

Zoning Committee
Hampden Community Council
Development Questionnaire

Instructions:

In order for the Hampden Community Council (HCC) Zoning Committee to consider supporting a project, the following questions must be answered. The completed form, with any attachments, should be given to the HCC Zoning Committee for review. Once completed, the HCC Zoning Committee will schedule a meeting with the developer to present the information, ask additional questions or request. All questions must be answered.

Please note: The HCC Zoning committee reviews the information and makes a recommendation to the HCC Board. In some instances, the developer is asked to present their plans to the general HCC membership for questions. The HCC Board will provide a letter of support/non-support, or conditional support to the appropriate city/state/federal agencies. The HCC process is used to ensure that the development meets community standards, applicable city/state/federal laws, and any community concerns. HCC tries to be timely in its reviews of all development

Questions:

1. The Scope of the project
2. The design of the project
3. Quality of construction proposed
4. Design of units, including the internal design
5. Management plan if rental housing is propose
6. The owners of the property
7. Name of the construction company
8. Any permits requested at this point. Date requested and the date received
9. List of benefits and services and benefits to residents (beautification of buildings and grounds, public alleyways, streets, streetscape improvements, support for or participation in community activities and other amenities)
10. Parking plans
11. If a zoning variance is requested, the present zoning designation; applicable zoning for the project; and zoning variance requested
12. Is this request within the Hampden Urban Renewal Plan District; and if so, have you contacted the Baltimore City Department of Planning. Which departments have you contacted, date contacted them, and the outcome.
13. Have you filed any plans with any public or quasi-public Baltimore city agency(s) and if so, which on and the date(s) plan filed?
14. Is low income housing being considered for this project?
15. Timeline for construction of project.
16. A copy of any and all plans submitted to the city agency.
17. A list of relevant projects associated with the development.
18. Financing is presently in place or is being negotiation and with which financial institution
19. Market feasibility reports: information on the financial principles supported by market assumptions.
20. Are you a member of the Hampden Community Council?
21. What is the primary resident address of the developer?