

## PLANNING COMMISSION

(410)263-7961

145 GORMAN STREET, 3<sup>RD</sup> FLOOR  
ANNAPOLIS, MARYLAND 21401

February 20, 2014

To: Annapolis City Council

From: Planning Commission

Re: Findings - O-1-14: Single-Family Attached Dwellings in the C1-A District

### SUMMARY

O-1-14 proposes modifications to section 21.40.140 of the C1-A Special Conservation Residence district in order to allow single-family attached dwelling, lawfully existing on June 20, 1994, are deemed conforming and may be expanded, subject to compliance with the bulk regulations for single-family detached dwellings in the C1-A District.

### STAFF RECOMMENDATION

At a regularly scheduled meeting on February 20, 2014, the Planning and Zoning staff presented their analysis and recommendations for approval of the legislation.

Staff reviewed the background of the regulations and proposed amendments and then provided an analysis. This information was forwarded to the Planning Commission for review in a report dated February 20, 2014.

Staff stated that currently, single-family attached dwellings are deemed a non-conforming use in the C1-A Special Conservation District. The proposed ordinance, O-1-14, would deem single-family attached dwellings a conforming use. This modification of the use regulations is consistent with the goals of the C1-A District with regard to the preservation of neighborhoods.

While this will permit their expansion, any expansion would be subject to the bulk regulations for single-family detached dwellings in the C1A District. Staff, however, recommends a change to the parameters under which this is proposed. Single-family attached dwellings, lawfully existing on June 20, 1994, are deemed conforming and may be expanded if they otherwise meet the requirements of this district, including the setback and height limitations in accordance with single-family detached dwellings except that the shared lot line between attached units will have no setback requirement, and subject to minor site design plan approval and review by the Historic Preservation Commission under Section 21.56 of this Code.

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PUBLIC HEARING AND DELIBERATION

In accordance with the Annapolis City Code, a public hearing was held and the public was invited to comment on the proposed text amendment. Several persons spoke on the legislation.

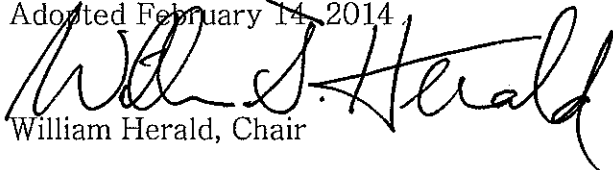
At the close of the public hearing, the Planning Commission entered into deliberations. The Commission concurred with staff.

RECOMMENDATION

By a vote of ~~5~~<sup>20</sup>-0, the Planning Commission recommends approval of O-1-14, subject to the following revision:

Single-family attached dwellings, lawfully existing on June 20, 1994, are deemed conforming and may be expanded if they otherwise meet the requirements of this district, including the setback and height limitations in accordance with single-family detached dwellings except that the shared lot line between attached units will have no setback requirement, and subject to minor site design plan approval and review by the Historic Preservation Commission under Section 21.56 of this Code.

Adopted February 14<sup>20</sup>, 2014.

  
William Herald, Chair