


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 / 825 South Bond Street		

TO

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

DATE: March 14, 2012

REQUEST

The Department of Planning has received James Shetler's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Courtney Klein, to construct a four-story two-family dwelling with a front-loaded garage. We understand that this appeal is now scheduled for hearing on March 20, 2012, having been postponed on February 7, 2012 to allow time for redesign of a portion of the proposed development. Additional information provided by AB Associates on behalf of the applicant indicates that the four-story building has been redesigned so that the amount of rear yard setback variance being requested is 3' rather than the original 27' out of a required rear yard setback of 30' in a B-1-2 District. The purpose of this memorandum is to comment on this additional information.

SITE

Please refer to my previous memorandum of January 30, 2012.

ANALYSIS

Please refer to my previous memorandum of January 30, 2012 also.

Required yard: The proposed two-story rental portion of the proposed structure will project to within 27' of the rear lot line. This is a substantial improvement over the previous design, and this Department has no objection to approval of this amount of variance.

Land Use and Urban Design: While this Department's policy that curb-cuts in residential neighborhoods are inappropriate except where an existing carriage house is involved remains in effect, the facts that there is an existing curb-cut in front of this property, and that the design of the proposed structure must be approved by the Commission for Historical and Architectural Preservation, tend to reserve to that Commission the final determination of whether or not there should be a parking garage incorporated in the proposed structure.

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be conditional upon approval by the Commission for Historical and Architectural Preservation of the design and construction of the proposed two-family dwelling, and should that approval include approval of a front-loading garage within the structure, approval also by the City's Department of Transportation of continuation of the curb-cut now located in front of the property.

TJS/wya/mf

cc: James Shetler, Appellant
Southeast