


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 / 1475 Patapsco Street		

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

DATE:

October 21, 2010

REQUEST

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application to subdivide the lot (Block 995, Lot 001) and construct ten three-story single-family attached dwellings with ground floor garage and rooftop decks. We understand that this appeal is scheduled for hearing on October 26, 2010.

SITE

1475 Patapsco Street is located on the northeast corner of the intersection with Fort Avenue. This property measures approximately 122' by 90' and contains approximately 0.257 acre, and is currently improved with a two-story commercial building, which will be razed, covering the entire lot. This site is zoned B-2-3.

ANALYSIS

Use: In this zoning district, dwellings are listed as a permitted use, and so are allowed (§6-306).

Lot Area: In this zoning district, dwellings require 550 square feet of lot area per dwelling unit (§6-311.d.1). In this case, for 10 dwelling units, 5,500 square feet of lot area is required. The lot encloses 10,980 square feet, and so does meet this requirement.

Required Yard: In this zoning district, a minimum rear yard setback of 30' is required (§6-312.e). In this case, the proposed two rows of attached houses will project to within 12' of the originally proposed rear lot line. As the Site Plan Review Committee has determined that the originally proposed 16' wide driveway between the two rows of attached houses must be widened to 20' for safety reasons, the two rows of attached houses would project to within 10' of the rear lot lines as adjusted to accommodate the wider driveway.

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); here, a 20' rear yard variance is needed.

Off-Street Parking: In this zoning district, dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For 10 dwelling units, 10 parking spaces are required; 10 will be provided.

RECOMMENDATION

The Department of Planning recommends approval of the appeal, subject to compliance by the applicant with Site Plan Review Committee requirements and standards, and subject to subdivision approval by the Baltimore City Planning Commission.

TJS/wya/mf

cc: Nathaniel Greene, Appellant