



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #22-0213/ STREET ENCROACHMENT – 420 EAST RANDALL STREET		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: April 27, 2022

The Department of Planning is in receipt of City Council Bill #22-0213, which is for the purpose of permitting, subject to certain conditions, the construction and maintenance of a portion of a building, to project into the public right-of-way on the east side of Henry Street on the property known as 420 East Randall Street; and providing for a special effective date.

The Department of Planning recommends **approval** of City Council Bill #22-0213. The subject property is located at the corner of East Randall Street and Henry Street in the Riverside neighborhood. The 400 block of East Randall Street between Henry Street and Riverside Avenue where the property is located contains a row of historic attached homes, with a majority of the block occupied by homeowners according to CoDeMap data provided by Baltimore City DHCD. The building façades on this block are alternating bow-front and square bay-front style houses in well-maintained condition. All of the buildings maintain their original character brick fronts and are two-stories. This block faces Riverside Park to the north, across East Randall Street.

Plans for a 3rd floor vertical addition to 420 East Randall Street were submitted for building permits and later approved by Department of Planning in November 2021. Per the Baltimore City Design Manual, Section 2.4 Additions to existing rowhouses – Upper-floor additions. A. Integration; Upper-floor additions must be architecturally integrated into the existing rowhouse and the context of existing rowhouses on the entire blockface; and F. Corner lots; b) An upper-floor addition for a rowhouse on a corner lot is not required to be set back if the rowhouse is within an existing rowhouse development that has been designed and developed as a single, coordinated group. However, the rowhouse must include additional architectural features that define a corner structure.

The applicant worked with Department of Planning to revise the design per staff comments including adjusting the location of windows and aligning elements to appear more integrated with the existing façade. The resulting third-story addition design meets the minimum standards and intent of the Baltimore City Design Manual.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

cc: Ms. Natasha Mehu, Mayor's Office
Ms. Nina Themelis, Mayor's Office
Mr. Ethan Cohen, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Matthew Stegman, City Council President's Office
Ms. Nikki Thompson, City Council President's Office
Mr. Colin Tarbert, BDC
Ms. Kathleen Byrne, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services