


FROM	NAME & TITLE	THOMAS V. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 825 South Bond Street		

TO

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

DATE: January 30, 2012

REQUEST

The Department of Planning has received James Shetler's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Courtney Klein, to construct a four-story two-family dwelling with a front-loaded garage. We understand that this appeal is scheduled for hearing on February 7, 2012.

SITE

825 South Bond Street is located on the east side of the street, approximately 65' south of the intersection with Shakespeare Street. This property measures approximately 18'1" by 122'5" and is currently unimproved. This site is zoned B-1-2 and is located within the Fells Point Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-206).

Lot Area: In this zoning district, multiple-family dwellings require 1,100 square feet of lot area per dwelling unit (§6-211.c.1.). In this case, for two dwelling units, 2,200 square feet of lot area is required. The lot encloses approximately 2,200 square feet, and so does meet this requirement.

Floor area ratio: ... the floor area ratio in a B-1-2 District may not exceed 2.5 (§6-213.c.1.). In this case, the proposed floor area ratio would be approximately 1.96.

Required Yard: In this zoning district, a minimum rear yard setback of 30' is required (§6-212.e.). In this case, the proposed two-story rental unit portion of the proposed structure will project to within 3' of the rear lot line.

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). Redesign of the proposed structure would reduce the amount of variance required for approval of this application.

Off-Street Parking: In this zoning district, multiple-family dwellings require one off-street parking space per 2 dwelling units (§10-405.1.iv). For two dwelling units, a parking space is required; three are proposed to be provided in tandem, so the space nearest the street would satisfy this requirement. However, as two dwelling units are being proposed and there is an allowance of one space for the residential building that originally stood on this lot, a parking variance of 75% would accommodate the proposed multiple-family dwelling (see also comments below under "Land Use and Urban Design") while allowing a design more in keeping with the character of adjacent residential properties.

Historic District: The subject property is located within the Fells Point District, a locally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to complete the review process applicable to their project, following redesign of the proposed structure.

Comprehensive Planning: The proposed design may need to be modified to meet concerns of the community in which this property is located. The applicant should continue working with the community to devise a final design that is appropriate to the neighborhood context.

Land Use and Urban Design: There is an existing curb-cut in front of the property, and there is angled parking on this (east) side of Bond Street. If the curb-cut would be closed two on-street angled parking spaces could be created, enough to satisfy the additional demand that would be created by construction of two dwelling units at this location. This Department's policy is that curb-cuts in residential neighborhoods such as Fells Point are inappropriate except where an existing carriage house is involved, which is not the case with this property. The applicant should redesign the dwelling units to remove the ground-floor tandem parking, which in turn would free that portion of the property for use as living space and allow a revised design that would not require a fourth level or as large a rear yard setback variance.

RECOMMENDATION

The Department of Planning recommends that the proposed design of the structure be revised and that accordingly the full hearing of this appeal be deferred to allow the applicant to prepare revised drawings of the site and building to present to the Board. The Department of Planning specifically recommends that the proposed tandem on-site parking be disapproved, in order to further the policy of closing curb-cuts in historic residential neighborhoods and re-establishing original streetscapes. When the Board has been presented approvable revised drawings the Department recommends that approval be subject to the condition that the applicant obtain a Notice To Proceed from the Commission for Historical and Architectural Preservation.

TJS/wya/mf

cc: James Shetler, Appellant