


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 / 111 North East Avenue		

TO

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

DATE:

May 15, 2014

REQUEST

The Department of Planning has received Mary Kelly's Board of Municipal and Zoning Appeals (BMZA) application to install a parking pad in the rear of the property. The Zoning Administrator has determined that a variance of Zoning Code parking access requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on May 20, 2014.

SITE

111 North East Avenue is located on the east side of the street, approximately 68'8" north of the intersection with Fairmount Avenue. This property measures approximately 13'4" by 70' and is currently improved with a two-story end-of-row residential building measuring approximately 13'4" by 50'. This site is zoned R-8 and is located within the Patterson Park – Highlandtown National Register Historic District.

ANALYSIS

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). This property is at the intersection of two alleys, each only 10' wide. Access to the proposed parking pad would thus need to be designed to allow entry from the side of the pad, so that it would function as equivalent to an on-street parallel parking space. The remaining width of the rear yard would need to be reserved for storage of household garbage cans, etc.

TransForm Baltimore: The off-street parking space access requirement would be a street, an alley at least 10 feet wide, a driveway, or cross-access easement connection (§16-403). This property would thus meet this requirement.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Mary Kelly, Appellant