


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 / 221 Denison Street		

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

DATE: May 5, 2010

REQUEST

The Department of Planning has received Wendy Barnes' Board of Municipal and Zoning Appeals (BMZA) application to construct a 6' high fence on the rear portion of the property, including on the rear portion of the street-corner side yard. We understand that this appeal is scheduled for hearing on May 11, 2010.

SITE

221 Denison Street is located on the southeast corner of the intersection with Saratoga Street. This property measures approximately 30' by 90' and is currently improved with a two-story end-of-row building measuring approximately 20' by 33'. This site is zoned R-6 and is located within the Edmondson Village Master Plan area.

ANALYSIS

Projections and Obstructions into Required Yards: (a) *In general.* Except for the specified projections and obstructions listed in this section, every part of a required yard or of any other required open space must be open and unobstructed from the ground to the sky (§3-209). In this case, the proposed 6' high fence is not listed among the permitted projections and obstructions into required front and other yards adjoining streets.

Height Variance: The Board may grant a variance to authorize a height that is more or less than that otherwise allowed by the applicable regulation (§15-204.a). In this case, the proposed height is 6' which exceeds the permitted height of 3.5' by 71%.

Comprehensive Planning: The Edmondson Village Area Master Plan calls for actions to support existing homeownership and encourage additional homeownership in this community. Because this property is located where a rear alley meets Saratoga Street, the corner of the fence must be constructed with a triangular setback from the eastern corner of the lot in order to provide adequate sight distance for pedestrians and vehicles leaving the alley and for pedestrians walking southeasterly along the south side of Saratoga Street.

RECOMMENDATION

The Department of Planning has no objection to the appeal.

TJS/ewt/mf

cc: Wendy Barnes, Appellant