



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

PLANNING & ZONING

1025 WASHINGTON STREET

CAMBRIDGE, MARYLAND 21613

410-228-1955

Planning and Zoning Staff Report

July 6, 2021

I. BACKGROUND INFORMATION:

Project Name: Travers Electric Storage Building

Applicant/Owner: Rodney Travers

P & Z Case No.: PZ 2021-011

Nature of Request: Concept Plan to Construct a Storage Building

Location of Property: Map 0304, Grid 006, Parcel 3900

Total Acreage: 8,599 SQ FT

Zoning: DWDD _ General

II. **STAFF RECOMMENDATION:** Staff recommends approval pending the following recommendations.

III. **DISCUSSION:** This is an application to construct a storage building in the DWDD _ General Zoning District.

This application was heard by the Planning Commission at their June 1st hearing. The discussion at that hearing entailed the fact that the existing definition of storage needed to be refined as it currently does not clearly deferent between an outdoor storage yard and a storage building. So, in conjunction with application there is a proposed text amendment to provide clarity and allow for a storge building to be permitted in the DWDD, provided it meets certain criteria. There was additional discussion about the ownership of the property, as the proposed storage building is on a separate property

with different ownership. The property has subsequently been transferred to Mr. Travers.

In the previous report it was indicated that the accompanying documentation that the building circled in red was the proposed structure. The actual structure was the middle picture as demonstrated by the new elevations. The property currently has a screening fence, and the roof and cupola will be the most visible portions of the building.

The City Engineer has no comments at this time; no stormwater facility is required due to small nature of the project.

STAFF RECOMMENDATION: Staff recommends approval pending the following recommendations.

1. The approval of this project is dependent on City Council's approval of the associated text amendment that differentiates a storage building from a storage lot.
2. The applicant shall submit a plat to vacate the center lot line and combine the two lots into one lot.



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June 1, 2021

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II. **STAFF RECOMMENDATION:** See staff discussion section.

III. **DISCUSSION:** This is an application to construct a storage building in the DWDD _ General Zoning District.

This site is located in the Form Based Code and there are some site design deviations such as the building not being located directly adjacent to the street. The building selected by the applicant will be an appealing building with some architectural enhancements such as the different color at the base and a copula on top. There will be no utilities to the building.

This application does warrant some further discussion however, as to our definition of storage, which is not permitted in any of the Downtown Waterfront Development Districts. Staff has had some other locations with this use being discussed, staff believes

that the Commission should revisit the definition. The current definition reads as follows:

Storage – *the keeping, either indoors (including inside a cargo trailer) or outdoors, of equipment, vehicles, or supplies used in the conduct of a trade, business, or profession. Storage does not include the overnight parking in residential zones of a single vehicle weighing no more than 2.5 tons gross vehicle weight which, although used primarily for business, trade, or professional purposes, also provides daily transportation to and from work.*

Staff believes that there should be a distinction between outside storage and inside storage. In this case, the storage will be contained within a building. There may also have a provision that storage should be reviewed by the Zoning Official and/or Planning Commission and/or Historic Preservation Commission as some locations may be more conducive to storage than others. The Commission had a recent case of outside storage on Cedar Street, a primary entrance to the City. There has also been a request for metal storage containers in the downtown core which is also in the historic district. Some of the buildings in the downtown are smaller in nature with limited storage. So, while there is a blanket prohibition of storage, staff believes that there needs to a further distinction between an outside storage yard, a storage building, storage containers and discussion about the screening of these facilities, when and where they are permitted.

The City engineer has no comments at this time.



To: City of Cambridge

Attn: Planning Commission

From: Rodney Travers

Site Background: The site/lot was the storage lot for the old Webster's Lumber Store. It had several delapidated out buildings and fencing. We purchased it about 5 years ago, cleaned it up and installed the black vinyl fencing that is there now.

Use: The proposed new building primary use is for storage of materials and equipment for our electrical business. The building will remain unfinished inside and will be located behind a 6 ft privacy fence.

Storm water: We have had George Hyde review our proposed location and according to the conversation we had with him there is nothing that needs to be done with storm water. We propose the rain gutters empty to the east side of the building closest to the street so as not to affect any of the neighboring property.

Utilities: We have no intentions of running any utilities to the building, it's primary use will be storage.

Traffic/Access: No issue, nothing is changing in that regard.



Bright White (39)
CF45 - 29 ga/ *26 ga
CF40 - 29 ga



Polar White (80)
CF45 - 26 ga



White (30)
CF45 - 29 ga/26 ga
CF40 - 29 ga



Light Stone (63)
CF45 - 29 ga/26 ga
CF40 - 29 ga



Mocha Tan (22)
CF45 - 29 ga/26 ga
CF40 - 29 ga



Brown (12)
CF45 - 29 ga/26 ga
CF40 - 29 ga



Burnished Slate (49)
CF45 - 29 ga/26 ga
CF40 - 29 ga



Taupe (74)
CF45 - 29 ga/ *26 ga



Ash Grey (25)
CF45 - 29 ga/26 ga
CF40 - 29 ga



Charcoal (17)
CF45 - 29 ga/26 ga
CF40 - 29 ga



Red (24)
CF45 - 29 ga/26 ga
CF40 - 29 ga



Patriot Red (73)
CF45 - 29 ga/26 ga
Premium Color - Up charge will apply



Dark Red (46)
CF45 - 29 ga
Premium Color - Up charge will apply



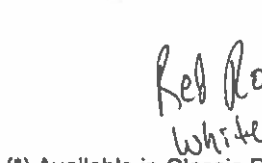
Burgundy (15)
CF45 - 29 ga/26 ga
CF40 - 29 ga



Hawaiian Blue (70)
CF45 - 29 ga/26 ga



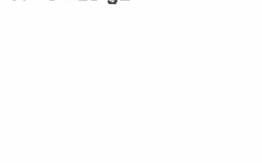
Ocean Blue (35)
CF45 - 29 ga/26 ga
CF40 - 29 ga



Patina Green (58)
CF45 - 29 ga/26 ga



Forest Green (26)
CF45 - 29 ga/26 ga
CF40 - 29 ga



Black (06)
CF45 - 29 ga/26 ga
CF40 - 29 ga



Native Copper (190)
CF45 - 29 ga
Premium Color - Up charge will apply



*Red Roof
White walls*

(*) Available in Classic Rib only

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Color selections are close representations but are limited by processing and viewing conditions. Actual samples are available upon request. For all specific warranty, application, installation, and technical information regarding these products contact your local sales representative.



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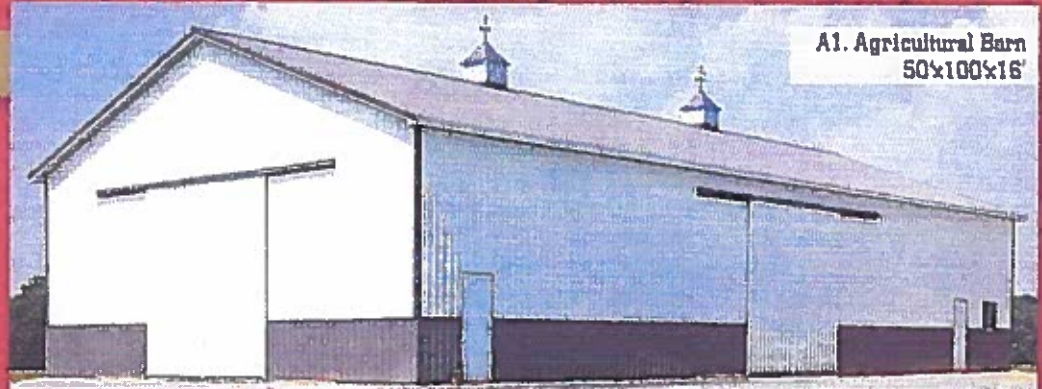
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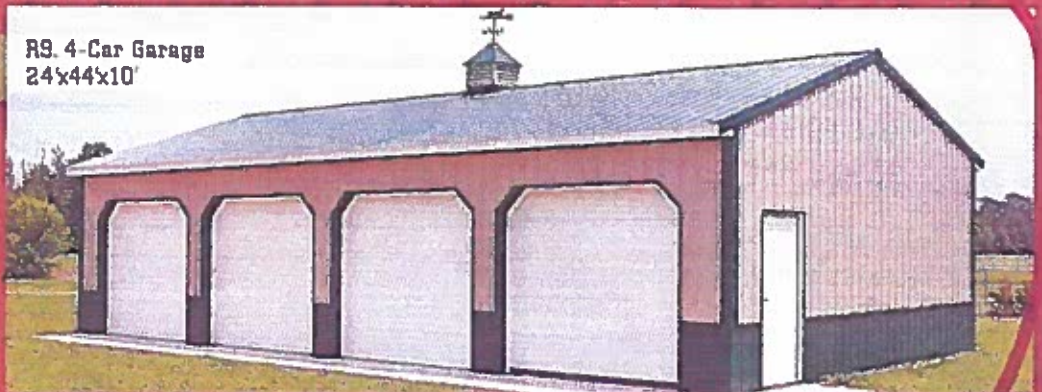


C4. Commercial Vehicle Storage
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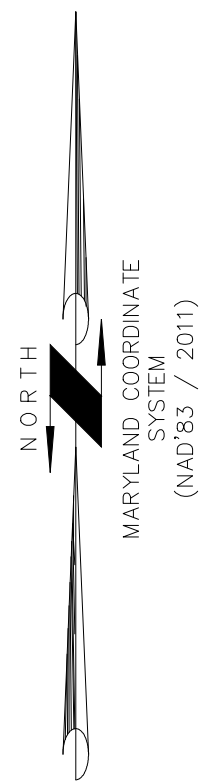
R9. 4-Car Garage
 24x44x10'

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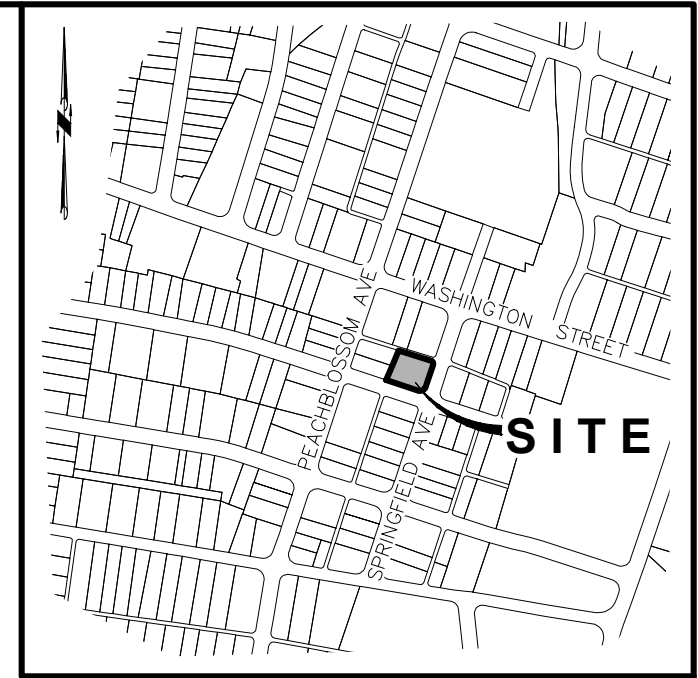
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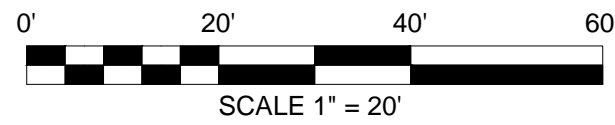
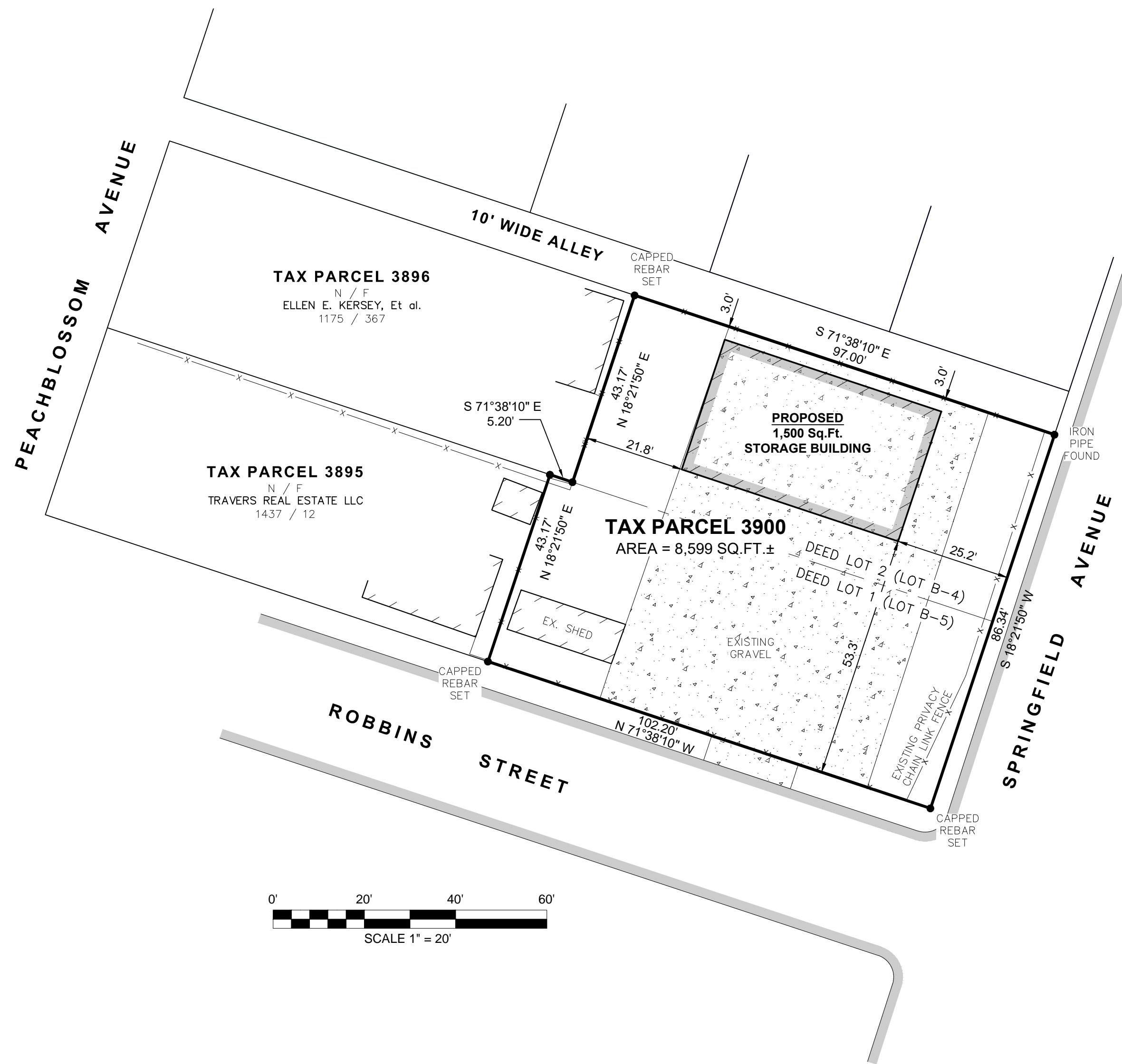


LEGEND:

- = EXISTING PAVED SURFACE
- = EXISTING GRAVEL SURFACE



VICINITY MAP
SCALE: 1" = 500'

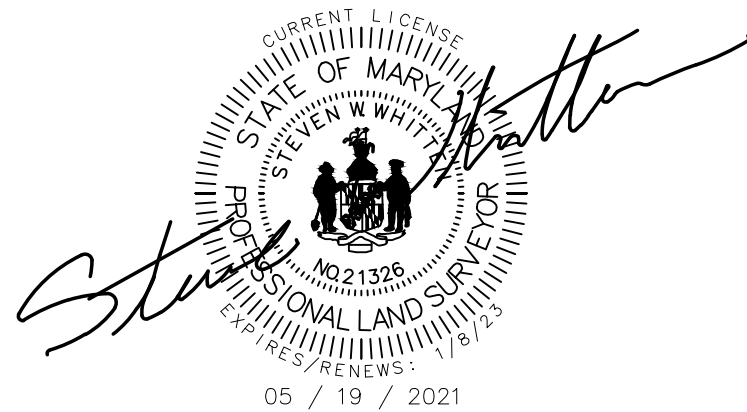


GENERAL NOTES:

1. SITE INFORMATION:
 SITE ADDRESS: SPRINGFIELD AVENUE
 CAMBRIDGE, MD 21613
 TAX MAP 304, GRID 06, PARCEL 3900
 TAX ACCOUNT No.: 07-152175
2. DEED REFERENCE: 1455 / 358 (PROPERTY THREE)
3. CURRENT ZONING INFORMATION:
 DISTRICT: DOWNTOWN WATERFRONT DEVELOPMENT DISTRICT-GENERAL
4. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS COMMUNITY PANEL No. 24041C0187E FOR DORCHESTER COUNTY, MARYLAND EFFECTIVE MARCH 16, 2015.

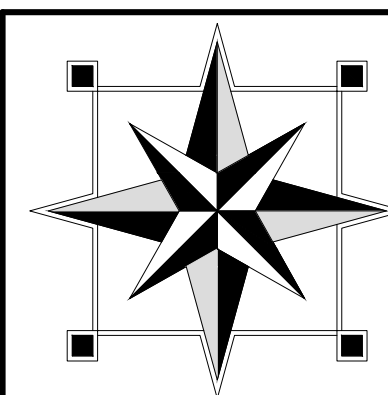


PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH COMAR 09.13.06.10 & 09.13.06.12



UNDERGROUND UTILITY WARNING:

NO INVESTIGATION AS TO THE EXISTENCE OF ANY UNDERGROUND UTILITIES WAS CONDUCTED IN THE PREPARATION OF THIS PLAT. IT IS THE RESPONSIBILITY OF THE OWNER, SUCCESSORS, OR ASSIGNS, AND/OR ANY CONTRACTOR TO COMPLY WITH THE UNDERGROUND FACILITIES DAMAGE PREVENTION LAW AND THE REQUISITE PERMITS ARISING THEREFROM.



FINK, WHITTEN & ASSOCIATES, LLC.

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 PERMITTING

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CAMBRIDGE
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 504 Maryland Avenue
 Cambridge, Maryland 21613

www.FINKWHITTEN.com

SITE PLAN
 SHOWING PROPOSED IMPROVEMENTS TO THE LAND OF

DNR 401 LLC

TAX MAP 304, GRID 06, PARCEL 3900
 IN THE CITY OF CAMBRIDGE
 DORCHESTER COUNTY, MARYLAND

DRAWN: B.L.W. CHECKED: S.W.W.

DATE: 03 / 25 / 2021

SCALE: 1" = 20'

JOB NO.: D-304-6-3900