

ZONING ANALYSIS

LOT LOCATION 3600 ASH STREET
BLOCK 3518A, LOTS 19 + 20 [CONSOLODATED 8/07]
(WARD 13, SECTION 3)

LOT SIZE 6,267 SF (0.1439 ACRES)

OWNER: CLIPPER CREST LLC.
3418 ROLAND AVENUE, BALTIMORE, MD 21211

CURRENT ZONING: R-7

PROPOSED USE: MULTIFAMILY, DETACHED DWELLING
ACCESSORY USE: COVERED PARKING (BELOW DWELLING UNITS)

LOT AREA AND COVERAGE

MINIMUM LOT AREA/DWELLING: 1,100 SF/ DWELLING UNIT [§4-1006a]
ALLOWABLE UNITS: 5 DWELLING UNITS (PER 6,267 SF)
PROPOSED UNITS: 3 DWELLING UNITS + COMMONS

MAXIMUM LOT COVERAGE: PER FAR [§4-1006a]
PROPOSED LOT COVERAGE: 2,214 SF (37%)
(COVERAGE INCLUDES EXTERIOR,
COVERED SPACES, PORCHES, AND STAIRS)

TOTAL DISTURBED AREA: ~ 2,967 SF

2,214sf BUILDING FOOTPRINT; 492sf DRIVEWAY; 261sf EXTERIOR PAVING.
--

MAXIMUM ALLOWABLE BUILT AREA: 7,520 SF (PER FAR 1.2: §4-1008a)
PROPOSED BUILT AREA: 5,264 SF (TOTAL BUILT AREA)

3,218 SF (TOTAL LIVING AREAS) 2,046 SF (AUXILLIARY PARKING)
--

YARDS, SETBACKS, AND BULK [§4-1007]

FRONT: AS PER ADJACENT HOUSE
SIDES: 15'
REAR: 24'-6" (25' LESS 2% REAR YARD REDUCTION - §3-208)

[REAR SETBACK TO BE MEASURED FROM 1/4 WIDTH OF ALLEY PER §3-207c]

ALLOWABLE BUILDING HEIGHT: AS PER FAR [§4-1008]
PROPOSED BUILDING HEIGHT: 25' TO CORNICE AT STREET SIDE
(~38' RELATIVE TO REAR GRADE DUE TO SLOPE)
HIGH POINT: 40' RELATIVE TO REAR GRADE DUE TO SLOPE

OFF-STREET PARKING

REQUIREMENT: ONE FOR EACH DWELLING UNIT; 3 TOTAL
PROPOSED: 3 COVERED, ENCLOSED PARKING SPACES

ADDITIONAL SITE INFORMATION

FLOODPLANE: LOT IS NOT IN A FLOOD PLANE (Area X, White, "Not in Flood Plane")
(cf: PANEL 240087 0006 D, Dated 09-30-1988)

URBAN RENEWAL: LOT IS NOT IN AN URBAN RENEWAL AREA
HISTORIC DISTRICT: LOT IS NOT IN A HISTORIC DISTRICT
WETLANDS/
CRITICAL AREA: LOT IS NOT IN A WETLANDS OR CRITICAL AREA