23 attached dwelling units in two facing groups. The southern wall of the existing building has historical significance, and must be retained, as per the CHAP authorization. The new residential units built to the north of that retained wall will be reverse-fronted, with the fronts of the homes facing inwards to a shared mews space. The mews will have an access easement for all of the property owners to use. The western row of homes will be addressed to South Bethel Street and to Iron Alley on the eastern row. The arch in the historic front façade will be used as a gateway feature leading into the mews. Each home will have internal garages.

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

Site Plan Review Committee (SPRC): This project was reviewed by the SPRC on December 2, 2015, and the comments provided have been satisfactorily addressed. This project is subject to Forest Conservation requirements, and is proceeding with staff review.

Subdivision Regulations: This proposal meets the requirements of the Rules and Regulations for Land Subdivision in Baltimore.

Elevations: This project has been reviewed and approved by CHAP on July 14, 2015, which satisfies the design review portion of the subdivision process.

Zoning Regulations: This project was approved by the Board of Municipal and Zoning Appeals (BMZA) via case 2015-306 for required variances for lot area and coverage (72% instead of 60%), yard setbacks (13' rear setbacks vs. required 18.75'), and building height (45' vs. required 35').

Community Notification: The Washington Hill Community Association has been notified of this action.



Thomas J. Stosur
Director