



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**October 8, 2015**

**REQUEST:** Multiple Principal Structures on a Residential Lot/ 6009-6017 Park Heights Avenue

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Congregation Kahal Chassidim, Inc.

**OWNER:** Congregation Kahal Chassidim, Inc.

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

**Site Conditions:** 6009-6017 Park Heights Avenue are located on the northeastern corner of the intersection with Taney Road, and is zoned R-5. The total site contains 55,802 sqft of area (1.28± acres), and will be formed by the consolidation of the three separate properties that each have a home that will be demolished.

**General Area:** This site is located within the Glen neighborhood, which is primarily residential in nature, with a variety of housing that includes detached, semi-detached, townhomes, and multi-family apartment buildings.

#### **HISTORY**

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

#### **ANALYSIS**

**Project:** This proposal is to demolish the existing homes, and construct ten new semi-detached buildings, for a total of twenty new units. The Planning Commission's review of this project is required by §3-301 of the Zoning Code, since there is more than one principal structure proposed for this lot.

**Site Plan Review Committee (SPRC):** This project was reviewed by the SPRC on May 20, 2015, and was approved on July 13, 2015, subject to the design approval of the Planning Commission for the multiple principal structures on the residentially-zoned lot. The rear alley will be widened by 8' for a total of 18', and will have 90° parking off of the alley to serve the new homes. An enclosed community dumpster will be provided, screened by landscaping.

**Elevations:** This project is for the ten pairs of units, with one group facing Park Heights Avenue, and the other group is parallel, and facing the expanded rear alley that extends from Taney Road. The proposed dwellings will be built as a collection of ten pairs of semi-detached homes (*i.e.* twenty units in total), each two stories in height, with peaked roofs. The principal materials facing Park Heights Avenue will have cultured stacked stone veneer on the first floor, with staggered shake shingles above. The principal materials on the elevations of the rear units will be similar, though the cultured stacked stone veneer base will only come up to the bottom of the first floor window sills. The staggered shake shingles will have two tones (white over gray). Side elevations that are between units and the rear elevations will be sheathed in vinyl siding. The higher-visibility side elevations (*i.e.* the corner of Park Heights and Taney Road) will have a base of cultured stacked stone veneer that rises to the full first story height on that side elevation. The upper floors on the front elevations will have box bay windows. The interior yards will be enclosed within a fence. An option for solar panels on the roofs' southern exposures will be available as an alternative energy source. Optional rear wooden decks will also be available.

**Zoning Regulations:** This proposal was reviewed and approved by the Board of Municipal and Zoning appeals (BMZA) via case BMZ2015-00220, which was approved in their hearing of July 14, 2015. The BMZA approved the conditional use for the multi-family dwellings, and the necessary required yard setback and Floor Area Ratio (F.A.R.) variances.

**Community Notification:** The Glen Neighborhood Community Organization has been notified of this action.



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