


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 / 101 West Ropewalk Lane		

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

DATE: February 24, 2014

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of AB Associates, to subdivide the lot and construct five three-story single-family attached dwellings with front-loading garages, rooftop decks and penthouses. The Zoning Administrator has determined that variances of Zoning Code lot area, lot coverage, and yard (setback) requirements are needed for approval of this application. We understand that this appeal is scheduled for hearing on February 25, 2014.

SITE

101 West Ropewalk Lane is located on the south side of the street, approximately 111' west of the intersection with Hanover Street. This property measures approximately 70' by 61'2"/53'11" and is currently improved with a two-story commercial building measuring approximately 20' by 60'. This site is zoned R-8 and is located within the Sharp Leadenhall Urban Renewal Plan area.

ANALYSIS

Use: In this zoning district, single-family attached dwellings are a permitted use, and so are allowed (§4-1101). In this case, the property was last authorized for commercial use, which is a nonconforming use in this R-8 General Residence District. The proposed use would extinguish nonconforming use of the property.

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

Lot Area: In this zoning district, single-family attached dwellings require 750 square feet of lot area per dwelling unit (§4-1106.a.). In this case, for five dwelling units, 3,750 square feet of lot area is required. The lot encloses 4,025 square feet, and so does meet this requirement.

Lot Coverage: The existing structure covers approximately 30% of the property. A single-family attached structure may not cover more than 60% of the lot area (§4-1106.a.). In this case, the proposed new dwellings would result in the structure covering approximately 95% of the property, which would exceed this standard.

Lot Coverage Variance: The Board may grant a variance to authorize a lot coverage that is more than that otherwise allowed by the applicable regulation (§15-202.b).

Required Yard: In this zoning district, a minimum 25' rear yard setback is required (§4-1107.a.). In this case, the proposed attached dwelling structure will project to within 0' of the rear lot line which borders a 5' wide alley.

Mr. David Tanner, BMZA
Executive Director
Page 2
Re: 101 Ropewalk Lane

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).

Land Use and Urban Design: The proposed major subdivision must be approved by the Planning Commission, following approval of the site plan by the Site Plan Review Committee. Because the property is located in an Urban Renewal Area, the design of the proposed new dwelling structure is subject to review and approval by the Urban Design and Architectural Review Panel.

TransForm Baltimore: This property would remain part of the R-8 District (Proposed Zoning Map Area 11-A) in which rowhouse dwellings would be permitted uses (Table 9-301). New construction of rowhouse groups in all Districts would have design standards and siting requirements (§9-504).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to the conditions that the proposed development receives approval from the Site Plan Review Committee and the Urban Design and Architectural Review Panel, and the proposed subdivision receives approval from the Planning Commission.

TJS/wya/mf

cc: Nate Pretl, Appellant