


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 / 2321 East Fairmount Avenue		

TO

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

DATE:

April 2, 2014

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Canton Development Partners LLC, to construct a three-story attached garage townhome. The Zoning Administrator has determined that a variance of Zoning Code lot area and lot coverage requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on April 8, 2014.

SITE

2321 East Fairmount Avenue is located on the south side of the street, approximately 52' east of the intersection with Bradford Street. This property measures approximately 13' by 79' and is currently unimproved. This site is zoned R-8 and is located within the Patterson Park – Highlandtown National Register Historic District.

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 this use.

Lot Area: In this zoning district, single-family attached dwellings require 750 square feet of lot area (§4-1106.a.). The lot encloses 1,027 square feet, and so does meet this requirement.

Lot Coverage: An attached dwelling structure may not cover more than 60% of the lot area (§4-1106.a.). In this case, the proposed new structure would cover approximately 75% 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).

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

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Nate Pretl, Appellant