



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**August 8, 2013**

**REQUEST:** Major Subdivision Final Plans/3102 Savoy Street

**RECOMMENDATION:** Approval

**STAFF:** Natasha Becker

**PETITIONER:** Saleem Fasil

**OWNER:** Same

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

**Site Conditions:** The subject site corresponds to Lot 1 of Block 7230 and is approximately 1/3 of an acre in size, zoned R-6. The property is improved with a single-family semi-detached unit. It lies within the Lakeland community of South Baltimore.

**General Area:** There are a mix of single-family attached, semi-detached, and detached dwellings in the surrounding area.

#### **HISTORY**

There have been no past Planning Commission actions concerning the subject sites.

#### **ANALYSIS**

The request is to subdivide 3102 Savoy Street (Lot 1 of Block 7230) into a total of four parcels. An existing semi-detached home will remain on Lot 1, while new Lots 1A, B, and C will be developed with single-family town homes (one on each lot). Parking pads will be provided and accessed from a rear alley. The subject site is approximately 1/3 of an acre in size, zoned R-6.

In its consideration of the current request, staff has reviewed the following:

- **Site Plan:** The Site Plan Review Committee reviewed the proposal on June 19, 2013 and had no further comments.
- **Elevations:** Elevations show two-story slab on grade construction with beige vinyl siding. The units feature gabled roofs and six-over-six pane windows. A staff architect has accepted the elevations as presented.
- **Zoning Regulations:** The project needed variances from yard setback requirements, which were granted by the BMZA on March 5, 2013.

- Subdivision Regulations: The project is fully compliant with Baltimore City's Subdivision Regulations. Preliminary Plans have been commented upon by all relevant agencies, and a Final Plan has been submitted that address those comments.

The following groups have been notified of this action: Lakeland Coalition, Lakeland Community Association, Mt. Winans/Westport/Lakeland Master Plan Task Force, Project T.O.U.R., Southwest Community Action Center, and Tri N.I.C.



**Thomas J. Stosur**  
**Director**