


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 / 4622 Hazelwood Avenue		

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

DATE: October 29, 2015

REQUEST

The Department of Planning has received Nana Karikari's Board of Municipal and Zoning Appeals (BMZA) application to subdivide the lot into two parcels, retaining existing structures. The Zoning Administrator has determined that a variance of front and rear yard setback requirements is needed for approval. We understand that this appeal is scheduled for hearing on November 3, 2015.

SITE

4622 Hazelwood Avenue is located on the west side of the street, approximately 100' southwest of the intersection with White Avenue. This L-shaped property measures approximately 79' along Hazelwood and 53'4" along White Avenue and contains approximately 0.297 acre, and is currently improved with a two-story detached residential building and a separate one-story semi-detached commercial building. This site is zoned B-3-1.

ANALYSIS

Use: In this zoning district, dwellings and many commercial uses permitted, and so are allowed (§6-406). In this case, the property was last authorized for use as a printing establishment, which is a permitted use in this B-3 Community Commercial District.

Required Yard: In this zoning district, a minimum front yard setback of 20' is required, and a minimum rear yard setback of 30' is required (§6-412). In this case, the proposed subdivision (lot split) line will project to within 5' of the rear of the commercial structure, which itself is less than 5' from the front lot line now existing on Hazelwood Avenue.

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).

Land Use and Urban Design: Subdivision of this property requires approval by the Planning Commission.

TransForm Baltimore: This property would become part of the C-2 District (Proposed Zoning Map Area 4-D) in which dwellings, Personal Services Establishments, and Retail Goods Establishments would be permitted uses (Table 10-301).

RECOMMENDATION

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

TJS/wya/mf

cc: Nana Karikari, Appellant

Northeast