

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 / 212-214 SOUTH DUNCAN STREET		

TO

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

DATE: March 3, 2016

REQUEST

The Department of Planning has received Maarc A. Norgaard's Board of Municipal and Zoning Appeals (BMZA) application to subdivide the property into two lots, and construct a 12' by 11' addition at the 2nd floor rear, and a 12' by 12' rooftop deck, and use each as a single-family dwelling. We understand that this appeal is scheduled for hearing on March 22, 2016.

SITE

212-214 South Duncan Street is located on the west side of the street, approximately 83' south of the intersection with East Pratt Street. This property measures approximately 24' by 50' and is currently improved with a two-story attached building that covers nearly the entire lot. This site is zoned R-8 and is located within the Butchers Hill National Register Historic District.

ANALYSIS

Insufficient Lot Area and Variance: In this zoning district, multiple-family dwellings require 750 square feet of lot area per dwelling unit (§4-1106). In this case, the lot only encloses 1,200 square feet (*i.e.* 600 square feet each after subdivision), and so does will not meet this requirement. The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance would be 20%. The variance requested lies within the discretionary range of the Board. In this case, the two separate lots had been consolidated into one lot. The applicant now seeks to resubdivide these lots, returning them to two individual homes, which will require Planning Commission review.

TransForm Baltimore: This property is proposed to be zoned R-8, which will allow for residential uses at a similar density.

RECOMMENDATION

The Department of Planning has no objection to this appeal, subject to the requirements and approval of the Planning Commission.

TJS/wya

cc: Maarc A. Norgaard, Appellant