


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 / 201 South Ann Street and 1805 East Pratt Street		

TO

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

DATE:

January 22, 2015

REQUEST

The Department of Planning has received Gina Campbell's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of James Haran, to consolidate these two lots and construct a rear 2-car garage addition dimensioned as 18'9" deep by 20' wide (extending into the sidewalk). The Zoning Administrator has determined that this would require variances of lot coverage and rear yard setback requirements. We understand that this appeal is scheduled for hearing on January 27, 2015.

SITE

201 South Ann Street is located on the southeast corner of the intersection with Pratt Street. This property measures approximately 16' by 62' and is currently improved with a three-story semi-detached residential building covering the entire lot. 1805 East Pratt Street is located on the south side of the street, approximately 62' east of the intersection with Ann Street, and abuts the rear lot line of 201 South Ann Street. This property measures approximately 20' by 16' and is currently unimproved. This site is zoned R-8 and is located within Upper Fells Point National Register Historic District.

ANALYSIS

Use: In this zoning district, garages are listed as an accessory use, and so may be allowed (§4-1101). In this case, the property known as 201 South Ann Street was last authorized for use as a dwelling, while 1805 East Pratt Street is now a vacant lot. Consolidation of the lots would allow use of what is now 1805 East Pratt Street as accessory to 201 South Ann Street.

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.a). If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b). The applicant is not proposing any increase in intensity of residential use of 201 South Ann Street, and thus there is no off-street parking required in connection with its being returned to occupancy.

Land Use and Urban Design: The proposed garage on the lot known as 1805 East Pratt Street is unapprovable because its parking spaces would not meet the Zoning Code requirement for area without use of public right-of-way. Its dimensions would require that it encroach at least 2'9" onto the public right-of-way. The proposed curb cut outlined on the plans filed with this application would be unapprovable according to the Baltimore City Curb Cut Policy adopted on September 3, 2014, three months prior to the filing of this application.

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TransForm Baltimore: This property would remain part of the R-8 District (Proposed Zoning Map Area 7-D) in which semi-detached dwellings would be permitted uses (Table 9-301).

RECOMMENDATION

The Department of Planning recommends disapproval of the portion of this appeal pertaining to construction of a garage, because the curb cut required for its use would be unapprovable according to the City's Curb Cut Policy. The Department has no objection to consolidation of the two properties that are the subject of this application.

TJS/wya/mf

cc: Gina Campbell, Appellant