


TJS

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 / 3106 Parkside Drive		

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

DATE: October 22, 2010

REQUEST

The Department of Planning has received Camellia Colarossi and David Pugh's Board of Municipal and Zoning Appeals (BMZA) application to maintain 49 linear feet of 6' high fence in the street-corner side yard of their property. We understand that this appeal is scheduled for hearing on October 26, 2010.

SITE

3106 Parkside Drive is located on the northeast corner of the intersection with Tyndale Avenue. This property measures approximately 87' along Parkside Drive by 91' along Tyndale Avenue and is currently improved with a two-story detached residential building measuring approximately 33' by 41'. This site is zoned R-4 and is located within the Arcadia/ Beverly Hills National Register Historic District.

ANALYSIS

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 6' high fence is not listed among the permitted projections and obstructions into required yards.

Height Variance: The Board may grant a variance to authorize a height that is more or less than that otherwise allowed by the applicable regulation (§15-204.a). In this case, the proposed height is 6' which exceeds the permitted height of 3.5' by 71%. The 6' high fence variance would be limited to the rear (easternmost) 49' of the 91' street-corner side yard.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Camellia Colarossi and David Pugh, Appellants