

CVCA Land Use Committee Meeting  
2434 St. Paul Street  
August 8, 2013 (ppd from 8/6 due to NNO)  
Minutes

Present: Sharon Guida, Chair, Sandy Sparks, Colleen Duncan (Carl Stokes' Office), Ashley Wallace, Susanne Riveles (Abell)

Absent: John Spurrier, John Henderson, Matthew Compton, Reginald Parker, Brian Owens, Peter Duvall (OGCA), Jeanne Knight (OGCA), Don Donahue (CNCA), Alan Mlinarchik (CNCA), Ryan Parnell (Harwood), Kelly Cross (Charles/25<sup>th</sup> St URO), Ronisha Moore (OGBA), Linda Johnson (GGCA), Councilwoman Mary Pat Clarke

B. Action Items:

1. 221-223 E 25th Street, Urban Phoenix Holding Corp. c/o Christopher Taylor 443-415-0554 and [Taylrfour@msn.com](mailto:Taylrfour@msn.com) to convert group home/rooming house to 4 dwelling units with 4 offstreet parking spaces (plans submitted to zoning show one bedroom apts). BMZA hearing scheduled for August 20, 2013 at 1 p.m. Partner Jay Holsey (Bedrock Remodeling at 410-984-8620) presented for Applicant Christopher Taylor (President of Union Square Community association) regarding two buildings consolidated into one building. The location was used by the previous owner as a group home/drug treatment facility and now Urban Phoenix plans to gut and remodel (currently dilapidated) into four 2 bedroom apartments, two on each floor with storage only in the basement. Revised Floor plans were presented (See attached). Entire Lot Area is 2,700 SF with 4 offstreet parking spaces in rear. The First Floor is 1,890 SF, with apt #1 as 782 SF, Apt #2 is 885 SF and 17 SF of Common Area with both apts having one bedroom in the front and one in the rear. Second Floor is 1,865 SF, with Apt#3 is 881 SF, Apt#4 is 812 SF, and 17 SF of Common Area with same configuration of bedrooms. Basement is 2,132 SF of storage area. Renovation was described as high-end, for long-term investment by owner, with hardwood floors, exposed brick, granite countertops in kitchen, stainless steel appliances, microwave, laundry in each apt, central air and heat, cable ready, staying true to historical nature with wooden windows and doors, plan to replace porch railings with rod iron, add fiberglass columns, and fire rated doors. They plan to retain the existing staircases as common area. The renovation will be URA Certified Lead Free. The property will need a new roof. Urban Phoenix plans to qualify for historic tax credits and to rent to young professionals at market rate and no Section 8 rentals. Ashley mentioned that Amy Bonitz of Struever Brothers contacted her to say that Urban Phoenix has a good reputation for quality workmanship in converting vacant dilapidated properties into historically accurate high end remodels throughout the City, particularly in Washington Village and Union Square. Jay Holsey mentioned other properties Bedrock has worked on in the Charles Village area include 2811 St Paul Street and other properties owned by Bedrock for remodel include 301 E 27<sup>th</sup> Street and two on Whitridge are under contract. Urban Phoenix is financially solid, does not rely on construction bank loans, and is committed to renovations in Charles Village. Their work can be seen on [www.greenurban.com](http://www.greenurban.com) and [www.brokenboxes.com](http://www.brokenboxes.com). They have 47-65 properties that they are renovating in Baltimore City.

Committee noted concerns registered by Peter Duvall of Old Goucher by email in advance of the meeting regarding inadequate space in rear of building for required off-street parking. Jay called the Architect who said that there was enough space for four parking spaces behind these buildings and that they were required by zoning to supply one parking space for two apartments. He said that the rear parking pad was 38 ft wide by 19 ft deep and had just enough room for 5 offstreet parking spaces. He did not know how wide was the alley but Peter thinks that it is about 10 feet wide and that the parking pad is 15 feet deep. It was agreed that a site visit was necessary to resolve this question.

Committee also had a few questions that Jay could not answer and would have to be posed to Christopher by email: a) what will be the design for the offstreet parking and front and rear landscaping and can you revise your plans to show this area with the precise square footage? b) what plans do you have for building security and exterior security lighting in front and rear? c) would you consider adding an area for secure bicycle parking? d) why did you change from 1 bedroom apts in your initial plans to 2 bedroom in your revised plans? e) what are the exact measurements of each of the basement windows? SLG will email these questions to Christopher and schedule a site visit for Thursday, August 15<sup>th</sup> at 6:30 p.m. to review the exterior.

Committee members polled were favorably disposed to this application provided that Old Goucher could be satisfied about the off street parking requirements at the site visit.

2. 237 E 25th Street, Urban Phoenix Holding Corp. c/o Christopher Taylor to convert group home/rooming house to 2 dwelling units with 2 offstreet parking spaces BMZA hearing scheduled for August 20, 2013 at 1 p.m. Partner Jay Holsey (Bedrock Remodeling) presented for Applicant regarding a corner building used by the previous owner as a group home/drug treatment facility and now Urban Phoenix plans to gut and remodel (currently dilapidated). The building will renovated and remodeled into two, 2 - floor apartments. Floor Plans were presented showing Total Lot Area of 1,350 SF with 2 offstreet parking spaces. The basement is 835 SF and is part of Apartment B, 820 SF is on 1<sup>st</sup> Floor with rear as part of Apt B and the front as part of Apt A, and 870 SF on Second Floor as all part of Apt A. Renovation includes restoring to historic true original outer design , rod iron railing, 100% lead free , fiberglass columns, wooden window and door replacement. Existing staircases will be used to travel within each apartment from floor to floor. Because this is a corner building, basement level has full sized windows and separate rear exit which is consistent with other buildings for which the Committee has made exception to its policy against basement apartments. This must be confirmed during the site visit.

Committee noted same comments and questions as with Action item #1 above and expressed a favorable disposition conditioned upon the site visit, answers to questions, and Old Goucher be satisfied that off-street parking requirements are satisfied.

SLG will email these questions to Christopher and schedule a site visit for Thursday, August 15<sup>th</sup> at 6:30 p.m. to review the exterior.

C. Updates:

1. 2600 N Howard Street Development Seawall Development (Old Tire Shop): Planning Commission Hearing on August 8<sup>th</sup> at 2:30 pm regarding closure of part of 26<sup>th</sup> Street for enlargement of sidewalk area on north side of 200 block of W 26<sup>th</sup> Street and the addition of angled parking spaces on the south side of that block. CVCA sent over letter in support conditioned upon their using 100 of the Miller court parking spaces for this development. Planning Commission approved and will send to City Council.

2. 2700 to 2900 Remington Avenue Seawall Development: Community Meeting for input held on July 27<sup>th</sup> and Reginald Parker was present as committee rep. Draft plans for mixed use development were shown with 2700 block being residential, and 2800 and 2900 being retail/office with offstreet parking. We are still awaiting word from Seawall as to where they will move the Anderson Body Shop as the project is still in its early stages.

3. Charmington's Outdoor Seating at 2601 N Howard Street , previously approved , but the design has changed to increase the amount of space between the curb and the tables from 6 feet to 10 feet. BMZA hearing scheduled for August 20<sup>th</sup> at 1 p.m. Committee discussed the conditions to support of previous plans and confirmed that the design changes were OK provided those same conditions were upheld.

4. 2129 St.Paul Street BMZA hearing was on 7/23. CVCA and Old Goucher opposed the appeal based on the argument that the last non-conforming use as a car wash had been abandoned and was not able to be modified to a clothing shop. Applicant withdrew her application prior to the hearing and her attorney, Gary Maslan, said that she would probably refile at a later date.

5. Greater Charles Village Master plan Sandy Sparks asked for more help with grant writing. Ashley suggested that Sandy contact Kevin Paul, a VISTA at Central Baltimore Partnership, who may be available to help with the Grant Writing which is under time/ deadline pressure.

6. Central Baltimore Partnership is busy applying for multiple grants on behalf of many different neighborhood projects and is organizing a task force to address the problem with the saturation of drug clinics, and social service agencies in the Old Goucher section of Charles Village.

7. Peabody Heights Brewery 401 E 30th, is applying for a special beer license from the State which allows them to sell glasses of beer during brewery tours from 6 am to 2 am. It is a six day license and Abell and CVCA will work together to reach to a MOU between them and the Brewery on this issue. Otherwise they will oppose the Application. The owner Hollis Albert will address the AIA general membership meeting on August 24th, 10:30am at the 29<sup>th</sup> Street Recreation Center (old Barclay Rec Center) at 29<sup>th</sup> and Barclay. CVCA Land Use Committee members are invited to attend that meeting, listen to comments of residents who live closest to the site, and we will make a recommendation to the CVCA Board after that meeting Any

protests to this new license must be filed on or before August 29 after which the Liquor Board will schedule it for a hearing.

8. Possible Transfer of Liquor License at old Ruby Tuesday location in 3000 block of N Charles Street: Ashley Wallace will contact Jennifer Mielke for more information and Colleen Duncan, Intern from Councilman Stokes' office will contact the Liquor Board to see if any Transfer application has been filed yet. Both will report info back to SLG and she will keep the committee updated as needed.

9. Permits for multiple units at 3113 St. Paul: This matter was raised by Peter Duvall and referred to Katie-Rose Imbriano Northern District Planner, who states that the permit is for fewer units than were previously allowed and that the developer is planning a major renovation which will upgrade the building significantly. In order to protest this permit further we will need more information about the permit application and someone will have to go downtown to review the file and meet with Katie-Rose. Otherwise, this issue is on hold until further information is obtained and reviewed about what grounds may exist for protesting this permit.

The meeting lasted over 2 hours and was productive and informative.

Next Meeting is on Tuesday September 3, 2013 at 7 p.m. at 2434 St. Paul Street .

Respectfully submitted by Susanne Rivelis (8/13) as revised by SLG (8/15).