

FROM

NAME &
TITLE

THOMAS J. STOSUR, DIRECTOR

AGENCY
NAME &
ADDRESSDEPARTMENT OF PLANNING
417 EAST FAYETTE STREET, 8TH FLOOR

SUBJECT

BMZA / 504 South Robinson Street

CITY of
BALTIMORE**MEMO**

TO

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

DATE:

May 1, 2014

REQUEST

The Department of Planning has received Steve Carroll's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Mason Properties LLC, to use the rear yard for an open-air off-street parking space. The Zoning Administrator has determined that a variance of Zoning Code off-street parking space access requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on May 6, 2014.

SITE

504 South Robinson Street is located on the west side of the street, approximately 110' south of the intersection with Eastern Avenue. This property measures approximately 12'10" by 70'1" and is currently improved with a two-story end-of-row residential building measuring approximately 12'10" by 45'. This site is zoned R-8 and is located within the Canton National Register Historic District.

ANALYSIS

Use: In this zoning district, off-street parking spaces are permitted as an accessory use (§4-1102). In this case, the property was last authorized for use as a day care center, which is a conditional use in this R-8 General Residence District. The rear yard is not currently used or usable for parking. No off-street parking space was required for the principal structure on this property, and a new space must meet the requirements of §10-208 of the Zoning Code.

Required Access, To Street or Alley: Each parking space must be designed with safe and efficient means of vehicular access to: (1) a street; or (2) an alley at least 15 feet wide (§10-306.a). The alley behind this property is only 10 feet wide, and does not directly intersect a wider alley or a public street. A vehicle attempting to reach the proposed parking space at the rear of this property would be required to make a 90-degree right-angle turn from one 10' wide alley to a second 10' wide alley. This does not provide adequate turning radius for the vehicle to complete the turn before reaching the property, or after leaving the property. Disapproval of the application would therefore be appropriate.

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, for the technical reason that the alley behind this property intersects at right angles only another 10 feet wide alley, an intersection which leaves inadequate turning radius for a vehicle attempting to enter or exit the alley behind this property.

TJS/wya/mf

cc: Steve Carroll, Appellant
Southeast