



BALTIMORE HOUSING

CATHERINE E. PUGH
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Commissioner 

Date: May 26, 2017

Re: **City Council Bill 17-0049 - Planned Unit Development – Designation –
Overlook at Roland Park**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0049, for the purpose of approving the application of Blue Ocean Realty, contract purchaser of certain property located at Ward 27, Section 15, Block 4820E, Lot 021, to have that property designated a Residential Planned Unit Development; and approving the Development Plan submitted by the applicant.

If enacted, this bill would support the development of a 132 unit multi-family apartment building in the Roland Park neighborhood. The property is currently an unimproved wooded and sloping lot located near the corner of Northern Parkway and Falls Road behind an existing multi-family building. The property is split-zoned R-6 and R-1 and the developer would like to build a roughly 80' tall building, which would be allowed under the existing zoning code, but the new zoning code would cap the height of the development at less than 50 feet.

HCD reviewed the Department of Planning's report that mentions two reasons why the development of a PUD is needed and they are as follows:

- to maintain current property rights for the developer as the City transitions to the new zoning code
- to protect the R-1 portion of the site from development because the proposed development will be built on the R-6 portion of the site

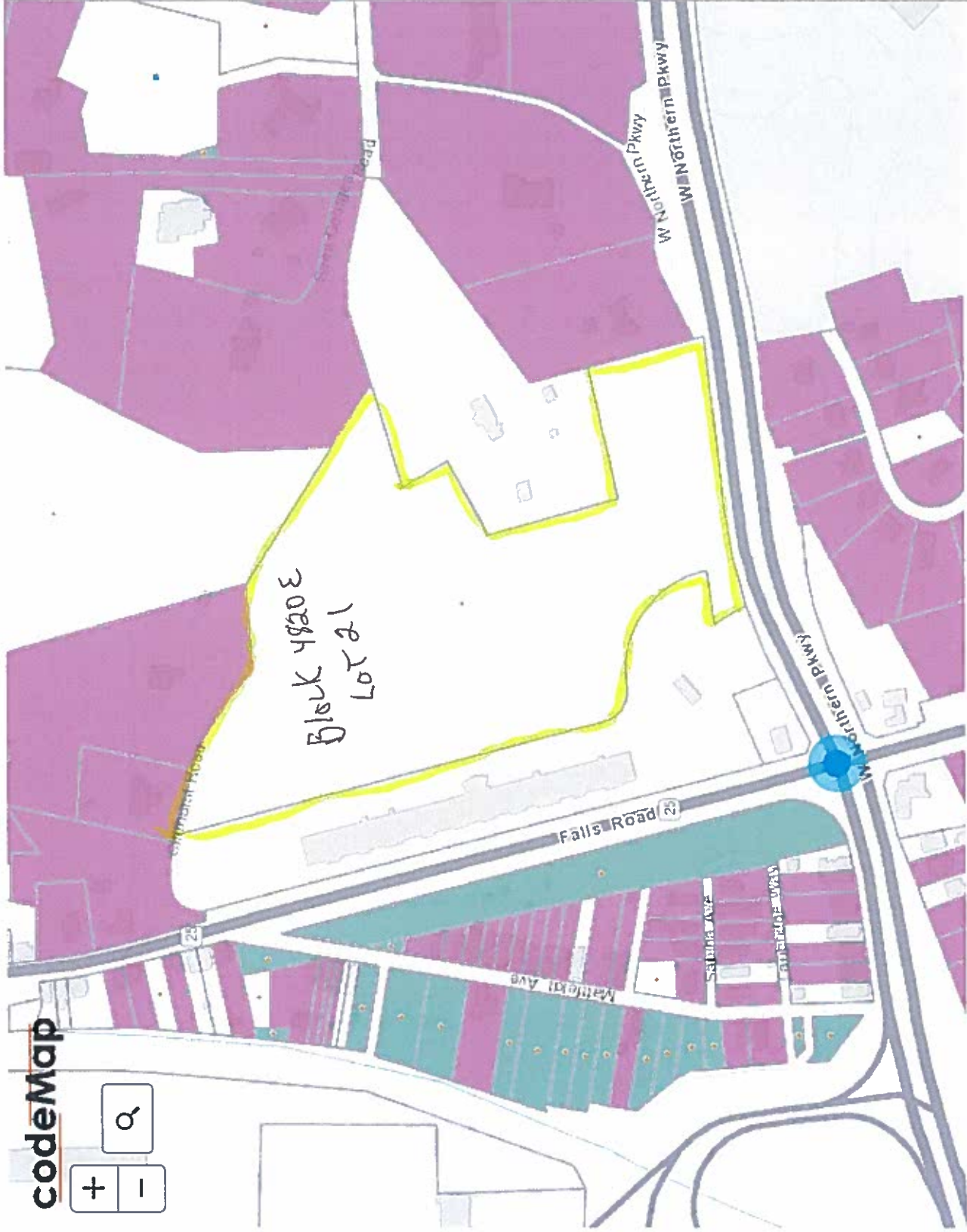
The Department of Housing and Community Development has no objection to the passage of City Council Bill 17-0049.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*



codeMap



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