

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 / 709 Winston Avenue		

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 Ronald Meyer's Board of Municipal and Zoning Appeals (BMZA) application to construct a two-story (4-bedroom) single-family detached dwelling dimensioned 30' by 40' with a rear parking pad. We understand that this appeal is scheduled for hearing on May 11, 2010.

SITE

709 Winston Avenue is located on the southwest corner of the intersection with Alhambra Avenue. This property measures approximately 50' by 145' and is currently vacant. This site is zoned R-1 and is located within the York Road Community Strategic Neighborhood Action Plan area.

ANALYSIS

Use: In this zoning district, single family detached dwellings are listed as a permitted use, and so are allowed (§4-201).

Required Yard: In this zoning district, a minimum street corner side yard setback of 20' is required (§4-207.a). In this case, the proposed new house will project to within 10' of the street corner side lot line; an interior side yard setback of 10' is also required, but will be provided if the new building is centered on the lot as seen from the front.

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).

Yards adjoining alleys: (a) Scope of section. This section does not apply in an R-1A or R-1B District. (b) Side yard measurement. If the side yard of a dwelling adjoins an alley, ¼ of the width of the alley may be included as part of the required side yard. (c) Rear yard measurement. If the rear yard of a dwelling adjoins an alley, ¼ of the width of the alley may be included as part of the required rear yard (§3-207). In this case, because the rear alley is 20' wide, 5' of its width may be counted towards the rear yard requirement. This would allow a building envelope 30' across the front (with street corner side yard variance) by 90' deep.

Comprehensive Planning: The proposed use of the property is consistent with the housing goals and strategy of increasing opportunities for homeownership in the York Road Community, as identified in the Strategic Neighborhood Action Plan.

RECOMMENDATION

The Department of Planning recommends approval of the appeal.

TJS/ewt/mf

cc: Ronald Meyer, Appellant

Northern