

# PK || LAW

PESSIN KATZ LAW, P.A.

Herbert Burgunder III | 901 Dulaney Valley Road | Suite 500 | Towson, Maryland 21204  
|www.pklaw.com | 410-664-6500 | hb3@pklaw.com

March 31, 2017

**BY E-MAIL (cravenna42@gmail.com)**

Mr. Charlie Ravenna  
Mount Washington Improvement Association  
P.O. Box 10404  
Baltimore, Maryland 21209


Re: Preliminary Development Information Questionnaire  
1800 Thornbury Road, Baltimore, Maryland

Dear Charlie:

Thank you for taking the time to speak with me regarding the subdivision and future development of this lot. Attached is the completed Preliminary Development Information Questionnaire with attachments. While this lot will be located in a future R-1-C District, Thornbury Road is the dividing line between R-1 (7,300 square feet per dwelling unit) and R-1-C (21,780 square feet per dwelling unit). The properties directly across the street from the subject property, on Smith Avenue, are located in the R-1 District. These cottage-like homes are consistent with what we plan on building. We are hoping to build two new houses similar to the ones on Smith Avenue.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact me.

Sincerely,



Herbert Burgunder III

HB3:aml

Attachments

cc: Dr. and Mrs. William O'Meally (by e-mail w/ att.)

## **MWIA - Preliminary Development Information Questionnaire (MWIAPDIQ)**

**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: **1800 Thornbury Road, Baltimore, Maryland 21209**

2) Please identify the Owner of property and their address if different from the Proposed Development (list all if there are multiple owners): **Dr. William O'Meally and Mrs. Christine Thomas O'Meally**

3) Please provide a List of all properties owned by the Owner(s) within ½ mile radius of the Proposed Development. **None**

4) Please identify the Developer name, address, email, and contact phone of the Proposed Development if it differs from the Owner. **None**

5) Please provide a List of all properties the Owner(s) & Developer are affiliated with within ½ mile radius of the Proposed Development. **None**

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). **Lawyer: Herbert Burgunder III, Pessin Katz Law, P.A., 901 Dulaney Valley Road, Suite 500, Towson, Maryland 21204, 410-664-6500, hb3@pklaw.com.**

7) Contact information for owners of the adjoining properties and addresses:

**Michael and Suzanne O'Connell  
1802 Thornbury Road  
Baltimore, Maryland 21209**

**Elisabeth A. Gambino  
6000 Smith Avenue  
Baltimore, Maryland 21209**

**Alberto Alejandro Garrido  
5926 Smith Avenue  
Baltimore, Maryland 21209**

8) Other interested parties:

### **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**

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? **R-1 is the current zoning. The property is unimproved.**

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. **None**

3) Is the Proposed Development within an existing Planned Unit Development (PUD)? **No**

a) Please provide copies of any PUD affiliated with the Proposed Property.

4) What is the proposed use & development program for the Proposed Development? **We want to subdivide the property and build two cottage-like houses with architecture consistent with Mount Washington Village.**

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. **None**

b) Please include a Proposed Use Street/Boundary Site plan @ 1"=30' scale, showing proposed: property boundaries, all adjoining properties, all structures, and amenities. **Attached**

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 multistory. **Not determined yet.**

6) What is your anticipated construction start date and anticipated construction completion date of the Proposed Development? (Start - Month/Year) & (Finish - Month/Year) **Unknown**

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? **Yes**

9) What is the required parking and what is the proposed parking? **Required: 1 per dwelling unit. Provided: 2 per dwelling unit.**

10) Will a traffic impact study be required? **No**

11) Does the Proposed Development meet current federal, state and local storm water management regulations? **Unknown**

12) Has financing been secured for the Proposed Development? **None needed.**

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. **Robert S Rosenfelt, Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore, Maryland 21209, 410-653-3838, brosenfelt@cmrengineers.com**

15) What else would you like us to know about this Proposed Development?

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

**This lot on Smith Avenue would be perfect for two cottage-like houses similar as those in the next block. Facing the houses on Thornbury would make this an attractive location for two new Mt. Washington families: walk to school, walk to dinner, walk to Light Rail.**

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 "DRAFTS" understanding that these are subject to various other Architectural Reviews and all other Jurisdictions Having Authority.

a. Conceptual Development Architectural Plans should include floor plans showing basic square footage by floor and exterior elevations showing views of all sizes of Proposed Development structures with vertical dimensions of top of walls and roof.

4) Please include copies of any Predevelopment form if submitted to City Planning

5) Please include any items applicable as identified in this MWIA-PDIQ.





# PRE-DEVELOPMENT REVIEW Submittal Form



Note: All data is approximate  
and subject to change

Last Updated :3/3/2017 11:00:01AM  
Date of Submission:3/3/2017 11:00:01AM  
Name of submitter:Carla Ryon

**Contact Information**

<b>--SELECT--</b>		
Name: <u>Carla Ryon</u>	Name: _____	Name: _____
Address: <u>2835 Smith Avenue</u>	Address: _____	Address: _____
City/St/Zip: <u>Baltimore, MD 21209</u>	City/St/Zip: _____	City/St/Zip: _____
Phone: <u>4106533838</u>	Phone: _____	Phone: _____
Fax: _____	Fax: _____	Fax: _____
Cell Ph: _____	Cell Ph: _____	Cell Ph: _____
Email: <u>cryon@cmrengineers.com</u>	Email: _____	Email: _____

**Property Information**

<b>Primary Address</b>	<b>Primary Block</b>	<b>Primary Lot</b>	<b>Additional Addresses/Notes</b>
1800 THORNBURY ROAD	4652L	001D	
Total site area (SqFt) <u>19,558</u>			

**Existing Conditions :**

<b>Residential</b>			
Number of residential parcels:	1		
Number of dwelling units:	0		
Number of occupied dwelling units:	0		
<b>Commercial</b>			
Number of commercial buildings:	0		
Total commercial SqFt:	0		
Total occupied/leased commercial SqFt:	0		
<b>Industrial</b>			
Number of industrial buildings:	0		
Total industrial SqFt:	0		
Total occupied/leased industrial SqFt:	0		
		<b>Parking</b>	Number of Parcels: 0
			Number of Spaces: 0
		<b>Vacant lot</b>	Number of Parcels: 0
		<b>Open/Other</b>	Number of Parcels: 0

**Proposed Project Information**

<b>Project Name:</b> <u>1800 THORNBURY ROAD</u>	<b>Description:</b> It is proposed to subdivide this lot into two lots for land disposition only.
Rehabilitation (Number of structures): <u>0</u>	
Demolition (Number of structures): <u>0</u>	
Area of disturbance (Proposed total SqFt): <u>1</u>	
Gross Floor Area: <u>0</u>	
<b>Type/Size:</b>	
Residential (Percent of project): <u>100</u>	
Estimated number of single family dwelling units: <u>2</u>	
Estimated number of multi-family dwelling units: <u>0</u>	Number of units: row/townhouse <u>0</u> condo <u>0</u> apt <u>0</u>
<input type="checkbox"/> Dormitory <input type="checkbox"/> Senior/Assisted Housing <input type="checkbox"/> Group Home	
<b>Commercial (Percent of project):</b> <u>0</u> SqFt: <u>0</u>	Use (eg. Office, hotel, retail): <u>0</u>
<b>Industrial (Percent of project):</b> <u>0</u> SqFt: <u>0</u>	Use (eg. Factory, transportation, warehouse): <u>0</u>
<b>Other (Percent of project):</b> <u>0</u> SqFt: <u>0</u>	Use (eg.eg. Church, hospital, institution): <u>0</u>



To be filled out during Pre-Development meeting:

**Date of Meeting:** No Meeting Scheduled

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**Required Actions:**

- Subdivision (Number of parcels: \_\_\_\_\_ 0)
- Consolidation (Number of parcels: \_\_\_\_\_ 0)
- Traffic Impact Study
- Critical Area Review
- Forest Conservation Easement
- Floodplain
- Green Buildings
- BMZA (Action: \_\_\_\_\_ )
- CHAP
- Wetland
- Request for Re-Zoning

**Design Review:**

- Staff
- UDARP
- Planning Commission (Action: \_\_\_\_\_ )
- City Council Bill
  - Rezoning (to: \_\_\_\_\_ )  Street or Alley Closure  URP
  - PUD  Conditional Use  Other :

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**Meeting outcomes**

- Declined to continue/No further action
  - Further analysis needed for resubmission
  - Straight to permit
  - Proceed with required actions
  - Continue to Site Plan Review Committee (SPRC)
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**Notes/Comments:**





5801 Smith Ave  
Similar Cottage Houses



Google

Image capture: Jul 2012 © 2017 Google

Baltimore, Maryland  
Street View - Jul 2012