

# APPLICATION TO SUBDIVIDE LAND IN BALTIMORE CITY

HOUSING AUTHORITY of BALTIMORE CITY, INC.

## OWNER INFORMATION

LEASEE: PERKINS HOMES PHASE VC, 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@McCormackBaron.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: 1500 Bank Street

Existing Block & Lot Number(s): Ward 03, Section 08, Block 1427, Lot 01

Total Project Area: 97,576 sf = 2.2400 ac.

Existing Number of Lots: 1

Proposed Number of Lots: 2

Existing Zoning: C-2

Proposed Zoning: C-2

Existing Land Use: Multi-family residential

Proposed Land Use: Multi-family residential

Commercial/Industrial Total GSF Proposed: 85,727 sf

Residential Unit Count (by type): 40 - 1 BR + 40 - 2 BR = 80 D.U. (incl. 7 UFAS)

Parking Proposed: 42 vehicle spaces + 40 bicycle 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?: Yes

Rear Yard Setback of 11 ft. in lieu of Minimum Required 20 ft. Page 1 of 2

## PROJECT DESCRIPTION

Perkins Homes Redevelopment Phase 5C - Block D. Demolition of existing multi-family residential dwellings and site improvement. Construction of 3-story multi-family residential apartment building with 80 dwelling units , parking and amenity spaces. Subdivision of existing lot into 2 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: \$ 0.00 (HABC)

## 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](mailto:Matthew.DeSantis@baltimorecity.gov) or 410-396-5622.**