

MWIA - Preliminary Development Information Questionnaire (MWIA-PDIQ)

Thank you for contacting Mt Washington Improvement Association about your Proposed Development. Please fill out the following form so that we have the basic information on your proposal and the necessary contact information. This form will help us address your proposal in a timely and efficient manner.

Contact Information of Concerned Parties:

- 1) Please identify the Property Address(s) of Proposed Development:
It will be 5710 Rusik Ave, but as of now its block/lot # is 4493/062
- 2) Please identify the Owner of property and their address if different from the Proposed Development (list all if there are multiple owners): Brian & Heather Owens
1138 Falls Hill Dr Apt
Baltimore, MD 21211
- 3) Please provide a List of all properties owned by the Owner(s) within 1/2 mile radius of the Proposed Development. N/A
- 4) Please identify the Developer name, address, email, and contact phone of the Proposed Development if it differs from the Owner. N/A
- 5) Please provide a List of all properties the Owner(s) & Developer are affiliated with within 1/2 mile radius of the Proposed Development. N/A
- 6) Proposed Developer PRIMARY Contact Person (this should be the primary point of contact for all communications regarding the Proposed Development) name, address, email, and contact phone(s). Brian Owens
303 669 9147
brianjowens@gmail.com
- 7) Contact information for owners of the adjoining properties and addresses:
MARK Nordhorst 5712 Rusik Ave
- 8) Other interested parties:
N/A

Project Information:

(You = Proposed Property Developer and or Owner)

- 1) Have you submitted a predevelopment form to or had a predevelopment meeting with Baltimore City Department of Planning? (If so please provide a copy of the predevelopment form submitted or provide the name and contact information of the Planning Person(s) who attended the meeting.) ~~Yes~~ No
- 2) What is the current use & zoning of the Proposed Development and are there any existing or have there ever been any conditional uses, restrictions or covenants which may restrict the development of the proposed property?
 - a) Please include an existing Street/Boundary Site plan @ 1"=30' scale, showing: property boundaries, all adjoining properties, all structures, and amenities.
 - b) Please provide copies of any conditional uses, restrictions or covenants which may restrict the development of the property.
- 3) Is the Proposed Development within an existing Planned Unit Development (PUD)?
It's ZONED R-1 & it will remain R-1

- a) Please provide copies of any PUD affiliated with the Proposed Property.
N/A
- 4) What is the proposed use & development program for the Proposed Development?
 a) If a zoning or use change is being requested please describe said changes using "City Planning Zoning terminology, ie. Zoning Change, Conditional Use or Variance, to describe the request being made.
 b) Please include a Proposed Use Street/Boundary Site plan @ 1"=30' scale, showing proposed: property boundaries, all adjoining properties, all structures, and amenities.
- 5) What is the size of Proposed Development in terms of interior square footage and exterior lot size? Please include plans showing per floor square footage if proposed development is multi-story.
 We are applying for 2 variances. ~~There~~ I've attached our application & site plan.
 Lot size is APPROX 7,400 sq/ft. Interior sq/ft = 1500 sq/ft
 2-story detached home
- 6) What is your anticipated construction start date and anticipated construction completion date of the Proposed Development? (Start - Month/Year) & (Finish - Month/Year)
 4/18 - 8/18
- 7) Are there third party agreements attached to property that govern the use or sale of the property before or after the Proposed Development? No
- 8) Does the Proposed Development require CHAP approval or fall within the Mt. Washington Historic District? No
- 9) What is the required parking and what is the proposed parking?
 1 lot site spot & there will be 1 site on our property
- 10) Will a traffic impact study be required?
 No
- 11) Does the Proposed Development met current federal, state and local storm water management regulations? Yes it will
- 12) Has financing been secured for the Proposed Development? In the process now
- 13) What tenants (if any) are being targeted to lease space in the Proposed Development?
 None
- 14) Has an architect and engineer been identified for this Proposed Development? Please provide company and lead designer/ engineer. KCI Technologies
- 15) What else would you like us to know about this Proposed Development?

Attachments: Variance Application, site plan, floor plans

Please include the following in PDF Format. Label all sheets with the proposed development Name and Address and date.

- 1) Please include an existing Street/Boundary Site plan @ 1"=30' scale, showing: property boundaries, all adjoining properties, all structures, and amenities.
- 2) Please include a Proposed Use Street/Boundary Site plan @ 1"=30' scale, showing proposed: property boundaries, all adjoining properties, all structures, and amenities.
- 3) Please include Conceptual Development Architectural Plans to present to the Public the initial appearance of your Proposed Development. These should contain Text Flags Identifying them as