

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: February 4, 2015

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, to subdivide the combined property to create 40 residential lots, to construct 39 three-story single-family attached dwellings with rear-loading two-car garages, and to create a homeowners association lot (also referred to as a "common courtyard"). The Zoning Administrator determined that variances of Zoning Code yard setback requirements and parking space access requirements are needed for approval of this application. We understand that this appeal is scheduled for hearing on February 10, 2015.

SITE

1800 South Hanover Street is located on the southwest corner of the intersection with Barney Street and extends along the south side of Barney Street to Clarkson Street. This property measures approximately 188' along Barney Street by 181'2" along Clarkson Street and contains approximately 1.09 acre, and is currently improved with a one-story detached commercial building covering most of the property. 1818 South Hanover Street is located on the west side of the street, approximately 62'9" south of the intersection with Barney Street, and is bordered on its other three sides by 1800 South Hanover Street. This property measures approximately 163'8" by 36'9" and is currently improved with a one-story detached commercial building covering the entire lot. This site is zoned B-2-3 and is located within the Riverside National Register Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-306). In this case, the property was last authorized for use as a paint and floor covering store, and for warehousing, which are permitted uses in this B-2 Community Business District. The applicant is proposing to construct 39 garage townhomes, each measuring approximately 16' wide by 40' deep, on the new lots to be created by subdivision of the consolidated property. Each new lot would meet or exceed Zoning Code requirements for lot area (more than 550 square feet per dwelling) and off-street parking (minimum of one parking space per dwelling), and would have less than 5.0 floor area ratio, the maximum FAR in a B-2-3 Zoning District.

Required Yard: In this zoning district, a minimum rear yard setback of 30' is required (§6-312.e.). In this case, ten of the proposed dwelling structures will project to within zero feet of their rear lot lines along Clarkson Street.

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).

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Required Access, To Street Or Alley: Each parking space must be designed with safe and efficient means of vehicular access to: (1) a street; or (2) an alley at least 15 feet wide (§10-306.a). 29 of the proposed lots would contain 15 single-family attached dwellings fronting on Hanover Street and 14 single-family dwellings fronting on the homeowners association lot (“common courtyard”) parallel to Hanover Street and Clarkson Street. These dwelling units’ parking spaces (their enclosed garage space(s)) would not have direct access to a street or alley. Access would be provided by means of use-in-common easements across all of their rear yards in lieu of an alley.

Land Use and Urban Design: The proposed residential subdivision requires Site Plan Review Committee and Planning Commission approval. A previously presented concept site plan was 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 provides pedestrian connections to the adjacent neighborhood.

TransForm Baltimore: This property would become part of a C-1 District (Proposed Zoning Map Area 11-A) in which rowhouse dwellings would be permitted uses (Table 10-301).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to the conditions that the proposed development site plan be approved by the Site Plan Review Committee, and the proposed subdivision be approved by the Planning Commission.

TJS/wya/mf

cc: Nate Pretl, Appellant