


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	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 #24-0557 / ZONING - CONDITIONAL USE - PARKING LOT (PRINCIPAL USE) - 1200 BRENTWOOD AVENUE		

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

DATE: August 2, 2024

At its regular meeting of August 1, 2024, the Planning Commission considered City Council Bill #24-0557, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1200 Brentwood Avenue (Block 1152, Lot, 026), as outlined in red on the accompanying plat; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #24-0557 and adopted the following resolutions, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0557 be **amended and approved** by the City Council.

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

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, 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



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Sean D. Davis, Chair; Eric Stephenson, Vice Chair*



Chris Ryer  
Director

### STAFF REPORT

**August 1, 2024**

**REQUEST:** City Council Bill #24-0557/ Zoning - Conditional Use - Parking Lot (Principal Use) - 1200 Brentwood Avenue:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1200 Brentwood Avenue (Block 1152, Lot, 026), as outlined in red on the accompanying plat; and providing for a special effective date.

**RECOMMENDATION:** Amendment and Approval, with the following amendments:

- That the plans approved by the Site Plan Review Committee (SPRC) will be attached to and made part of the approving Ordinance.

**STAFF:** Eric Tiso

**PETITIONER:** Rebuild Metro, c/o Arjun Hosakere

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

### **SITE/GENERAL AREA**

Site Conditions: 1200 Brentwood Avenue is located on the west side of the street, approximately 86' north of the intersection with East Biddle Street. This property measures approximately 118' by 75' and is currently improved with a series of abandoned rowhomes that are derelict. This site is zoned R-8 and is located within the Johnston Square Urban Renewal Plan (URP) area and the Old East Baltimore National Register Historic District.

General Area: This property is located in the Johnston Square neighborhood, which is residential in character, with pockets of C-1 commercial zoning through the center of the neighborhood. The western edge of the neighborhood has IMU-1 (Industrial Mixed-Use) zoning as a buffer against I-83. Johnston Square is located two blocks to the east.

### **HISTORY**

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

### **CONFORMITY TO PLANS**

This site is located within the Johnston Square URP, which designates the property in the "Residential" use area, which specifies that "In the area designated Residential the permitted uses shall be as follows: dwellings; ... and off-street parking facilities."

## ANALYSIS

Background: This project will create a new surface parking lot that will serve adjacent homes to be renovated for a teachers' housing development by Rebuild Metro.

Conditional Use: Per §5-406 {"Approval standards"} of Article 32 – *Zoning*:

(b) *Limited criteria for denying.*

Neither the Board of Municipal and Zoning Appeals, nor the City Council, as the case may be, may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

In our review of the proposal, staff finds that the construction of a surface parking lot in this location would not be detrimental to the public in any way. The use is not precluded by any law, and is in fact expressly allowed in the Residential land use area in the URP. Approval of the parking lot would not be contrary to the public interest, as derelict rowhomes will be replaced by a productive use of the land, in support of housing in the area. The design of the parking lot meets the development standards for parking lots, and complies with requirements of zoning.

Below is the staff's review of §5-406(a) {"Required considerations"} of Article 32 – *Zoning*:

(a) *Evaluation criteria.*

As a guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City's Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;
- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

In our review of this proposal, staff has determined that the site is sufficient for the proposed parking lot. No Traffic Impact Study (TIS) was required by the Department of Transportation (DOT) for a lot of this small size. The parking lot will not impair land use in the area, in fact it will support the immediate neighborhood. There are no sensitive uses in the immediate area that

will be negatively impacted in any way different than might be from a similar parking lot anywhere else in the same zoning district. The site is accessible by police and emergency services. The design of the parking lot will not impair access to light or air by surrounding lots. The provision of utilities in the area are sufficient, and will not be negatively impacted – if anything the opposite should be true as demand on the system from the former homes will not continue. This site is located within the Old East Baltimore National Register Historic District, which is not affected by this project. We do not anticipate any impacts to the character of the area, or any historic landmarks as the nearest are over a block away. The project is allowed by the URP and will meet relevant development standards. This design of the parking lot has been reviewed and approved by the SPRC.

Equity:

Staff does not expect any negative impacts to the surrounding community, and we note the letter of support received from the Rebuild Johnston Square Neighborhood Organization. We do not expect any impacts to internal operations beyond the normal development oversight processes typical of such development.

Notification: Rebuild Johnston Square has been notified of this action.



**Chris Ryer**  
**Director**

## MEMORANDUM

To: Baltimore City Planning Commission  
From: Drew E. Tildon  
Date: August 1, 2024  
Re: Proposed Findings of Fact  
CCB # 24-0557 – Conditional Use – 1200 Brentwood Avenue

---

This firm represents ReBuild Metro, Inc. (the “Applicant” or “ReBUILD”). On behalf of the Applicant, counsel submits the following memorandum in support of City Council Bill #24-0557 (the “Bill”). The Bill was introduced by Councilman Stokes, at the request of the Applicant, to grant conditional use approval to establish and maintain a parking lot on the Property known as 1200 Brentwood Avenue (Block 1152, Lot 026). The Property is located in the R-8 Zoning District, defined under Art. 32 of the Baltimore City Code (the “Code” or the “Zoning Code”) as a Rowhouse Residential District. Section 5-406 of the Code provides factors the Council is required to consider, as well as four limited criteria for the denial of a conditional use application. This memorandum addresses the required considerations and demonstrates the proposed use does not meet any of the limited criteria for denial, requiring the City Council (the “Council”) to approve the subject application. The Applicant therefore requests this Commission (the “Commission”) provide a favorable recommendation for CCB # 24-0557.

### **1. Project Overview**

Located in the Johnston Square neighborhood, the Property is the product of the consolidation of nine lots. In anticipation of the Property’s redevelopment for use as a parking lot, the Applicant razed former improvements—9 long-vacant rowhomes, all of which were in a state of severe disrepair.

The Applicant is a non-profit affordable housing developer that has restored 219 homes in the Johnston Square, Oliver/Broadway East, and Greenmount West neighborhoods, creating 439 new homes, 85 of which are new homeownership opportunities. They were also a partner in the 60-unit Greenmount and Chase apartment development, which is located at 700 E. Chase Street. The organization’s efforts have resulted in a 92% reduction in residential vacancy in the Oliver/Broadway East community and a 91% reduction in Greenmount West.

ReBUILD’s current undertaking is a \$100 million development that will include 15 rehabilitated formerly vacant rowhomes earmarked for teacher housing, a new 109-unit multifamily apartment complex, a makerspace, a park, and dozens of rehabbed homes to the Johnston Square neighborhood in 2024 and 2025. The project will be funded in part by \$3 million in grants from Baltimore City and the federal government as well as a \$5 million low interest affordable housing loan, a \$26 million bond loan from the U.S. Federal Housing Administration, \$13 million in low-income housing tax credits, and private grants.

The subject parking lot will serve the 15 teacher housing units, which will collectively be known as Teachers Square. Upon completion, the renovated homes will be located on the 400 and 600 blocks of E. Biddle Street—adjacent to the Property. Tenants will move into the first three-bedroom, three-bath

homes this summer, the remainder will become available throughout 2024 and 2025. The furnished units will rent to three tenants each for \$650 to \$800 per room, utilities included.

While the Applicant is not required to provide off-street parking spaces for the teacher housing units—the Code does not require off-street parking for the renovation of existing structures so long as the number of units does not increase—and there is an abundance of street parking in the area, none of the lots currently offer off-street parking. The proposed 21-space lot will therefore serve as an amenity for tenants.

The Applicant has shared its plans with the Rebuild Johnston Square Neighborhood Organization, which submitted the attached letter of support. **Exhibit 1.** The parking lot plans, also attached, received SPRC approval on May 9, 2024, including a waiver from the Forest Conservation and Landscape Manual's 7' planting buffer requirement. **Exhibit 2.**

**2. The Planning Commission Should Adopt the Following Findings of Fact Required to Be Made in Connection with A Conditional Use Approval.**

In the State of Maryland, conditional uses are presumed to be valid unless the proposed use at the particular proposed location would have any adverse effects above and beyond those inherently associated with such a conditional use irrespective of its location within the zone. *Schultz v. Pritts*, 291 Md. 1, 22 (1981).

Sec. 5-406 of the Code requires the City Council to consider the following factors in evaluating a conditional use application:

- a. The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The Property is an unimproved, rectangular, 0.205 acre lot.

- b. The resulting traffic patterns and the adequacy of proposed off-street parking and loading;

The proposed parking lot will provide off-street parking spaces to serve the 45 new Johnston Square residents resulting from the Teachers Square development. While there is currently an abundance of off-street parking in the area, 124 new dwelling units are proposed over the next two years. The parking lot will therefore serve as an amenity to residents and also mitigate any impact the 109-unit multi-family dwelling has on parking availability.

- c. The nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

Due in large part to Applicant's efforts, the surrounding area is transitioning to a thriving mixed-income, residential community. The parking lot will further the area's redevelopment by providing an amenity for the new teacher housing units.

- d. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;

The Property is currently surrounded by dwellings and within proximity of the Hallelujah Baptist Church. There will also soon be a branch of the Enoch Pratt Free Library just down the street. The parking lot will be compatible with each use by preserving the street parking spaces that would otherwise be occupied by Teachers Square residents.

- e. Accessibility of the premises for emergency vehicles;

The project has received SPRC approval.

- f. Accessibility of light and air to the premises and to the property in the vicinity;

The parking lot will not impact light or air to the premises or the property in the vicinity.

- g. The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

The project has received SPRC approval.

- h. The preservation of cultural and historic landmarks;

The construction and maintenance of a parking lot on the vacant lot will not impact cultural or historic landmarks.

- i. The character of the neighborhood;

The residential neighborhood is compatible with the parking lot, which will increase the availability of street parking for Johnston Square residents.

- j. The provisions of the City Master Plan;

The proposed parking lot furthers the City Master Plan's "Live" goal, as it will strengthen the surrounding neighborhood by providing an additional amenity to the new Teachers Square development and minimize the impact of the new single- and multi-family dwellings on the availability of street parking in the Johnston Square community.

- k. The provisions of any applicable Urban Renewal Area;

The Property is located in the Johnston Square Urban Renewal Area's residential land use designation, which permits off-street parking facilities subject to the regulations of the provisions of the Zoning Ordinance of Baltimore City. The Council is therefore authorized to grant the requested conditional use approval.

- l. All applicable standards and requirements of the Zoning Code;

The project requires no further zoning relief and has received SPRC approval.

- m. The intent and purpose stated in Sec. 2-101 of the Zoning Code;

One of the intents and purposes stated in Sec. 2-101 of the Code is to promote the visions set forth in the City's Master Plan. As discussed above, the proposed use will further the Master Plan's "Live" goal by strengthening the surrounding neighborhood.

- n. Any other matters considered to be in the general welfare.

As evidenced by the attached letter of support from the Rebuild Johnston Square Neighborhood Organization, the proposed parking lot will "significantly benefit" the surrounding community.

Per Sec. 5-406(a) of the Code, after considering the above factors, the Council must approve a conditional use unless it finds that:

- a. The establishment, location, construction, maintenance, or operation of the conditional use would be detrimental to or endanger the public health, security, general welfare or morals;

As evidenced by the attached letter of support, the proposed parking lot will not be detrimental to or endanger the public health, security, general welfare or morals. It will in fact "significantly benefit" the Johnston Square neighborhood.

- b. The use would be precluded by any other law, including an applicable Urban Renewal Plan;

The Johnston Square Urban Renewal Plan authorizes the Council to grant the requested conditional use approval for the proposed parking lot.

- c. The authorization is, in any way, contrary to the public interest;

As evidenced by the attached letter of support, the authorization is in line with the public interest.

- d. The authorization is not in harmony with the purpose and intent of the Zoning Code.

The proposed use supports the rehabilitation of the presently vacant building on the Property, facilitating the best and highest use of the land and furthering the purpose and intent of the Code.

### **3. Conclusion**

For the reasons set forth above, the Applicant respectfully requests that this Commission recommend approval of the conditional use application to maintain and operate a parking lot on the Property.



## **EXHIBITS**

Exhibit 1 – Letter of Support – Rebuild Johnston Square Neighborhood Organization

Exhibit 2 – Site Plan

4883-9613-6030, v. 3



**REBUILD JOHNSTON SQUARE NEIGHBORHOOD ORG**

**700 E. Chase Street  
Baltimore, Maryland 21202  
443 801 5772**

To Whom It May Concern,

Rebuild Johnston Square Neighborhood Organization is writing to express our support for the issuance of a conditional use ordinance to ReBuild Metro. This ordinance would permit the use of a portion of the 1200 Block of Brentwood Avenue as a parking lot for the Teacher Housing Project in Johnston Square.

We believe this initiative will significantly benefit our community by providing essential infrastructure to support our educators. We are confident that this project will contribute positively to the development and revitalization of Johnston Square.

Thank you for your consideration.

Sincerely,

Regina Hammond  
Executive Director  
Rebuild Johnston Square Neighborhood Organization



Plotted By: Martin, Christopher Sheet Set: 1200 BRENTWOOD AVE DA Layout: 12 SITE PLAN March 26, 2024 09:50:03am K:\BAL-QIV\1438B000-1200 Brentwood Avenue\CAD\PlanSheets\Developers Agreement\SITE PLAN.dwg  
This document, together with the concepts and designs presented herein, is an instrument of service, and its use is intended for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LAND OF  
MAYOR AND CITY  
OF BALTIMORE  
422 E BIDDLE ST  
MAP 10 SECTION 4 BLOCK 1152  
LOT 17 DEED REF. 13734/487

LAND OF  
TRAVAJU LLC  
439 E PRESTON ST  
MAP 10 SECTION 4 BLOCK 1152  
LOT 40 DEED REF. 11321/201

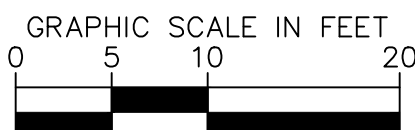
ON SITE WORK UNDER SEPARATE PERMIT

BRENTWOOD AVENUE

66-FT RIGHT-OF-WAY

SITE PLAN

SCALE: 1" = 10'



GRADING LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED GRADE BREAK
- SWALE
- SPOT ELEVATION
- BOTTOM OF CURB ELEVATION
- TOP OF CURB ELEVATION
- MATCH EXISTING ELEVATION
- TOP OF CURB / BOTTOM OF CURB ELEVATION
- MATCH EXISTING TOP OF CURB ELEVATION
- MATCH EXISTING FLOW LINE
- PROPOSED TOP OF CURB ELEVATION
- SLOPE

SURVEY INFORMATION

- SITE TOPOGRAPHY AND EXISTING CONDITIONS ARE BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY DATED SEPTEMBER 29, 2023 BY KARINS AND ASSOCIATES
- SITE TOPOGRAPHY AND EXISTING CONDITIONS ARE SUPPLEMENTED BY BALTIMORE CITY AS BUILTS AND UTILITY GIS INFORMATION

CHIEF, TRANSPORTATION, ENGINEERING  
& CONSTRUCTION DIVISION

DATE

DIRECTOR, DEPARTMENT OF TRANSPORTATION

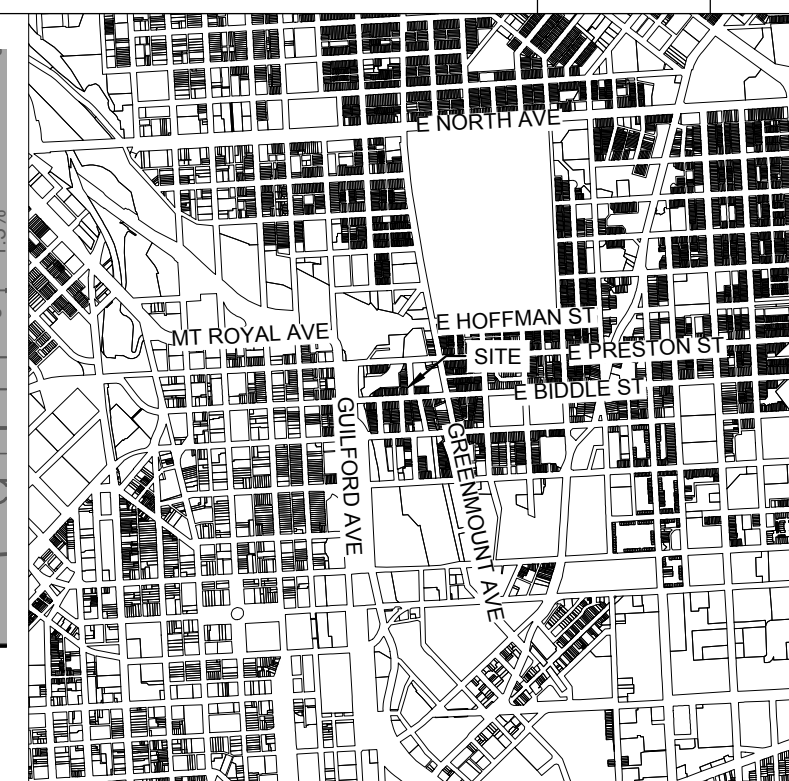
DATE

AS BUILT REVISIONS

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

REVISIONS

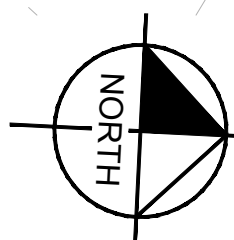
No.	DESCRIPTION	DATE	BY



VICINITY MAP  
SCALE: 1" = 2000'

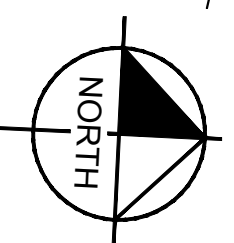
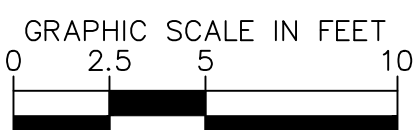
ENLARGEMENT A

SCALE: 1" = 5'



ENLARGEMENT B

SCALE: 1" = 5'



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM  
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 59646 EXPIRATION DATE: 07/14/2024

LICENSED PROFESSIONAL  
ENGINEER:  
CHRIS MARTIN  
LICENSE #: 59646  
DATE: 03/20/2024  
DESIGNED BY: CHM  
DRAWN BY: CCT  
CHECKED BY: CHM

WARD: 10  
SECTION: 40  
BLOCK: 1152  
LOT: 26-34

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE CONSTRUCTED AS SHOWN AND MEET THE APPROVED PLANS AND SPECIFICATIONS.

SIGNED \_\_\_\_\_ P.E. NUMBER \_\_\_\_\_

NAME \_\_\_\_\_ DATE \_\_\_\_\_

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224  
PHONE: 443-743-3470  
WWW.KIMLEY-HORN.COM  
114388000

BALTIMORE CITY REVIEW	R/W RELEASE	HIGHWAY DESIGN	DRAINAGE	LIGHTING	CONDUIT	EROSION AND SEDIMENT CONTROL	TRAFFIC ENGINEERING	SIGNAL ENGINEERING	WASTEWATER ENGINEERING	WATER ENGINEERING	TRANSPORTATION ENGINEERING	ADA COMPLIANCE	BRIDGE ENGINEERING	GRADE ESTABLISHED
BY: _____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
DATE: _____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

OWNER: TEACHER HOUSING AT BIDDLE LLC AND REBUILD METRO, LLC  
DEVELOPER: TEACHER HOUSING AT BIDDLE LLC AND REBUILD METRO, LLC  
APPLICANT: KIMLEY HORN AND ASSOCIATES, INC.

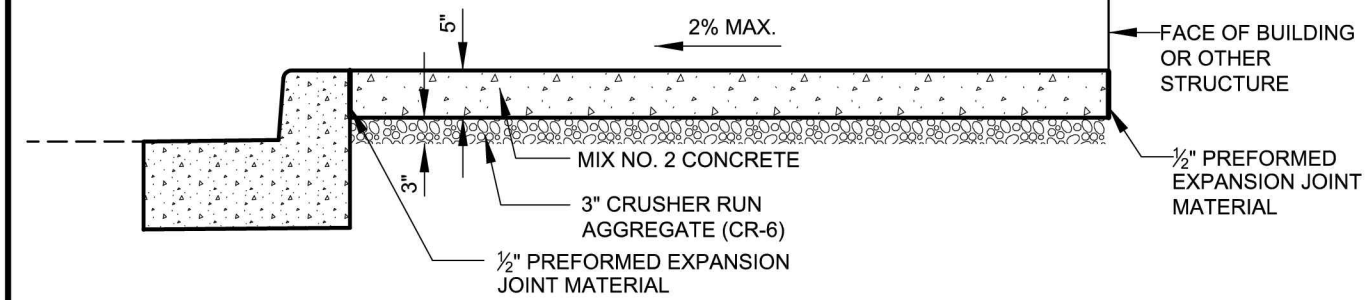
SURVEY BOOK: FMC 12998 RECORD PLATS: 37EE & CC-25  
B.M.: 33379 ELEV.: 93.24 DRAINAGE DISTRICT: \_\_\_\_\_  
RELEASED BY RIGHT OF WAY DIVISION: \_\_\_\_\_

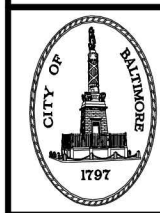
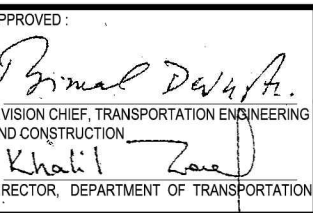
CITY OF BALTIMORE  
DEPARTMENT OF PUBLIC WORKS  
AGREEMENT NO. XXXX  
1200 BRENTWOOD AVE  
1200 BRENTWOOD AVENUE, BALTIMORE, MD, 21202  
SITE PLAN - TREE PIT INSTALLATION, ADA RAMP REPAIR, AND SIDEWALK REGRADE TO BE PERFORMED UNDER TEMPORARY USE OF THE RIGHT-OF-WAY PERMIT  
ROW2024-XXXXXXX

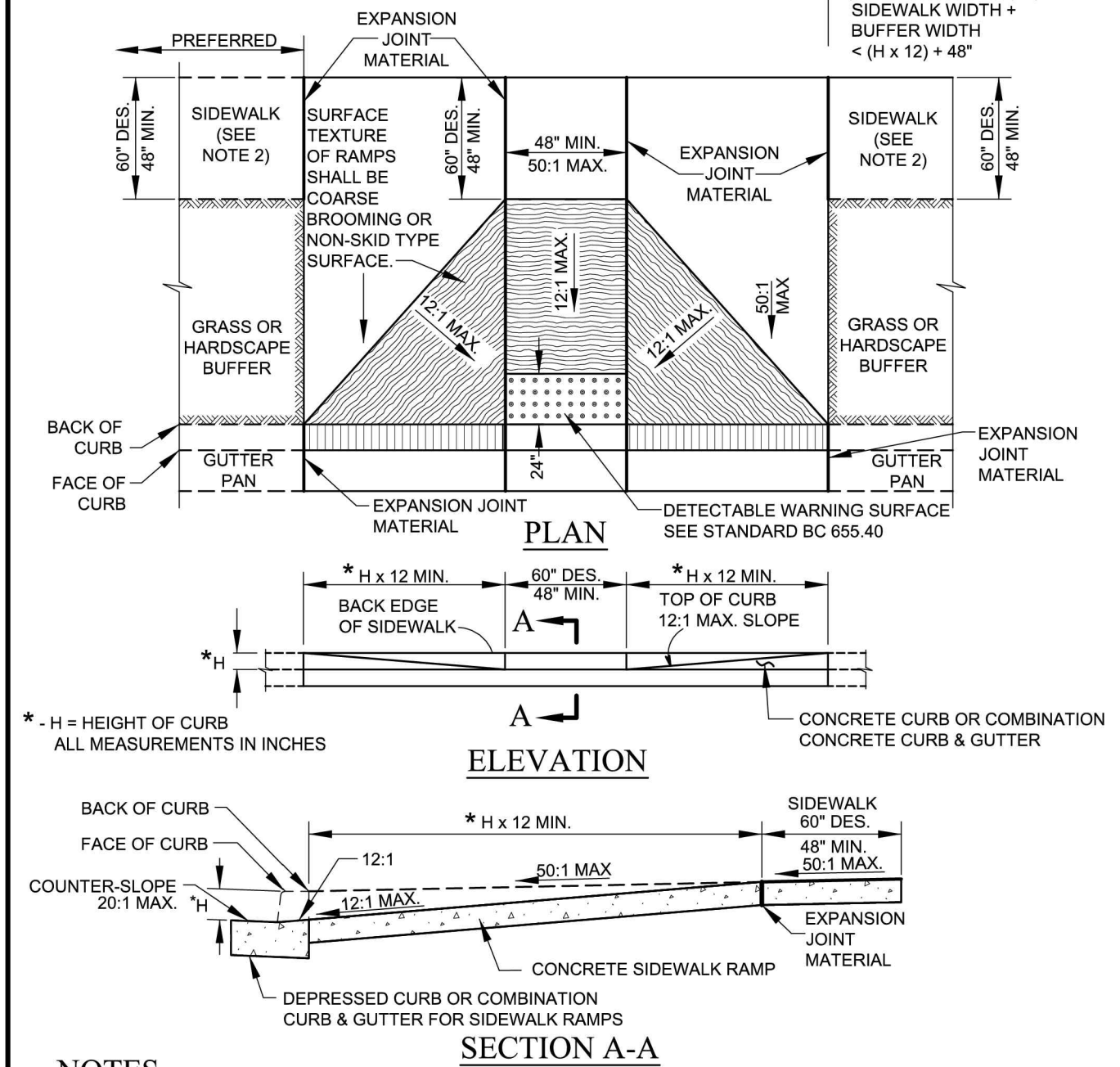
SCALE: AS SHOWN DATE: 03/21/2024  
TRANSPORTATION ENGINEERING DIVISION SHEET 1 OF 3



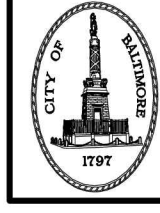
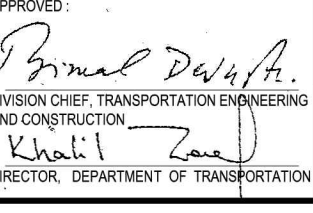
Plotted By: Martin, Christopher Sheet Set: 1200 BRENTWOOD AVE DA Layout: SITE DETAILS March 26, 2024 09:46:30am. \\Kimley-Horn.com\AT\_BAL\BAL\_CIV\14388000-1200 Brentwood Avenue\CAD\plansheets\developers agreement\SITE PLAN.dwg  
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



	APPROVED:  DIVISION CHIEF, TRANSPORTATION ENGINEERING AND CONSTRUCTION DIRECTOR, DEPARTMENT OF TRANSPORTATION	CITY OF BALTIMORE DEPARTMENT OF TRANSPORTATION TRANSPORTATION ENGINEERING AND CONSTRUCTION			ISSUED	REVISED	REVISED
		TYPICAL SECTION CONCRETE SIDEWALK			8 / 2010		
		STANDARD NO. BC 655.05			SCALE: NONE		
		SHEET 1 OF 1					

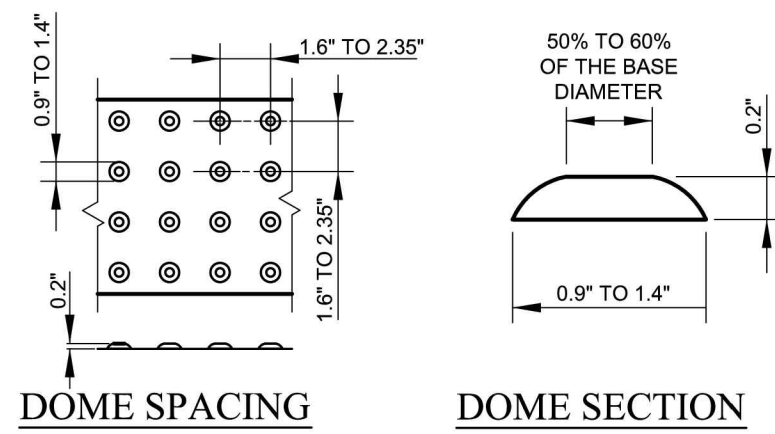


- NOTES**
- TO BE USED WHERE SIDEWALK IS SEPARATED FROM ADJACENT CURB. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
  - WHERE 48" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED.
  - NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 50:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
  - EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. BC 655.01.
  - SIDEWALK RAMP SHALL BE INCLUDED IN PRICE BID FOR CONCRETE SIDEWALK. DEPRESSED CURB AND CURB TRANSITION FOR SIDEWALK RAMP SHALL BE INCLUDED IN PRICE BID FOR CURB OR CURB & GUTTER. DETECTABLE WARNING SURFACE SHALL BE PAID FOR ON A SQUARE FOOT BASIS.
  - SIDEWALK RAMP TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.

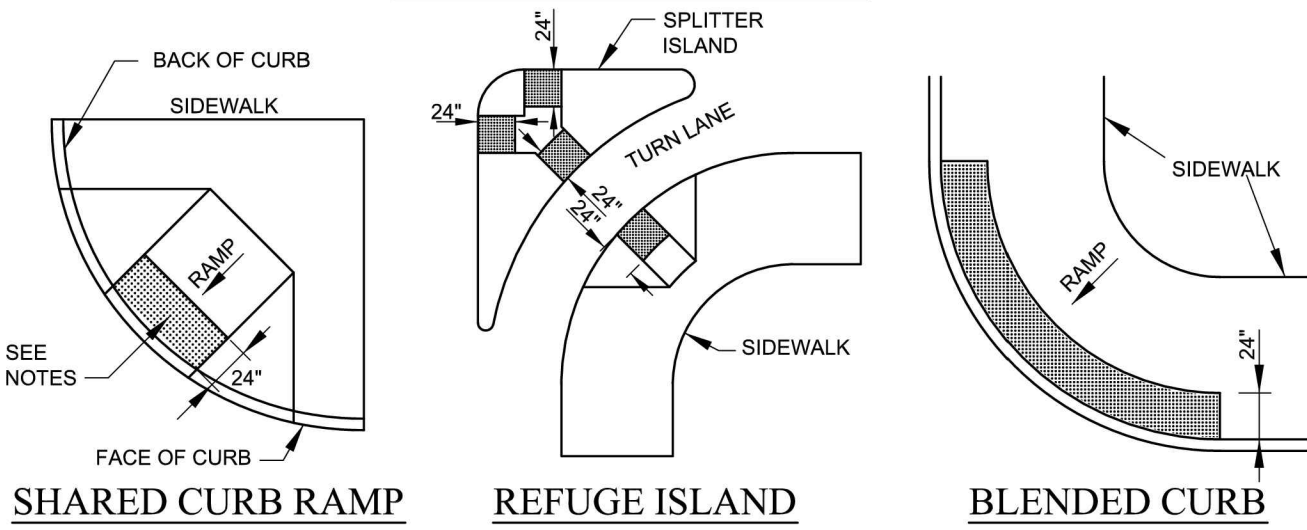
	APPROVED:  DIVISION CHIEF, TRANSPORTATION ENGINEERING AND CONSTRUCTION DIRECTOR, DEPARTMENT OF TRANSPORTATION	CITY OF BALTIMORE DEPARTMENT OF TRANSPORTATION TRANSPORTATION ENGINEERING AND CONSTRUCTION			ISSUED	REVISED	REVISED
		SIDEWALK RAMP PERPENDICULAR			8 / 2010		
		STANDARD NO. BC 655.11			SCALE: NONE		
		SHEET 1 OF 1					

#### DETAILS FOR DETECTABLE WARNING SURFACE


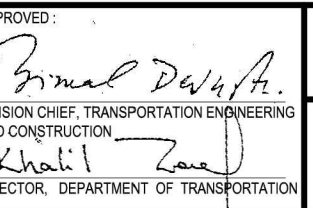
SEE PLACEMENT GUIDELINES BELOW

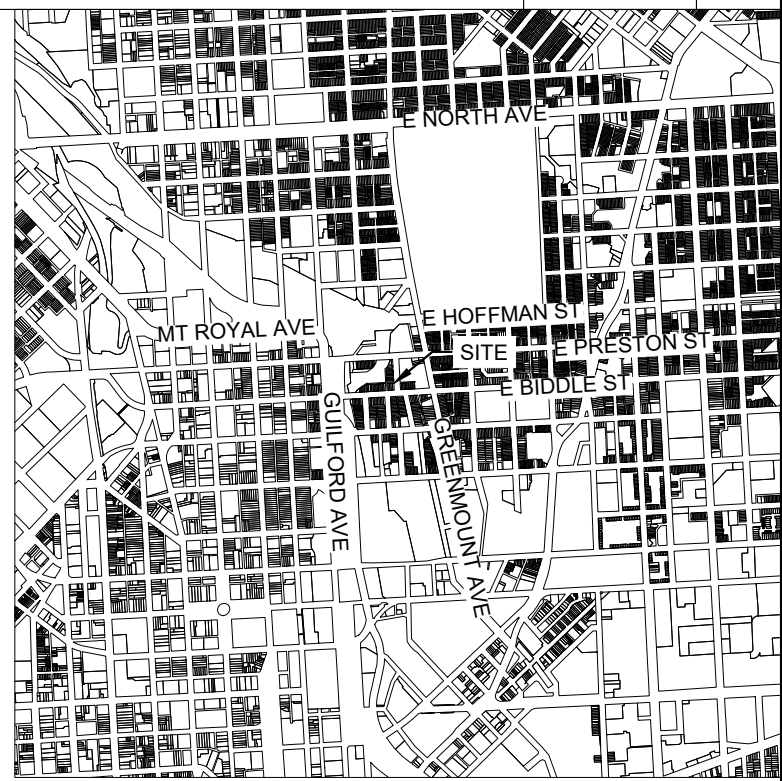


#### PLACEMENT GUIDELINES



- NOTES**
- THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 TO 8 INCHES FROM THE FACE OF CURB.
  - FOR SKEWED APPLICATIONS DETECTABLE WARNING SURFACE SHALL BE PLACED SO THAT THE DOMES CLOSEST TO THE BACK OF CURB ARE NO LESS THAN 0.5' AND NO MORE THAN 3.0' FROM THE BACK OF CURB. TRUNCATED DOME SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.
  - DETECTABLE WARNING SURFACE SHALL BE PAID FOR ON A SQUARE FOOT BASIS.
  - DETECTABLE WARNING SURFACES ARE REQUIRED AT STREET CROSSING ALLEY & SIGNALIZED INTERSECTIONS.

	APPROVED:  DIVISION CHIEF, TRANSPORTATION ENGINEERING AND CONSTRUCTION DIRECTOR, DEPARTMENT OF TRANSPORTATION	CITY OF BALTIMORE DEPARTMENT OF TRANSPORTATION TRANSPORTATION ENGINEERING AND CONSTRUCTION			ISSUED	REVISED	REVISED
		DETECTABLE WARNING SURFACES			8 / 2010		
		STANDARD NO. BC 655.40			SCALE: NONE		
		SHEET 1 OF 1					



VICINITY MAP  
SCALE: 1" = 2000'

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 59646, EXPIRATION DATE: 07/14/2024

LICENSED PROFESSIONAL	ENGINEER: CHRIS MARTIN	WARD: 10
	LICENSE #: 59646	
	DATE: 03/20/2024	
	DESIGNED BY: CCT	
DRAWN BY: CCT	SECTION: 40	SECT. APP.
	BLOCK: 1152	
	CHECKED BY: CHM	
	LOT: 26-34	

# Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224  
PHONE: 443-743-3470  
WWW.KIMLEY-HORN.COM  
114388000

#### AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE CONSTRUCTED AS SHOWN AND MEET THE APPROVED PLANS AND SPECIFICATIONS.

SIGNED \_\_\_\_\_ P.E. NUMBER \_\_\_\_\_  
NAME \_\_\_\_\_ DATE \_\_\_\_\_

#### SURVEY INFORMATION

- SITE TOPOGRAPHY AND EXISTING CONDITIONS ARE BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY DATED SEPTEMBER 29, 2023 BY KARINS AND ASSOCIATES
- SITE TOPOGRAPHY AND EXISTING CONDITIONS ARE SUPPLEMENTED BY BALTIMORE CITY AS BUILTS AND UTILITY GIS INFORMATION

CHIEF, TRANSPORTATION, ENGINEERING & CONSTRUCTION DIVISION  
DATE

DIRECTOR, DEPARTMENT OF TRANSPORTATION  
DATE

OWNER: TEACHER HOUSING AT BIDDLE LLC AND REBUILD METRO, LLC 1229 N CAROLINE STREET BALTIMORE, MD 21213	DEVELOPER: TEACHER HOUSING AT BIDDLE LLC AND REBUILD METRO, LLC 1229 N CAROLINE STREET BALTIMORE, MD 21213	APPLICANT: KIMLEY HORN AND ASSOCIATES, INC. 3904 BOSTON ST., SUITE 202 BALTIMORE, MD 21224
SURVEY BOOK: FMC 12998	RECORD PLATS: 37EE & CC-25	
B.M.: 33379	ELEV.: 93.24	DRAINAGE DISTRICT:
RELEASED BY: RIGHT OF WAY DIVISION:		

CITY OF BALTIMORE  
DEPARTMENT OF PUBLIC WORKS  
AGREEMENT NO. XXXX  
**1200 BRENTWOOD AVE**  
1200 BRENTWOOD AVENUE, BALTIMORE, MD,  
21202

#### SITE DETAILS

SCALE: AS SHOWN  
DATE: 03/21/2024  
TRANSPORTATION ENGINEERING DIVISION  
SHEET 2 OF 3



**E PRESTON STREET**

**BRENTWOOD AVENUE**

**E BIDDLE STREET**

**E CHASE STREET**

**PROJECT AREA**

**GREENMOUNT AVENUE**

GRAPHIC SCALE IN FEET  
0 50 100 200

**LOCATION PLAN**

SCALE: 1" = 100'

**NORTH**

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER
C1.00	EXISTING CONDITIONS PLAN
C2.00	SITE PLAN
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE DETAILS

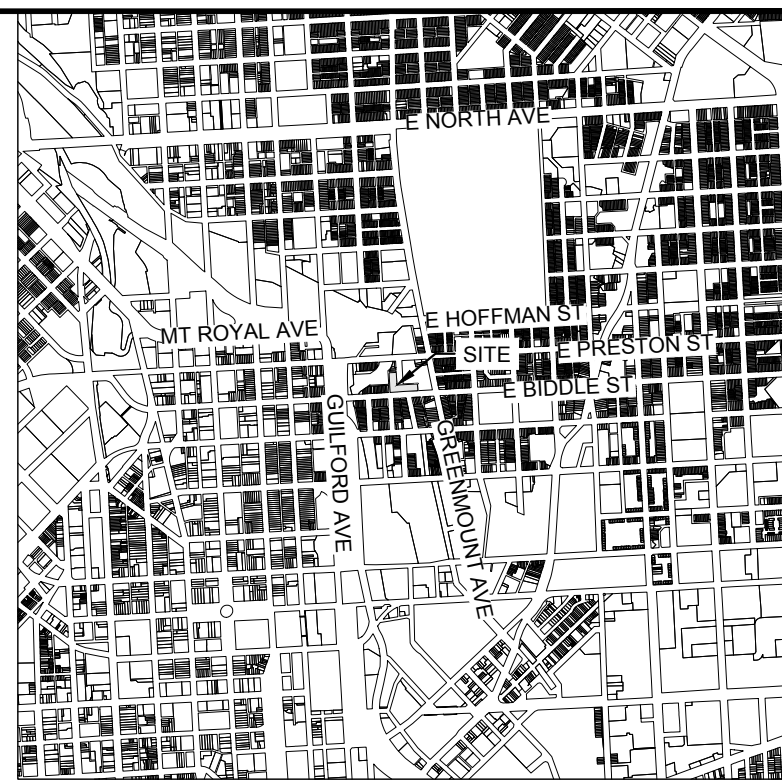
SITE INFORMATION						
ADDRESS	WARD	SECTION	BLOCK	LOT	AREA (SF)	AREA (Ac.)
1200 BRENTWOOD AVENUE	10	40	1152	26	± 1114	± 0.03
1202 BRENTWOOD AVENUE	10	40	1152	27	± 993	± 0.02
1204 BRENTWOOD AVENUE	10	40	1152	28	± 961	± 0.02
1206 BRENTWOOD AVENUE	10	40	1152	29	± 906	± 0.02
1208 BRENTWOOD AVENUE	10	40	1152	30	± 1057	± 0.02
1210 BRENTWOOD AVENUE	10	40	1152	31	± 893	± 0.02
1212 BRENTWOOD AVENUE	10	40	1152	32	± 1050	± 0.02
1214 BRENTWOOD AVENUE	10	40	1152	33	± 993	± 0.02
1216 BRENTWOOD AVENUE	10	40	1152	34	± 950	± 0.02

CALL 48 HOURS  
BEFORE YOU DIG

IT'S THE LAW!  
DIAL 811



Know what's **below.**  
Call **800-4-A-DIG** before you dig.



## VICINITY MAP

SCALE: 1" = 2000'

**OWNER**

TEACHER HOUSING AT BIDDLE LLC AND REBUILD METRO, INC  
ATTN: ARJUN HOSAKERE  
1129 N CAROLINE STREET  
BALTIMORE, MD 21213  
TEL: (443) 956-6638  
EMAIL: DEVTCONST@REBUILDMETRO.COM

## CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
ATTN: CHRIS MARTIN, P.E.  
3904 BOSTON STREET  
SUITE 202  
BALTIMORE, MD 21224  
TEL: (443) 743-3470  
EMAIL: CHRISTOPHER.MARTIN@KIMLEY-HORN.COM

**Kimley»»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
3904 BOSTON STREET, SUITE 202, BALTIMORE, MD 21224  
PHONE: 443-743-3470  
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION: I HEREBY  
CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT  
AM A DULY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE  
OF MARYLAND.

LICENSE NO.	59646
EXPIRATION DATE	07/14/2024

KHA PROJECT		114388000		DATE		03/11/2024		SCALE		DESIGNED BY		AM		DRAWN BY		AM		CHECKED BY		CHM	
-------------	--	-----------	--	------	--	------------	--	-------	--	-------------	--	----	--	----------	--	----	--	------------	--	-----	--

COVER

**1200 BRENTWOOD  
AVENUE  
PREPARED FOR  
REBUILD METRO, INC.**

BALTIMORE CITY  
MARYLAND

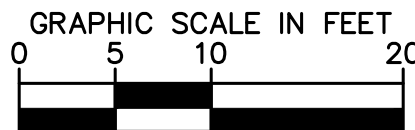
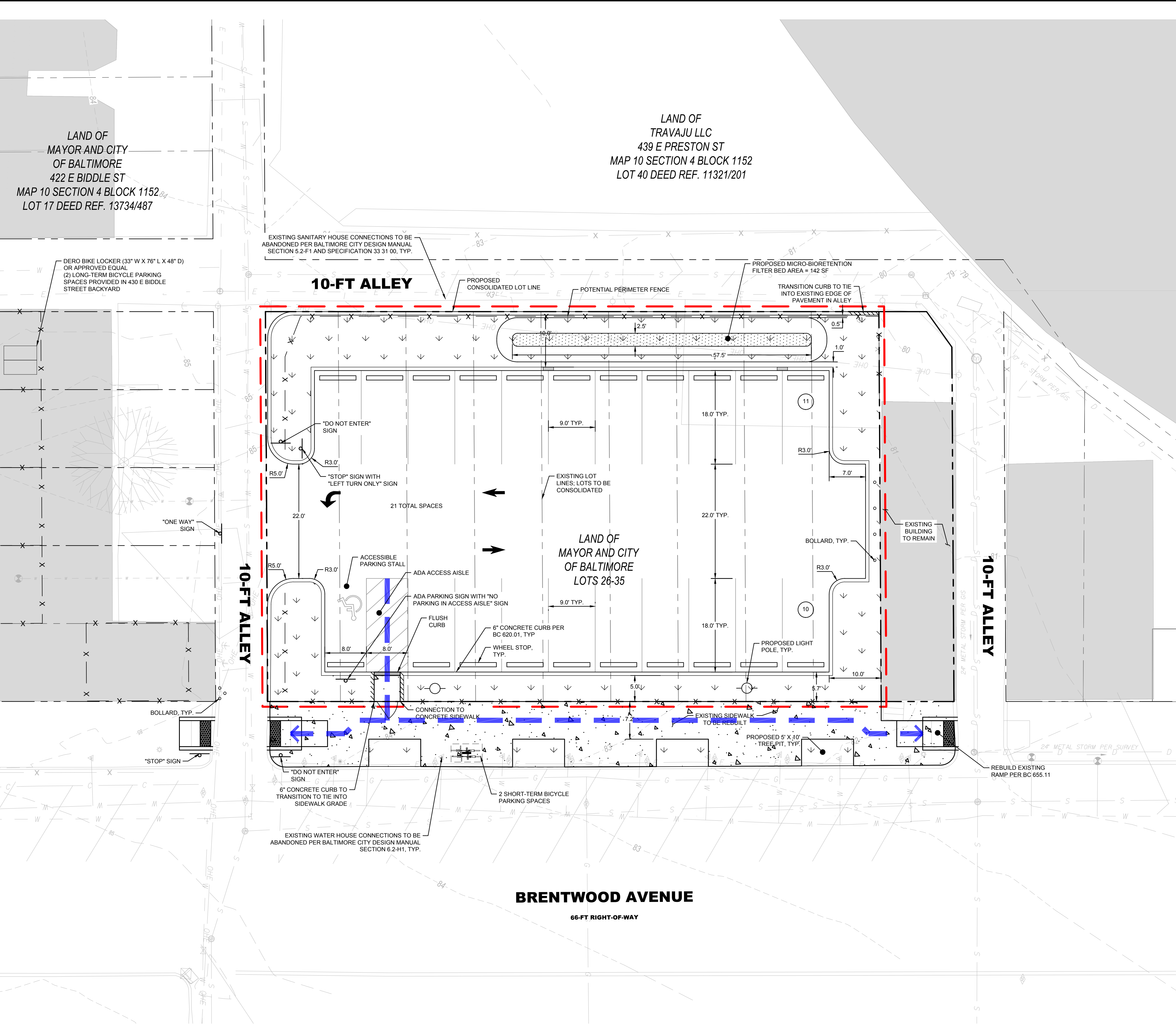
SHEET NUMBER  
**C0.00**



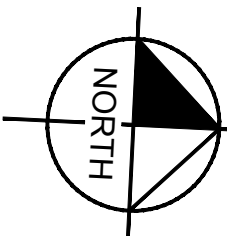




Plotted By: Mirrer, Allie Sheet Set: 1200 BRENTWOOD AVE. SPRC Layout: C2.00 SITE PLAN March 12, 2024 03:11:00pm K:\BAL-CIV\114388000-1200 Brentwood Avenue CAD\PlanSheets\SPRC - 1200 Brentwood C2.00 SITE PLAN.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



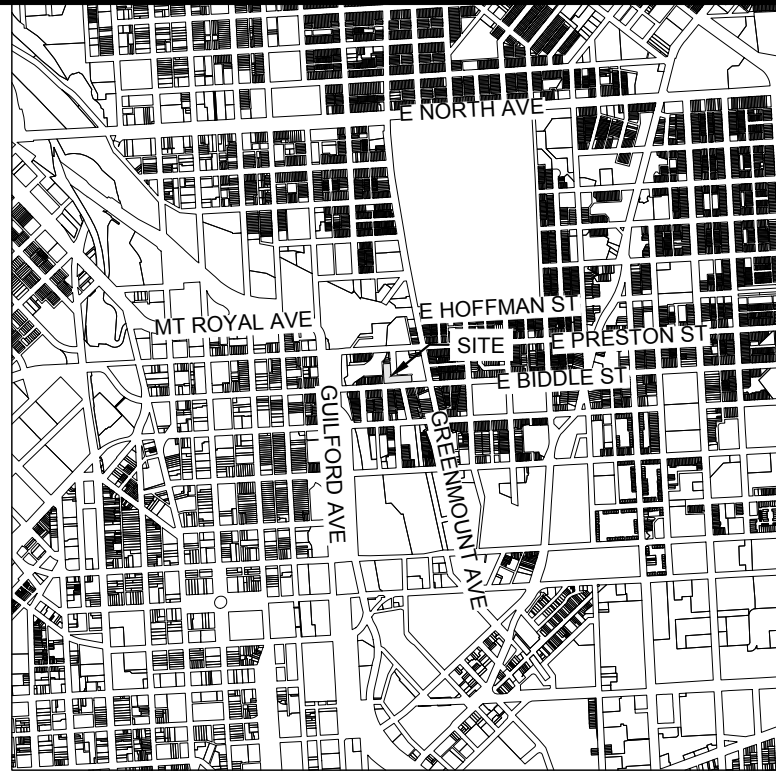
**SITE PLAN**  
SCALE: 1" = 10'



CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call 811 before you dig.



**VICINITY MAP**  
SCALE: 1" = 2000'

**GENERAL NOTES**

1 ADDRESS 1200 - 1216 BRENTWOOD AVENUE  
WARD 10  
SECTION 4  
BLOCK 1152  
LOTS 26 - 34

2 ZONING EXISTING R-8  
PROPOSED R-8

3 GROSS FLOOR AREA EXISTING 26751  
PROPOSED 0

4 REQUESTED ZONING VARIANCES, CONDITIONAL USES, EXISTING NON CONFORMING USES  
CONDITIONAL USE N/A\*  
VARIANCE N/A  
APPROVAL N/A  
\*A PARKING LOT IS A CONDITIONAL USE IN THE R-8 ZONE; HOWEVER, A PARKING LOT IS PERMITTED AS AN ACCESSORY USE WITHIN THE JOHNSTON SQUARE URBAN RENEWAL PLAN.

**5 PARKING TABULATIONS**

BICYCLE	SPACES REQUIRED		SPACES PROVIDED
	2 SHORT-TERM SPACES	2 SHORT-TERM SPACES	2 SHORT-TERM SPACES
	1 LONG-TERM SPACE PER 20 VEHICLE PARKING SPACES	2 LONG-TERM SPACES	2 LONG-TERM SPACES*

\*LONG TERM SPACES ARE PROVIDED IN THE BACKYARD OF 430 E BIDDLE STREET

**ENVIRONMENTAL NOTES AND FEATURES**

STORMWATER MANAGEMENT REVIEW  
FOREST CONSERVATION PROGRAM  
FLOODPLAIN  
1000' CHESAPEAKE BAY CRITICAL AREA

REQUIRED  
REQUIRED  
NO, PER FEMA FIRM MAP 2400870018G  
NO

**SITE PLAN LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CURB
- FLUSH CURB
- TRANSITION CURB
- WHEEL STOP
- LIGHT POLE
- BICYCLE RACKS
- SIGN
- BOLLARD
- FENCE
- POTENTIAL MICRO-BIORETENTION
- LANDSCAPE
- CONCRETE PAVEMENT
- ACCESSIBLE ROUTE
- PROJECT AREA

NOTE: PROJECT AREA IS SHOWN 1-FT OFFSET FROM PROPERTY LINE FOR CLARITY

**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
3904 BOSTON STREET, SUITE 202, BALTIMORE, MD 21224  
PHONE: 443-743-3470  
WWW.KIMLEY-HORN.COM

**SITE PLAN**

1200 BRENTWOOD AVENUE  
PREPARED FOR  
REBUILD METRO, INC.  
BALTIMORE CITY MARYLAND

SHEET NUMBER  
C2.00

NO.	REVISIONS	DATE	BY



Know what's below.  
Call before you dig



