

APPLICATION TO SUBDIVIDE LAND IN BALTIMORE CITY

HOUSING AUTHORITY OF BALTIMORE CITY, INC.

OWNER INFORMATION

LEASEE: PERKINS HOMES PHASE IV, LLC

Name: c/o McCormack Baron Salazar Development, Inc. Attn: Trace Shaughnessy

Address: 100 North Broadway, Suite 100

City/State/Zip: St. Louis, MO 63102

Telephone Number: 314-621-3400

E-Mail Address: Trace.Shaughnessy@McCormack baron.com

PRIMARY CONTACT INFORMATION

Name and Company: Kevin C. Anderson, P.E. KCW ENGINEERING TECHNOLOGIES, Inc.

Address: 808 Landmark Drive, Suite 217

City/State/Zip: Glen Burnie, MD 21061

Telephone Number: 410-768-7700

E-Mail Address: kevinanderson@KCW-et.com

SITE INFORMATION & PROJECT DETAILS

Address: 1600 Bank Street

Existing Block & Lot Number(s): Ward 03, Section 09, Block 1428, Lot 01

Total Project Area: 59,245 sf = 1.3600 ac. +/-

Existing Number of Lots: 1

Proposed Number of Lots: 2

Existing Zoning: R-10

Proposed Zoning: R-10

Existing Land Use: Multi-family Residential Dwellings

Proposed Land Use: Multi-family Residential Dwellings

Commercial/Industrial Total GSF Proposed: 61,871 sf

Residential Unit Count (by type): 77 Dwelling Units

Parking Proposed: 38 Parking Spaces (incl. 4 HC)

VARIANCES OR WAIVERS

Are any zoning variances or waivers of Subdivision standards required? If so, has written justification been provided as a part of this submission?: Yes, zoning variances. See attached.

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PROJECT DESCRIPTION

Demolition of existing Perkins Homes multi-family residential buildings, site utilities, paving and amenities.

Phase IVA - Block E Lot 02: Construction of 4-story multi-family residential apartment building with 60 dwelling units (incl. 6 UFAS units) and 26 parking spaces (incl. 2 HC).

Phase IVB - Block E Lot 01: Construction of 3-story multi-family residential townhouse and flats building with 17 dwelling units (incl. 5 UFAS units), 12 parking spaces (incl. 2 HC), and site amenities.

FEES (Please make check payable to the Director of Finance)

Major Subdivision (Residential): \$75 per lot (proposed), \$350 minimum, \$2000 maximum Major

Subdivision (Commercial/Industrial): \$200 per acre, \$750 minimum, \$3000 maximum Minor

Subdivision: \$150

Plan Revision (Applies to Final Development Plans ONLY): \$150

Fee submitted: \$ 150.00

NUMBER OF CONCEPT / PRELIMINARY PLANS SETS SUBMITTED

_____ **Concept Plans:** 5 print sets and 1 .pdf version of the Existing Conditions Plan, Concept Subdivision and Concept Development Plan. Please refer to the official *Subdivision Regulations* for other submittals which may apply.

X **Minor Subdivisions (Vertical Subdivisions and Lot Splits) and Major Subdivisions (all types):** 25 print sets and 1 .pdf version of the Preliminary Subdivision and Development Plan. Please note that this number has been decreased from the 30 cited in the official *Subdivision Regulations*. Please continue to refer to these official *Subdivision Regulations* for other submittals which may apply.

_____ **Minor Subdivisions (Lot Line Adjustments ONLY):** 11 print sets and 1 .pdf version of the Preliminary Subdivision and Development Plan. Please refer to the official *Subdivision Regulations* for other submittals which may apply.

_____ **Minor Subdivisions (Resubdivisions ONLY):** 5 print sets and 1 .pdf version of the Block Plat Map and property legal descriptions. Please refer to the official *Subdivision Regulations* for other submittals which may apply.

To get more information from the Department of Planning, please contact Matthew DeSantis by e-mail at Matthew.DeSantis@baltimorecity.gov or 410-396-5622.