


<b>FROM</b>	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 / 210 East Chase Street		

TO

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

DATE: September 9, 2009

**REQUEST**

The Department of Planning has received Jerry Ovadia's Board of Municipal and Zoning Appeals (BMZA) application to construct a one-story side addition to the building. We understand that this appeal is scheduled for hearing on September 15, 2009.

**SITE**

210 East Chase Street is located on the north side of the street, approximately 61' west of the intersection with Guilford Avenue. This property measures approximately 15' by 100' and is currently improved with a three-story residential building measuring approximately 15' by 60'. This site is zoned O-R-4 and is located within the Mount Vernon Urban Renewal Plan area and the Mount Vernon Historic District.

**ANALYSIS**

Renewal Plans: Ordinance #01-0165 was approved May 14, 2001 for the purpose of, among other things, clarifying the relationship between conditions or requirements imposed by an Urban Renewal Plan or Conservation Plan, such that the condition or requirement that is more restrictive will govern. Additionally, the ordinance proscribes the approval of a conditional use or a variance if that conditional use or variance is precluded by an applicable renewal plan or master plan. The Mount Vernon Urban Renewal Plan, which became effective May 26, 2006, identifies this building as one of many contributing buildings or structures in the Urban Renewal Area's Historic District (Exhibit 6, "Historic District Contributors"). The Urban Renewal Plan requires that all renovation of Contributing buildings be consistent with the guidelines of the Baltimore City Commission for Historical and Architectural Preservation (CHAP). The floor plan and location drawing submitted with the application do not provide sufficient detail for a determination to be made by CHAP whether this proposed side/ rear addition would be approvable.

Projections and Obstructions into Required Yards: (a) *In general.* Except for the specified projections and obstructions listed in this section, every part of a required yard or of any other required open space must be open and unobstructed from the ground to the sky (§3-209). In this case, the proposed 4'x5' addition to be placed atop a 5' high block wall to be built along the lot line is not listed among the permitted projections and obstructions into required yards. The proposed addition will also turn the middle room of 210 East Chase Street into a windowless room, and simultaneously reduce the light and air reaching the middle room of 212 East Chase Street, with which this property shares the rear areaway.

**RECOMMENDATION**

The Department of Planning recommends disapproval of the appeal.

TJS/ewt/mf

cc: Jerry Ovadia, Appellant

Central