



EastportCivic.org
Architecture & Zoning
P.O. Box 3539
Annapolis, MD 21403

August 7, 2018

Jacquelyn M. Rouse, AICP
Planning Administrator
City of Annapolis Planning & Zoning Department
145 Gorman Street
Annapolis, MD 21401

Re: Eastport Civic Association Review of 418 Fourth Street (SDP2018-004 & VAR2018-009)

Dear Ms. Rouse,

The Architecture and Zoning Committee of the Eastport Civic Association met on July 9, 2018 to review the site design plan and variance application for the property located at 418 Fourth Street. The applicant proposes a second floor addition to the rear half of the existing structure and improvements to the rear parking lot.

The Committee welcomes the proposed improvements. The front façade is left unchanged and the modest height additions are added to the rear portion of the structure causing minimal impact to the presence along Fourth Street.

We noted the inclusion of a 10 foot landscaped buffer at the rear of the property, separating the proposed parking lot from the bordering residential properties. We ask that the applicant continue to keep the interests of the neighbors in mind through appropriate noise and odor mitigation plans.

The applicant has meet previously with both the Architecture and Zoning Committee and the Board of Directors of the Eastport Civic Association. In these meetings, concerns expressed by the near neighbors regarding parking and traffic impacts were conveyed to the applicant. These concerns were heard and the applicant stated several ideas to address these concerns. We appreciate the mindfulness on the part of the applicant with regards to the changes this project can potentially bring to the neighborhood.

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The request for a variance to the side setback would permit the inclusion of additional parking spots in the proposed parking lot. Whereas the request for variance borders on neighboring commercial uses and reflects the current usage of the property, we resolved that granting the variance request would not be detrimental to the character of the neighborhood.

Sincerely,

Ben Goldeen
Chair
Architecture and Zoning Committee
Eastport Civic Association