FROM		
NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8TH FLOOR	
SUBJECT	BMZA / 1927 Fleet Street	

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

DATE: July 27, 2010

REQUEST
The Department of Planning has received AB Associates' Board of Municipal and Zoning Appeals (BMZA) application to construct a second and third floor rear addition to the existing attached house. We understand that this appeal is scheduled for hearing on August 3, 2010.

SITE
1927 Fleet Street is located on the south side of the street, approximately 44' east of the intersection with Chapel Street. This property measures approximately 12'8" by 90'6" and is currently improved with a two-and-one-half-story row building measuring approximately 12'8" by 28'. This site is zoned B-1-2 and is located within the Fells Point Historic District.

ANALYSIS
Required Yard: In this zoning district, a minimum rear yard setback of 30' is required (§6-212.e). In this case, the proposed rear addition to the existing house will project to within 19' of the rear lot line.

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).

Historic District: The subject property is located within the Fells Point District, a locally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). The applicant has scheduled a CHAP hearing on the proposed addition to the existing building for August 10, 2010.

RECOMMENDATION
The Department of Planning recommends that approval of the appeal, if granted, be conditional upon the applicant receiving CHAP approval of the proposed rear and second and third floor additions to the existing building.

TJS/wya/mf

cc: AB Associates, Appellant