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| 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 / 1800 (and 1818) South Hanover Street | | |

TO

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

DATE: December 16, 2014

REQUEST

The Department of Planning received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of 1800 South Hanover Street LLC, to consolidate lots known as 1800 and 1818 South Hanover Street, as amended to subdivide the combined property to create 40 residential lots, and construct 40 three-story single-family attached dwellings with rear-loading garages. The Zoning Administrator determined that variances of Zoning Code yard setback requirements are needed for approval of this application. We understand that the Board voted to disapprove this appeal on September 23, 2014, but that the applicant has formally requested a reconsideration of that decision.

SITE

Please refer to my previous memorandum of September 23, 2014.

ANALYSIS

Please refer also to my previous memorandum of September 23, 2014.

Land Use and Urban Design: The proposed residential subdivision requires Site Plan Review Committee and Planning Commission approval. The previously presented concept site plan has been revised to reduce the number of dwellings to 39 in order to provide more effective buffering between residential and non-residential land uses along the southern edge of this property. The revised plan also improves pedestrian connections to the adjacent neighborhood.

RECOMMENDATION

Given the revisions to the concept site plan noted above, the Department would have no objection to the Board's scheduling a reconsideration of this appeal, if the Board determines that good cause exists for doing so.

TJS/wya/mf

cc: Nate Pretl, Appellant