

FROM	 <b>THOMAS J. STOSUR, DIRECTOR</b>	<b>CITY OF</b> <b>BALTIMORE</b>	
AGENCY NAME & ADDRESS	<b>DEPARTMENT OF PLANNING</b> <b>8<sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET</b>		
SUBJECT	<b>CITY COUNCIL BILL #11-0730/ STREET ENCROACHMENT – 20 EAST PRESTON STREET</b>		

**TO**

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

**DATE:**

September 23, 2011

## **MEMO**

At its regular meeting of September 22, 2011, the Planning Commission considered City Council Bill #11-0730, for the purpose of permitting, subject to certain conditions, the construction and maintenance of portions of a building consistent with the prior building projections, projecting into the public right-of-way on the east side of North Lovegrove Street of the property known as 20 East Preston Street; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #11-0730 and adopted the following resolution, seven members being present (seven in favor).

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #11-0730 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WYA/kh

Attachment

cc: Ms. Kaliope Parthemos, Deputy Mayor  
Mr. Peter O'Malley, Chief of Staff  
Ms. Angela Gibson, Mayor's Office  
The Honorable Bill Henry, Council Rep. to Planning Commission  
Ms. Barbara Zektick, DOT  
Ms. Karen Randle, Council Services  
Ms. Marcia Collins, DPW  
Mr. Paul Barnes, DGS



**Stephanie Rawlings-Blake**  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



**Thomas J. Stosur**  
Director

**September 22, 2011**

**REQUEST:** City Council Bill #11-0730 / Street Encroachment – 20 East Preston Street

**RECOMMENDATION:** Approve

**STAFF:** Melvin Hicks

**PETITIONER(S):** Department of General Services

**OWNER:** Mayor and City Council of Baltimore

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

**Site Conditions:** The property known as 20 East Preston Street is a parcel of land that was once improved with a three-story residential structure, but was demolished and is now a vacant lot. The property is zoned R-8 and its lot size is 18 ft. x 87 ft. The site is located at the northeast corner of East Preston and Lovegrove Streets.

**General Area:** 20 East Preston Street is located in Central Baltimore within the Mount Vernon historic district. In this site's area, there is a mixture of two and three-story rowhomes. There are also some scattered non-residential uses within this section of the Mount Vernon neighborhood.

#### **HISTORY**

There have been no previous Planning Commission actions pertaining to the subject site.

#### **CONFORMITY TO PLANS**

This site is located within the Mount Vernon Urban Renewal area and historic district. The proposed encroachment is in conformance with the Baltimore City Comprehensive Master Plan with respect to Live Goal #1, Objective #2: Strategically Redevelop Vacant Properties throughout the City.

## **BACKGROUND**

There once stood on the 20 East Preston Street property a three-story 19<sup>th</sup> century rowhouse. The city-owned house remained vacant for many years before it collapsed June 27, 2003. The house was condemned by city inspectors and later razed. There have been multiple development proposals for this site over the years that presented more of a contemporary design to this historic area. However, the current proposal is fitting to the context of the neighborhood and will re-establish the historic design and single family residential use to the site.

## **ANALYSIS**

The City now has a private party interested in purchasing and developing the 20 East Preston Street property. The development proposal for 20 East Preston entails constructing a three story brick single family home that will meet the standards and guidelines of the Mount Vernon historic district. As a result of the original building being razed, an approximate two foot in width masonry wall was constructed along the party wall of adjacent property 22 East Preston Street for aesthetic purposes. Because of this wall's width, 20 East Preston Street lot has reduced in size. Therefore the Department of Housing and Community Development is seeking legislation to allow the applicant to have structural projections to encroach into the twenty feet wide right-of-way of Lovegrove Street. The design of the new home will include four historic style bay windows that will all project from the west wall of the building. The design of the home will closely resemble the existing homes and maintain the proportions in the immediate area. The windows will project approximately three foot over the street's right-of-way.

The applicant and their design team has been closely working with CHAP in regards to the design of the home. The design of the home will go through a full CHAP review for new construction. The Housing Department has been trying for a long time to put this property back on the City's tax roll. The Planning Department staffs feels that the proposed encroachment will not have a adverse impact to the the right-of-way of Lovegrove Street and thus supports the proposed legislation.

Staff notified the Mt. Vernon-Belvedere Association, Mt. Vernon Cultural District, and the City Council representative of this action.



**Thomas J. Stosur**  
Director