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Rawlings-Blake
Mayor*

PLANNING COMMISSION

SUMMARY

January 17, 2013



*Thomas J. Stosur
Director*

3. CITY COUNCIL BILL #12-0166/ ZONING – CONDITIONAL USE CONVERSION OF A 1-FAMILY DWELLING UNIT TO A 2-FAMILY DWELLING UNIT IN THE R-8 ZONING DISTRICT - 400 EAST CROSS STREET

This bill would authorize a 2-family dwelling unit at 400 East Cross, a property at the northeast corner with Riverside Avenue, at the southern edge of the Federal Hill National Register Historic District. The additional unit would actually be an efficiency unit in the basement of the existing building, which covers the entire lot. To approve this, the lot area requirement and the off-street parking requirement contained in the Zoning Code must be subjected to variances, for which the Mayor and City Council are required by the Zoning Code to make findings in support of their action. Staff is recommending addition of needed variances to the bill as introduced.

Amendments: (1) 1,248.3 square feet in lieu of 1,250 square feet of lot area, a 1.7 square feet (0.001%) variance of the lot area requirement contained in the Zoning Code; (2) ¼ parking space in lieu of 1 parking space, a 75% variance of the off-street parking requirement contained in the Zoning Code, resulting in no requirement to provide an off-street parking space for the efficiency unit.

Recommendation: Amendment and Approval

4. CITY COUNCIL BILL #12-0167/ REZONING – 1800 AND 1802 PATAPSCO STREET AND A PORTION OF PATAPSCO STREET

STREET CLOSING/ CLOSING OF PORTION OF PATAPSCO STREET

City Council Bill 12-0167 would rezone 1800 and 1802 Patapsco Street and a portion of Patapsco Street from M-2-2 to R-8. The adjoining properties to the north and to the south of the subjects are already zoned R-8, and are separated by this narrow strip of M-2 zoned land. Rezoning would facilitate redevelopment of the subjects and a large adjoining tract of former industrial land known as 2 East Wells Street into a 153-unit residential development with its own 240-space parking garage and some accessory commercial and retail space. As the properties on Patapsco Street are already residential, the reason for rezoning is to correct a mistake in zoning.

The southern end of Patapsco Street, extending from 1800 Patapsco Street southward to

its dead end that projects into the lot known as 2 East Wells Street, would be closed because it would no longer be needed for a public purpose once all the surrounding properties were consolidated for redevelopment. The Department of General Services has indicated that, although the street bed would no longer be needed once 1800 and 1802 Patapsco Street were razed, because there are utilities in the right-of-way, an easement would need to be granted to the City.

Recommendation:

- CCB#12-0167: Approval
- Street Closing: Approval (subject to comment from Department of General Services)

5. MINOR AMENDMENT & FINAL DESIGN APPROVAL/JOHNS HOPKINS BAYVIEW PUD – CANCER CENTER ADDITION

(Postponed to a later date)

CONSENT AGENDA

6. MINOR SUBDIVISION FINAL PLANS/6000 REISTERSTOWN ROAD

(Postponed to a later date)

7. MINOR SUBDIVISION FINAL PLANS/520 PARK AVENUE

The property known as 520 Park Avenue is currently improved with a multi-story office building that is now vacant and surface parking on two adjacent lots. The request is to consolidate the three parcels comprising the subject site (Lots 1, 18 and 30A of Block 0549) and to re-subdivide into two lots. Proposed Lot 2 is to remain as a surface parking lot. Proposed Lot 1 is for an existing building that will be retained and converted into a mixed-use property (165 apartment DUs; 5,000 s.f. restaurant; 14,000 s.f. retail; combined garage and surface parking). The subject site is 3.07 acres in size, zoned B-4-2. Official notice has been made in accordance with Baltimore City's Subdivision Regulations, all agency comments have been received, and revised Final Plans submitted which address those comments. As such, staff is fully supportive of the request.

Recommendation: Approval

8. MINOR SUBDIVISION FINAL PLANS/6211 GREENSPRING AVENUE

The request is to adjust the lot line between Lots 23/24 and 25 of Block 4388 so that the two resulting lots are approximately equal in lot area. Lot 23/24 is improved with a single-family dwelling which will be retained (at 6211 Greenspring Avenue), and one

new home will be constructed on the other lot (6209 Greenspring Avenue). The subject site is approximately 18,934 square feet in size, zoned R-1. Official notice has been made in accordance with Baltimore City's Subdivision Regulations, all agency comments have been received, and revised Final Plans submitted which address those comments. As such, staff is fully supportive of the request.

Recommendation: Approval

9. MINOR AMENDMENT/ REVISED FINAL DESIGN APPROVAL – INNER HARBOR PARCEL D PUD – UNDER ARMOUR

Under Armour has decided to open a store in the base of the Legg Mason Tower and, as such, is seeking to modify the existing storefront and immediately adjacent plaza. On October 18, 2012 the Planning Commission approved the new storefront and constructing a large operable door that will lift up while the store is open. The plaza design has been slightly modified since that proposal and will retain a more curved steps, planter area, and large UA sculpture. The modification in the landscape plan as well as the addition of the sculpture necessitate the minor amendment and PUD Sheet 8 Concept Site Plan dated January 9, 2013 and PUD sheet 9 Concept Landscape Plan dated January 9, 2013 have been updated as such.

Recommendation: Approval

10. CIP TRANSFERS