


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 / 1700 Greenmount Avenue and additional lots *		

TO

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

DATE: February 20, 2015

REQUEST

The Department of Planning has received Ryan Potter's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of City Arts II Limited Partnership, to consolidate lots (* see list au verso), and construct a 60-unit apartment building and five single-family attached dwellings, and develop a public park. The Zoning Administrator has determined that this requires variances of lot area, lot coverage, yard setback, and floor area ratio standards. We understand that this appeal is scheduled for hearing on February 24, 2015.

SITE

The L-shaped site to be created by lot consolidation is located on the southwest corner of the intersection with Lafayette Avenue. This site would measure approximately 243'4" along Greenmount Avenue by 360' extending from Greenmount Avenue westward to Barclay Street, and is currently unimproved. This site is zoned R-8 and is located within the Greenmount West Urban Renewal Plan area and the North Central National Register Historic District (to which it does not contribute).

ANALYSIS

Use: In this zoning district, single-family attached dwellings and multiple-family detached or attached dwellings are permitted uses, and so are allowed (§4-1101).

Urban Renewal Plan: This property is located in the Greenmount West Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district. The Plan includes portions of this site in land designated for acquisition and disposition by the City of Baltimore for purposes of redevelopment.

Land Use and Urban Design: The proposed development was approved by the Site Plan Review Committee on November 24, 2014. The design of the proposed development was reviewed by the Urban Design and Architectural Review Panel in October 2014 and will be finalized following determination by the Board of the approvability of this application.

TransForm Baltimore: The portion of this site along Greenmount Avenue would become part of the C-1 District, while the portion of this site along Barclay Street would remain part of the R-8 District (Proposed Zoning Map Area 7-A). Multi-family dwellings would be conditional uses in C-1 Districts, and permitted uses in R-8 Districts (Tables 10-301 and 9-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal, subject to the condition that the site is developed in accordance with the site plan and architectural plans approved by the Department.

TJS/wya/mf

Mr. David Lanner, BMZA

Executive Director

Page 2

Re: 1700 Greenmount Avenue and additional lots *

** List of properties to be consolidated to create site subject to appeal no. 2015-18:*

1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, and 1727 Barclay Street;

1701, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, and 1723 Brentwood Avenue ;

1700, 1702, 1704, 1706, 1708, 1710, and 1712-1714 Greenmount Avenue ; and

435, 437, and 439 East Lafayette Avenue.

cc: Ryan Potter, Appellant