

TJA

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #13-0256 / BALTIMORE CITY LANDMARK LIST- HAVEN STREET FACTORY		

TO

DATE: September 20, 2013

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

At its regular meeting of September 19, 2013, the Planning Commission considered City Council Bill #13-0256, for the purpose of designating the Haven Street Factory – 101 North Haven Street, as a historical landmark.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary and previous staff report that recommended approval of the Historic Landmark. Thus, the Planning Commission recommended approval of City Council Bill #13-0256 and adopted the following resolution eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #13-0256 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/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Deputy Chief for Economic and Neighborhood Development
- Mr. Alex Sanchez, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Mr. Nicholas Blendy, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Karen Randle, Council Services
- Ms. Elena DiPietro, Law Dept.
- Ms. Kathleen Kotarba, Chief, CHAP



Stephanie Rawlings-Blake  
Mayor

**PLANNING COMMISSION**  
Wilbur E. "Bill" Cunningham, Chairman

**AGENDA**

**September 19, 2013 – #1858**

**Working Session – 12:00 p.m.**  
**Regular Session – 1:30 p.m.**



Thomas J. Stosur  
Director

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **CITY COUNCIL BILL #13-0260/PLANNED UNIT DEVELOPMENT – AMENDMENT 1 – NEW LAFAYETTE COURTS** (Councilmembers Carl Stokes and Warren Branch)  
For the purpose of approving certain amendments to the New Lafayette Courts Residential Planned Unit Development (Twelfth District)  

*(Postponed to a later date)*
4. **CITY COUNCIL BILL #13-0253/ZONING – CONDITIONAL USE CONVERSION OF A 1-FAMILY DWELLING UNIT TO A 2-FAMILY DWELLING UNIT IN THE R-8 ZONING DISTRICT – 229 NORTH COLLINGTON AVENUE** (Councilmember Warren Branch)  
For the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 229 North Collington Avenue (Block 1688, Lots 13 and 75), as outlined in red on the accompanying plat. (Thirteenth District)
5. **CITY COUNCIL BILL #13-0252/REZONING – 3101 EAST MONUMENT STREET** (Councilmember Warren Branch)  
For the purpose of changing the zoning for the property known as 3101 East Monument Street, as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-1 Zoning District (Thirteenth District)
6. **REVISED FINAL DESIGN APPROVAL/MONDAWMIN MALL PUD #17 – 2401 LIBERTY HEIGHTS AVENUE** (Seventh District)  

*(Postponed to a later date)*
7. **MULTIPLE PRINCIPAL STRUCTURES ON A RESIDENTIAL LOT/4915 HOLDER AVENUE** (Third District)

**8. CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE -**

**COMPREHENSIVE ZONING (City Council President – Administration)**

For the purpose of establishing a new Zoning Code for Baltimore City; modifying the laws governing the agencies and officials who administer the City's zoning processes, including the Zoning Administrator, the Board of Municipal and Zoning Appeals, the Planning Commission, the Planning Director, and the Commissioner of Housing and Community Development; providing for the respective powers and duties of these agencies and officials; establishing new zoning districts for the City, including Residential, Commercial, Industrial, Open Space, Environmental, Special Purpose, and Overlay Districts; adopting maps and profiles for the various districts; establishing the requirements and procedures for obtaining zoning amendments, use permits, and other approvals; establishing use regulations for various districts, including permitted uses, conditional uses, and prohibited uses; establishing bulk and yard regulations for various districts, including height, lot coverage, lot areas, floor area ratio, and yard size standards; establishing design standards for development in various districts; establishing off-street-parking requirements, sign regulations, and other regulations for various districts; requiring special reviews for certain proposed developments, including site plan review, environmentally sensitive areas review, design review, and landscape review; providing for the establishment and regulation of planned unit developments; establishing certain transition rules and authorizing the continuation of certain nonconforming uses and structures, subject to certain conditions; providing for conditional uses (special exceptions), variances, and other modifications or approvals; defining certain terms; establishing certain rules of construction; prohibiting certain conduct; establishing enforcement procedures, including civil and criminal penalties; conforming cross-references in other articles; correcting, clarifying, and conforming related provisions; providing for a special effective date; and generally relating to zoning and development laws of the City of Baltimore. (Citywide)

**CONSENT AGENDA**

**9. CITY COUNCIL BILL #13-0256/BALTIMORE CITY LANDMARK LIST – HAVEN STREET FACTORY (Councilmembers – Brandon M. Scott, James B. Kraft)**

For the purpose of designating the Haven Street Factory, 101 North Haven Street, as a historical landmark. (Second District)

**10. MINOR SUBDIVISION FINAL PLANS/505 PARK AVENUE (Eleventh District)**

*(Postponed to a later date)*

**11. MINOR SUBDIVISION FINAL PLANS/2118 MADISON AVENUE (Seventh District)**

**12. REVISED FINAL DESIGN APPROVAL/THE DISTRICT AT CANTON CROSSING PLANNED UNIT DEVELOPMENT – PHASE I (First District)**

### **13. CIP TRANSFERS**

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department on schedule. **For any item marked (\*\*), please call the Department at 410-396-4488 for most current information.**

**The meeting will be held in the Phoebe B. Stanton Boardroom of the Department of Planning, located on the 8<sup>th</sup> floor of 417 East Fayette Street.**



Stephanie Rawlings-Blake  
Mayor

**PLANNING COMMISSION**

**SUMMARY**

**September 19, 2013**



Thomas J. Stosur  
Director

**3. CITY COUNCIL BILL #13-0260/ PLANNED UNIT DEVELOPMENT – AMENDMENT 1 – NEW LAFAYETTE COURTS (Councilmember - Carl Stokes, Warren Branch)**

For the purpose of approving certain amendments to the New Lafayette Courts Residential Planned Unit Development (Twelfth District)

*(Postponed to a later Date)*

**4. CITY COUNCIL BILL #13-0253/ ZONING – CONDITIONAL USE CONVERSION OF A 1-FAMILY DWELLING UNIT TO A 2-FAMILY DWELLING UNIT IN THE R-8 ZONING DISTRICT – 229 NORTH COLLINGTON AVENUE (Councilmember – Warren Branch)**

For the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 229 North Collington Avenue (Block 1688, Lots 13 and 75), as outlined in red on the accompanying plat. (Thirteenth District)

229 N. Collington Ave. is approximately 14'-0" by 69'-6" (lot #13), is currently improved with an attached rowhouse, and has frontage on N. Collington Ave. Lot #75 immediately to the rear of lot 13 and measures approximately 36'-0" by 25'-0", is currently improved with a two story carriage house structure, and fronts public alleyways on three sides. Lots #13 and #75 are currently in the process on consolidation into one lot with the address of 229 N. Collington Ave. The sites are zoned R-8 and are located within the C.A.R.E Neighborhood Association. The structure covers the entire lot in which it sits and he would now like to renovate the existing building and provide additional housing opportunities within the neighborhood. Once consolidated, this legislation would permit Mr. Harris to renovate the existing structure into two additional dwelling units, providing a new life for this original building. This adaptive re-use as a two-family dwelling would allow preservation of part of Baltimore's historic architectural fabric while offering more affordable housing alternatives to persons living and employed within the East Baltimore area.

Corrective amendments are needed in order to adequately meet the desired outcome for this project.

Page 1, line 3 and line 5 – change '2-Family' to '3-Family'.

The intent is to renovate the carriage house into two dwelling units. There is also an existing dwelling unit within the existing home on 229 N. Collington Ave. This action would correct the legislation to reflect the three total units that would remain on the newly consolidated lot.

**Recommendation:** Amend and Approve.

**5. CITY COUNCIL BILL #13-0252/ REZONING – 3101 EAST MONUMENT STREET (Councilmember – Warren Branch)**

For the purpose of changing the zoning for the property known as 3101 East Monument Street, as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-1 Zoning District (Thirteenth District)

This bill would rezone an end-of-row building at the southeast corner of Monument Street and Ellwood Avenue from residential to commercial. The bill was requested by a private person who desires to use the building for a barber shop and salon. This nonconforming use is not allowed in the R-8 zone, except as a change of nonconforming use, which recent vacancy of the commercial portion of the property may have interrupted. The proposed B-1 zoning would remove the continuing nonconforming use requirement now applying to the property. Because there have not been sufficient changes in the block or the neighborhood that rise to the level required by the Land Use provisions of the Maryland Code, and as there is no evidence that the original 1971 zoning of this property was a mistake, staff recommends disapproval of this bill.

Staff notified the Ellwood Park Improvement Association, Inc., Madison East End Improvement Association, Inc., Madison East End Neighborhood Improvement Association, Sign of a New Era Community Association, and the Councilman of this action.

**Recommendation:** Disapproval

**6. REVISED FINAL DESIGN APPROVAL/ MONDAWMIN MALL PUD #17 – 2401 LIBERTY HEIGHTS AVENUE (Seventh District)**

*(Postponed to a later date)*

**7. MULTIPLE PRINCIPAL STRUCTURES ON A RESIDENTIAL LOT/ 4915 HOLDER AVENUE (Third District)**

The proposal is to construct a gymnasium and classrooms structure on property now used for and by a parochial school, which intends to operate the additional structure as part of the school. Due to budgetary constraints, it would not be appropriate to combine them with infill construction. The engineer and the architect of this proposed additional development have worked with Planning staff and the neighborhood association to develop approvable designs for the new structure.

Waltherson Improvement Association, Inc., Harbel Community Association, Inc., and Councilman Curran were notified of this action.

**Recommendation:** Approval

**8. CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE -**

**COMPREHENSIVE ZONING** (City Council President - Administration)

For the purpose of establishing a new Zoning Code for Baltimore City; modifying the laws governing the agencies and officials who administer the City's zoning processes, including the Zoning Administrator, the Board of Municipal and Zoning Appeals, the Planning Commission, the Planning Director, and the Commissioner of Housing and Community Development; providing for the respective powers and duties of these agencies and officials; establishing new zoning districts for the City, including Residential, Commercial, Industrial, Open Space, Environmental, Special Purpose, and Overlay Districts; adopting maps and profiles for the various districts; establishing the requirements and procedures for obtaining zoning amendments, use permits, and other approvals; establishing use regulations for various districts, including permitted uses, conditional uses, and prohibited uses; establishing bulk and yard regulations for various districts, including height, lot coverage, lot areas, floor area ratio, and yard size standards; establishing design standards for development in various districts; establishing off-street-parking requirements, sign regulations, and other regulations for various districts; requiring special reviews for certain proposed developments, including site plan review, environmentally sensitive areas review, design review, and landscape review; providing for the establishment and regulation of planned unit developments; establishing certain transition rules and authorizing the continuation of certain nonconforming uses and structures, subject to certain conditions; providing for conditional uses (special exceptions), variances, and other modifications or approvals; defining certain terms; establishing certain rules of construction; prohibiting certain conduct; establishing enforcement procedures, including civil and criminal penalties; conforming cross-references in other articles; correcting, clarifying, and conforming related provisions; providing for a special effective date; and generally relating to zoning and development laws of the City of Baltimore. (Citywide)

**Recommendation:** Approval

**CONSENT AGENDA**

- 9. CITY COUNCIL BILL #13-0256/ BALTIMORE CITY LANDMARK LIST – HAVEN STREET FACTORY** (Councilmembers Brandon M. Scott, James B. Kraft)  
For the purpose of designating the Haven Street Factory, 101 North Haven Street, as a historical landmark. (Second District)

This is the second public hearing for this structure as part the Baltimore City Landmark Designation process by Planning Commission. The first hearing occurred when Planning Commission reviewed and recommended approval of Landmark designation for 101 N. Haven Street on February 28, 2013. Haven Street Factory, a brick industrial building, was constructed in 1903 and 1904 for the Steiner Mantel Company in an industrial section of what was then Baltimore County. It was originally used as a factory for fireplace mantels, wood veneer, and furniture, contributing to Baltimore's large wood products industry in the early 20th century. In the mid 20th century, the factory contributed to Baltimore's

food processing and shipping as a canning factory, a paper box factory, and later served as a warehouse for Esskay, the meat-packing company. The building's close proximity to rail, shipping, and truck routes made this a prime location for manufacturing throughout the 20th century. Haven Street Factory's history reflects the broad patterns in Baltimore's manufacturing heritage.

**Recommendation:** Approval

**10. MINOR SUBDIVISION FINAL PLANS/ C (Eleventh District)**

*(Postponed to a later date)*

**11. MINOR SUBDIVISION FINAL PLANS/ 2118 MADISON AVENUE (Seventh District)**

The request is to subdivide 2118 Madison Avenue (Block 310, Lot 4) which contains approximately 0.407 acre into two lots for disposition purposes. The site is improved with several buildings comprising St. Michael's Church of Christ. A new 0.193 acre lot being created at the corner of Madison Avenue and Gold Street has a one-story structure to be rehab' d as the Franklin Entrepreneurial and Apprenticeship Center under joint ownership of the Church and the Druid Heights Community Development Corporation. No land improvements are being proposed at this time. The applicant has given official notice in accordance with Subdivision Regulations and Final Plans have been submitted which address all relevant agency comments concerning the preliminary plans.

**Recommendation:** Approval

**12. REVISED FINAL DESIGN APPROVAL/ THE DISTRICT AT CANTON CROSSING PLANNED UNIT DEVELOPMENT – PHASE I (First District)**

Phase I of The District at Canton Crossing PUD was reviewed and approved by the Planning Commission on August 12, 2012 and is currently under construction with a targeted opening date of October 8, 2013. Since then, there have been some slight modifications to the approved landscape plan, the central park has undergone some slight changes to layout and finishes, and the architecture of three buildings has been altered slightly (Buildings C, D, and the retail kiosk in the park). All changes are consistent with the original design intent and conform to the basic parameters of the PUD. As such, staff is supportive.

**Recommendation:** Approval

**13. CIP TRANSFERS**

**Recommendation:** Approval





*Stephanie Rawlings-Blake  
Mayor*

**PLANNING COMMISSION**

*Wilbur E. "Bill" Cunningham, Chairman*

**STAFF REPORT**



*Thomas J. Stosur  
Director*

**February 28, 2013**

**REQUEST:** Baltimore City Landmark Designation/Haven Street Factory – 101 North Haven Street

**RECOMMENDATION:** Approval

**STAFF:** Ivor A. Quashie

**PETITIONER(S):** 101 North Haven Street, LLC.

**OWNER:** 101 North Haven Street, LLC.

**SITE/ GENERAL AREA**

**Site Conditions:** The building is a 3 floor brick building located in the Kresson industrial neighborhood in the Eastern planning district. This building is currently used as commercial office space.

**General Area:** The Haven Factory is located on North Haven Street between Orleans and East Baltimore Streets surrounded by industrial properties and one block of row homes across from the building.

**HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

**CONFORMITY TO PLANS**

This action is consistent with the City of Baltimore's Comprehensive Master Plan, specifically:

PLAY Goal 1: Enhance the enjoyment, appreciation and stewardship of Baltimore's Historic and Cultural Resources.

LIVE Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods.

**ANALYSIS**

This is the second public hearing for the Baltimore City Landmark Designation for this building. The first hearing occurred on February 12, 2013 when the CHAP Commission reviewed and recommended approval of Landmark designation for the Haven Street Factory. After the Planning Commission recommends approval of landmark designation, the request will be sent to City Council by the CHAP division of the Department of Planning to secure

legislation for the landmark designation for the Haven Street Factory at 101 North Haven Street.

Haven Street Factory, a brick industrial building, was constructed in 1903 and 1904 for the Steiner Mantel Company in an industrial section of what was then Baltimore County. It was originally used as a factory for fireplace mantels, wood veneer, and furniture, contributing to Baltimore's large wood products industry in the early 20th century. In the mid-20th century, the factory contributed to Baltimore's food processing and shipping as a canning factory, a paper box factory, and later as a warehouse for Esskay, the meat-packing company. The building's close proximity to rail, shipping, and truck routes made this a prime location for manufacturing throughout the 20th century. Haven Street Factory's history reflects the broad patterns in Baltimore's manufacturing heritage.

The Haven Street Factory meets CHAP Landmark Criteria:

1. Is associated with events that have made significant contributions to the broad patterns of Baltimore history.

Staff has notified of this action, District 2 City Councilman Brandon M. Scott, Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation Maryland, Baltimore-Highland Community Association, Inc., Brewer's Hill Community Association, Eastern Community Action Center, Highlandtown Arts and Entertainment District, Southeast Community Development Corporation, Southeast Presidents' Council, and the Southeastern District Police Community Relations Council.



**Thomas J. Stosur**

**Director**