


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 / 4012 Maine Avenue		

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

DATE: August 21, 2015

### REQUEST

The Department of Planning has received William Broaddus' Board of Municipal and Zoning Appeals (BMZA) application to raze the existing structure, subdivide the lot, and construct a semi-detached single-family dwelling on each new lot. The Zoning Administrator has determined that variances of lot area, lot coverage, setback, and off-street parking requirements are needed for approval. We understand that this appeal is scheduled for hearing on August 25, 2015.

### SITE

4012 Maine Avenue is located on the north side of the street, approximately 140' east of the intersection with Granada Avenue. This property measures approximately 65' by 192'6" and is currently improved with a three-story vacant residential building measuring approximately 40' by 60'. This site is zoned R-2 and is located within the Greater Northwest Community Coalition Strategic Neighborhood Action Plan area.

### ANALYSIS

Use: In this zoning district, single-family semi-detached dwellings are a permitted use, and so are allowed (§4-501). In this case, the property was last authorized for use as a multiple-family detached dwelling, which is a conditional use in this R-2 General Residence District.

Insufficient Lot Area: In this zoning district, single-family semi-detached dwellings require 7,300 square feet of lot area per dwelling unit (§4-506.a.). In this case, for two dwelling units, 14,600 square feet of lot area is required. The lot only encloses 12,512 square feet, and so does not meet this requirement.

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance would be 14%. The variance requested is within the discretionary range of the Board and so may be allowed.

Lot Coverage: The existing structure covers approximately 19% of the property. A structure may not cover more than 30% of the lot area (§4-506.a.). In this case, the proposed new two-dwelling structure would result in a structure covering approximately 27% of the property before subdivision, which would comply with this standard.

Required Yard: In this zoning district, a minimum interior side yard setback of 15' is required (§4-507.a.). In this case, the proposed two-dwelling building will project to within 10' of each of the side lot lines.

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).

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**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). There is a 15' wide alley behind this property with access to Granada Avenue. The proposed lot split would allow parking of two vehicles on each new lot, exceeding the Zoning Code requirement of one space per dwelling unit.

**Land Use and Urban Design:** Subdivision of this property requires approval by the Planning Commission. The applicant should contact the Department of Planning's Land Use and Urban Design Division to initiate the procedures for minor subdivision approval.

**Comprehensive Planning:** As subdivision approval includes approval of the development plan for the property being subdivided, the applicant is encouraged to design and locate the new dwellings to reflect or be compatible with the architectural character of this block.

**TransForm Baltimore:** This property would become part of the R-1-E District (Proposed Zoning Map Area 1-D) in which semi-detached dwellings would be prohibited uses (Table 8-301).

## **RECOMMENDATION**

The Department of Planning recommends approval of this appeal subject to approval of the proposed subdivision of the property by the Planning Commission.

TJS/wya/mf

cc: William Broaddus, Appellant