


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 5 West 24 <sup>th</sup> Street		

TO

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

DATE: February 4, 2015

**REQUEST**

The Department of Planning has received Jason Pyeron's Board of Municipal and Zoning Appeals (BMZA) application to attach (retain) an existing accessory garage behind a single-family dwelling. The Zoning Administrator has determined that this requires approval of a variance of rear yard setback requirements of the Zoning Code. We understand that this appeal is scheduled for hearing on February 10, 2015.

**SITE**

5 West 24<sup>th</sup> Street is located on the south side of the street, approximately 39' east of the intersection with Morton Street. This property measures approximately 13' by 47' and is currently improved with a three-story attached single-family residential building measuring approximately 13' by 37'. This site is zoned B-2-3 and is located within the Charles/ 25<sup>th</sup> Urban Renewal Plan area and the Old Goucher College National Register Historic District.

**ANALYSIS**

Accessory Use: In this zoning district, garages can be an accessory use (§6-307). The applicant is seeking approval for a bicycle storage structure, which has been named a garage in the application, to be added to the rear of the existing dwelling structure. This requires a variance of the rear yard setback standard. (A garage for a motor vehicle is not possible at this location due to the narrowness of the rear pedestrian-only alley.)

Urban Renewal Plan: This property is located in the Charles/ 25<sup>th</sup> Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use (a bicycle storage structure) as a rear addition to a dwelling structure in this district.

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 7-A) in which rowhouse dwellings would be permitted uses (Table 10-301).

**RECOMMENDATION**

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Jason Pyeron, Appellant