

APPLICATION TO SUBDIVIDE LAND IN BALTIMORE CITY

OWNER INFORMATION

Name: Threshold, Inc.
Address: 1702 Saint Paul Street
City/State/Zip: Baltimore, MD 21202
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PRIMARY CONTACT INFORMATION

Name and Company: Jessica Krueger, CityScape Engineering
Address: 3000 Chestnut Ave, Suite 112
City/State/Zip: Baltimore, MD 21211
Telephone Number: 410-388-9362
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SITE INFORMATION & PROJECT DETAILS

Address: 400-418 Lafayette Ave
Existing Block & Lot Number(s): Block: 1906, Lots 11-19
Total Project Area: 16,187 SF
Existing Number of Lots: 8
Proposed Number of Lots: 10
Existing Zoning: R-8
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Existing Land Use: Vacant lots
Proposed Land Use: Single family dwellings
Commercial/Industrial Total GSF Proposed: N/A
Residential Unit Count (by type): 10
Parking Proposed: 20 total spaces, in rear of homes and on-street

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?: N/A

PROJECT DESCRIPTION

Subdivide two (2) of the existing eight (8) lot parcels; with one lot returning to its original dimensions of 16' wide and one at 18' wide. All other lots are developed by right at their existing size. A total of ten (10) lots are proposed with new construction of ten single family attached dwellings.

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

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.

☒ **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.