


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 1725 Bolton Street		

TO

Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE:

January 23, 2015

REQUEST

The Department of Planning has received Beverly Eisenberg's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Fernando Juliao, to construct a one-story two-car accessory garage in the rear yard of the property. The Zoning Administrator has determined that this would require a variance of §3-304 of the Zoning Code. We understand that this appeal is scheduled for hearing on January 27, 2015.

SITE

1725 Bolton Street is located on the northeast side of the street, approximately 94'10" southeast of the intersection with Laurens Street. This property measures approximately 19' by 130' and is currently improved with a three-story attached residential building measuring approximately 19' by 76'. This site is zoned R-8 and is located within the Madison Park South Urban Renewal Plan area and the Bolton Hill Historic District.

ANALYSIS

Use: In this zoning district, garages are an accessory use, and so are allowed (§4-1102). In this case, the property was last authorized for use as an attached multiple-family dwelling, which is a permitted use in this R-8 General Residence District. Open-air off-street parking is currently provided in the rear yard, with access from Jenkins Alley.

Urban Renewal Plan: This property is located in the Madison Park South Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Historic District: The subject property is located within the Bolton Hill District, a locally and nationally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). The applicant received a Notice To Proceed from CHAP on December 16, 2014, authorizing the proposed garage structure.

Accessory uses and accessory structures: Percentage of required rear yard. No detached accessory structure or structures may occupy more than 50% of the area of a required rear yard (§3-304.c.) The proposed accessory garage structure would occupy approximately 45% of the existing rear yard, and would be approximately 24' distant from the rear wall of the existing dwelling structure.

Yard Variance: The Board may grant a variance to authorize a yard or setback that is less than that otherwise required by the applicable regulation (§15-203).

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TransForm Baltimore: This property would become part of the R-7 District (Proposed Zoning Map Area 6-B) in which multi-family dwellings would be permitted uses (Table 9-301). Garages, detached, would be a permitted encroachment in a rear yard (Table 15-601).

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the condition that the proposed garage is constructed in accordance with the terms and conditions of the Notice To Proceed issued by the Commission for Historical and Architectural Preservation.

TJS/wya/mf

cc: Beverly Eisenberg, Appellant