


<b>FROM</b>	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 / 1003, 1005, and 1007 South Belnord Avenue		

**TO**

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

DATE: February 27, 2015

**REQUEST**

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Donovan Development Group LLC, to consolidate lots and subdivide the consolidated lot to create two lots on which to construct two single-family attached three-level dwellings with front-loading garages. The Zoning Administrator has determined that variances of lot area and yard setback standards are required for approval of this application. We understand that this appeal is scheduled for hearing on March 10, 2015.

**SITE**

The three lots which comprise this site are located on the east side of the street, approximately 20' south of the intersection with Dillon Street. This site is zoned B-1-2 and is located within the Canton National Register Historic District.

- 1003 South Belnord Avenue measures approximately 13'9" by 47' and is currently improved with a two-story attached residential building measuring approximately 13'9" by 45'.
- 1005 South Belnord Avenue measures approximately 12'10" by 47' and is currently improved with a two-story attached residential building measuring approximately 12'10" by 40'.
- 1007 South Belnord Avenue measures approximately 13'8" by 47' and is currently improved with a two-story attached residential building measuring approximately 13'8" by 40'.

**ANALYSIS**

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-206). In this case, the property was last authorized for use as single-family attached dwellings.

Insufficient Lot Area: In this zoning district, single-family dwellings require 1,100 square feet of lot area per dwelling unit (§6-211.c.). In this case, for two dwelling units, 2,200 square feet of lot area is required. The new (consolidated) lot would only enclose 1,880 square feet, and so would not meet this requirement. However, the lot area computation specified in §5-105.c. yields 0.85, allowing an additional dwelling unit to be approved.

Required Yard: In this zoning district, a minimum rear yard setback of 30' is required (§6-212.e.). In this case, the proposed single-family attached dwelling structure will project to within 9' 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).

Mr. David Tanner, BMZA

Executive Director

Page 2

Re: 1003, 1005, and 1007 South Belnord Avenue

**Land Use and Urban Design:** The proposed minor subdivision of the lot to be created by consolidation requires approval of the Planning Commission. The applicant should contact the Department of Planning for a pre-development review meeting concerning requirements for the subdivision plan.

**TransForm Baltimore:** This property would become part of the C-1 District (Proposed Zoning Map Area 7-D) in which rowhouse dwellings would be permitted uses (Table 10-301). The C-1 Districts would have off-street parking requirements of 1 space per dwelling unit (Table 16-406A).

### **RECOMMENDATION**

The Department of Planning recommends that approval of this appeal, if granted, be subject to the condition that subdivision of the lot to be created by consolidation of the three existing properties be approved by the Planning Commission.

TJS/wya/mf

cc: Nate Pretl, Appellant