



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Laurie R. Feinberg  
Acting Director

October 18, 2018

**REQUEST:** Major Subdivision Final Plans / 3550, 3600 Ash Street

**RECOMMENDATIONS:** Approval

**STAFF:** Matthew DeSantis, AICP

**PETITIONER:** Colbert, Matz, Rosenfelt

**OWNERS:** TRM Realty, LLC

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

**Site Conditions:** The subject properties are currently two unimproved lots. They are bisected by the western terminus of W. 36 Street, which is an unimproved “paper street”. The grade slopes steeply to the west, losing about 22’ of elevation from the eastern lot lines to the western.

**General Area:** The subject properties are located in the Hampden neighborhood. The majority of development in the near vicinity is comprised of R-6 zoned medium-density residential, consisting of attached and semi-detached housing. To the south down Ash Street are I-1 zoned warehouses, and directly to the west (but at a significantly lower elevation) are additional I-2 zoned warehouse buildings.

#### **HISTORY**

- There is no Planning Commission history for this site

#### **ANALYSIS**

**Project:** The purpose of this subdivision is to subdivide the two subject lots in order to create three rowhome lots and structures on 3600 Ash Street and two semi-detached lots and structures on 3550 Ash Street. Due to the presence of the unimproved portion of W. 36 Street between the two lots, there will be a gap between the proposed structures. Due to the extreme slope from Ash Street to Clipper Mill Road to the west, it is very unlikely that this unimproved portion of W. 36<sup>th</sup> Street will ever be improved.

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

**Site Plan Review Committee (SPRC):** This project was reviewed by the SPRC and received approval on May 29, 2018. It was determined that even though each lot will have a front-loading

garage, the curb cut policy requirements are satisfied. This is largely due to the existence of a fire hydrant located in front of 3600 Ash and the prohibition of street parking in its near proximity.

Building Design: Staff Design Review of the architectural plans has been completed. Both the proposed rowhomes and semi-detached homes will be two stories in height and feature front-loading garages. Due to the elevation change to the rear, they will both have walk-out basements. The architectural style is contemporary and the homes will be clad in cementitious plank siding.

Zoning Regulations: The applicant received variances from the BMZA for a number of zoning requirements. Front yard setback variances were obtained to reduce the requirement from 20' to 15'. This was done in part to satisfy staff's request to shorten the driveways in the front yard, so as to encourage the parking of vehicles within the homes as opposed to being parked in the front yard. Lot coverage variances were also obtained due to the extreme steepness of the site, and side yard variances were granted due to fact that the lots abut an unimproved right-of-way. The applicant has submitted a written justification for all of the variances required.

Landscape Regulations: Landscape Manual requirements will be satisfied. A total of 5.8 planting units will be provided, including two canopy and three understory trees. The understory trees are proposed where there are overhead utilities.

Subdivision Regulations: The proposed subdivision complies with the subdivision regulations.

**Notifications:**

All abutting property owners as well as the Hampden Community Council and Councilman Pinket's office have been notified of the subdivision application. Additionally, the property has been posted in accordance with Planning Commission guidelines.



**Laurie R. Feinberg**  
**Acting Director**