



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

PLANNING & ZONING

1025 N. WASHINGTON STREET

CAMBRIDGE, MARYLAND 21613

TELEPHONE: 410-228-3790 EXT 103

FAX: 410-228-3814

Memorandum

Date: February 2, 2021
To: Planning Commission
From: Pat Escher, A.I.C.P., City Planner
Regarding: 421 Maryland Ave

The City approved a Special Exception for the property at 421 Maryland Ave for a mixed-use development containing two residential units and a central commercial space. In reviewing the records, I am not sure why there was a special exception, as side by side mixed use is a permitted use pursuant to a text amendment that was done 2017. Having said that, the owner, Mr. Schneider has been unsuccessful in trying to rent the central area as an office and is requesting that it be allowed for a third residential unit.

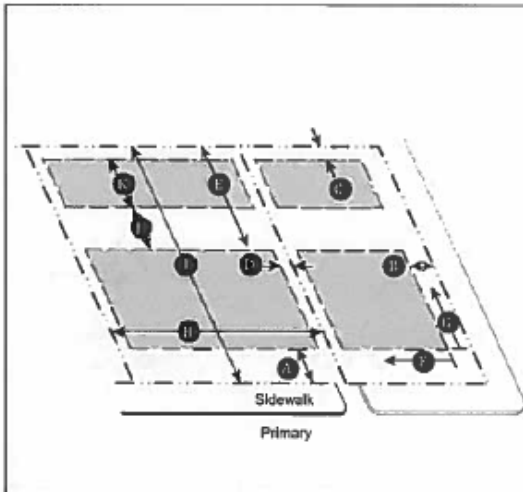
The question before the Commission is how do we want to accommodate this request. We can do a text amendment that would allow an existing structure within the 400 block of Maryland Gateway subdistrict to allow three residential units. Below is a density calculation that I did when we were first considering the topic.

Here is a draft of the text amendment for your discussion. This language would be inserted into the Notes Section of Maryland Gateway form based code section.

Properties within the 400 Block of Maryland Avenue that were previously a mixed-use configuration of residential and commercial may be converted to entirely to a residential building that consists of no more than three residential units.



Maryland Avenue Gateway Sub-District Standards



Key

— Property Line	--- Setback Line
■ Building Area	- - - Build-to Line (BTL)

Building Placement

Build-to Line (Distance from Property Line)

Front	20' *	(A)
Side Street	10'	(B)
Rear, Ancillary Building	5'	(C)

*May be reduced to meet furthest back adjacent BTL if adjacent BTL is less than 20' from property line.

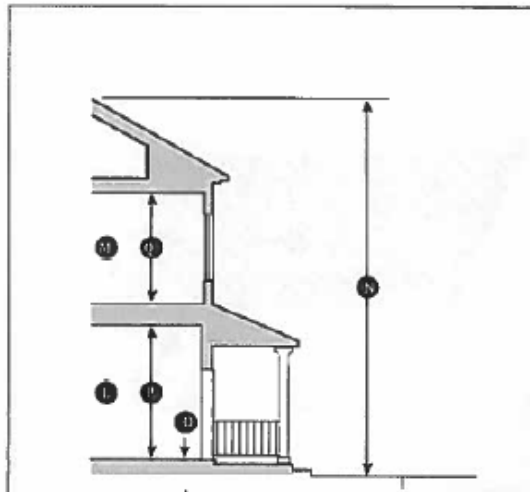
Setback (Distance from Property Line)

Side	4' one side, 8' other	(D)
Rear, Main Building	40"	(E)

*Setback shall be 120' measured from front property line if no alley adjoins the property.

Building Form

Primary Street Façade built to BTL	50% min.	(F)
Side Street Façade built to BTL	30% min.	(G)
Lot Width	60' max.	(H)
Lot Depth	175' max.	(I)
Distance between buildings	8' min.	(J)
Depth of ancillary building	28' max.	(K)
Footprint of ancillary building	700 sf max.	



Use

Ground Floor	See Table of Permitted Uses	(L)
Upper Floor(s)	See Table of Permitted Uses	(M)

Height

Building Max.	2.5 stories and 30' max.	(N)
Ancillary Building Max.	1.5 stories and 15' max.	
Finish Ground Floor Level	18" min. above sidewalk *	(O)
First Floor Ceiling Height	10' min. clear	(P)
Upper Floor Ceiling Height	8' min. clear	(Q)

*6" on downslope lots.

Notes

Properties within the 400 Block of Maryland Avenue that were previously a mixed-use configuration of residential and commercial may be converted to entirely to a residential building that consists of no more than three residential units.