


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 1119 Inner Circle		

TO

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

DATE: June 19, 2012

### REQUEST

The Department of Planning has received Rodney Lambert's Board of Municipal and Zoning Appeals (BMZA) application to continue to park a boat and trailer in the front yard. We understand that this appeal is scheduled for hearing on June 26, 2012.

### SITE

1119 Inner Circle is located on the south side of the street, approximately 150' west of the intersection with Everett Street. This property measures approximately 30'9" in front tapering to 18'5" in the rear by 125' and is currently improved with a two-story semi-detached residential building measuring approximately 18' by 32'. This site is zoned R-6 and is located within the Brooklyn and Curtis Bay Strategic Neighborhood Action Plan area.

### ANALYSIS

Conditional Use: In this zoning district, boats and boat trailers: parking and storage, are a conditional use, requiring approval by the Board (§4-803). The applicant is proposing to store a boat on a trailer in the front and side yard of the property.

Land Use and Urban Design: The property is a deep lot that tapers in width from front to rear, on which a dwelling that is approximately 18' wide is situated. Because the lot width is approximately 24' or less at the rear wall of the dwelling, there is approximately 6' of width maximum available for passage at that point, an amount insufficient for a trailered boat or similar moveable object to pass the corner of the structure. For this reason, it is a practical difficulty for the applicant to comply with the Zoning Code requirement that boats and boat trailers be stored behind the front façade line of the structure unless the boat is of a smaller size than that presently owned and used by the applicant.

### RECOMMENDATION

The Department of Planning has no objection to approval of the appeal on the basis of practical difficulty in complying with Zoning Code requirements, subject to these conditions:

- (1) at no time will this equipment (the boat and/or trailer) be used for living or housekeeping purposes;
- (2) the equipment will not have fixed connections to electricity, water, gas, or sanitary sewer facilities;
- (3) except only as specified in subsection (b) of this section, if the equipment is parked or stored outside of a garage, it will be parked or stored to the rear of the front building line of the lot and located at least 3 feet from the side or rear lot lines;
- (4) the equipment will be kept in good repair and carry a current year's license and registration; and

- (5) the parking or storage is not of an unoccupied mobile home, being a movable or portable dwelling, constructed to be towed on its own chassis and connected to utilities and designed without a permanent foundation for year-round living, which is specifically prohibited.

TJS/wya/mf

cc: Rodney Lambert, Appellant