



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 19, 2018

REQUEST: Major Subdivision Final Plans / 1405, 1407, 1409 S. Hanover Street

RECOMMENDATION: Approval

STAFF: Matthew DeSantis, AICP

PETITIONER: Morris and Ritchie Associates, Inc.

OWNER: 1401 S. Hanover, LLC / Charm City Builders

SITE/GENERAL AREA

Site Conditions: This site is in the process of demolition. Until recently, the former American Rescue Workers church used to be located at the north portion of the site while associated surface parking accounted for the remainder. The property is bound by Hanover to the west, Clement to the north, Olive to the east, and rowhomes to the south.

General Area: This site is located in the South Baltimore neighborhood. The neighborhood is home to a mix of medium-density residential and neighborhood-scale commercial/retail establishments. The Stadium Square development is located several blocks to the west of the subject property and the Federal Hill main street area a few blocks to the north.

HISTORY

- There is no previous legislative history for this site.

ANALYSIS

Project: The purpose of this subdivision is to consolidate and subdivide the existing three (3) lots to create ten (10) fee-simple townhomes. The existing structures on the site are in the process of being demolished. Frontage for five of the lots will be provided on S. Hanover Street while the other five lots will be provided on Olive Street. Due to the narrow extent of Olive Street, 5' of land will be dedicated to the City for right-of-way. This will ensure that an adequate sidewalk may be constructed between the front of the new homes and the cartway. Vehicular access will be provided by a shared access easement along the rear of each of the properties and will be accessed via a curb cut on W. Clement Street. Several replacement street trees will be planted along S. Hanover and W. Clement in expanded tree pits.

The following factors were also considered in the review of this request:

Subdivision Regulations: This project complies with the requirements of the Rules and Regulations for Land Subdivision within the City of Baltimore.

Site Plan Review Committee (SPRC): The development project was reviewed by the SPRC on October 11, 2017 and received minor comments.

Zoning Regulations: The applicant was granted variances for maximum height, lot coverage, and rear yard setback from the BMZA on September 26, 2017.

Elevations: The buildings will be 40' 2" in height and be comprised of four floors, the fourth floor being setback from the front lot lines by approximately 15'. They will all have brick veneer on all street-facing facades. All units will feature rear-loading garages, Hardie siding along the rear façade, and a small second floor rear deck.

Community Notification: The South Baltimore Community Association has been notified of this action.



Thomas J. Stosur
Director