

APPLICATION TO SUBDIVIDE LAND IN BALTIMORE CITY

OWNER INFORMATION

Name: BFH 1801 Oliver, LLC
Address: PO Box 50160
City/State/Zip: Baltimore, MD 21211
Telephone Number: 410.989.1607
E-Mail Address: China@actimpact.org

PRIMARY CONTACT INFORMATION

Name and Company: Addison Palmer, STV Incorporated
Address: 7125 Ambassador Road, Suite 200
City/State/Zip: Baltimore, MD 21244
Telephone Number: 410.281.2916
E-Mail Address: Addison.Palmer@stvinc.com

SITE INFORMATION & PROJECT DETAILS

Address: 1801 East Oliver St.
Existing Block & Lot Number(s): Block 1495, Lot 1
Total Project Area: 156,341 SF (3.59 AC+/-)
Existing Number of Lots: 1
Proposed Number of Lots: 4
Existing Zoning: C-2
Proposed Zoning: C-2 (no change)
Existing Land Use: Former water pumping station (not in service)
Proposed Land Use: General office and food related flex space
Commercial/Industrial Total GSF Proposed: 54,913 SF
Residential Unit Count (by type): N/A
Parking Proposed: 37 spaces

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?: Proposed lots 1,2 and 3 will require front yard setback variances along E. Oliver St. (existing condition).
Proposed lots 1, 2 and 3 will require interior side yard setback variances.

PROJECT DESCRIPTION

The food HUB is proposing to subdivide the existing buildings from 1801-1825

E. Oliver Street into individual lots.

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: \$ 750.00 (3.59 ac x \$200 = \$718 < \$750 min.)

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.