


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 / 3505-3507 Ash Street		

TO

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

DATE: March 31, 2015

REQUEST

The Department of Planning has received Ian Sokoloski's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Stewart Miley, to construct a two-story detached structure containing two dwelling units. The Zoning Administrator has determined that variances of required yards are needed for approval of this application. We understand that this appeal is scheduled for hearing on April 7, 2015.

SITE

3505-3507 Ash Street is located on the east side of the street, approximately 67' south of the intersection with Baldwin Street. This property measures approximately 36' by 144'6" and is currently unimproved. This site is zoned R-7 and is located within the Hampden National Register Historic District.

ANALYSIS

Use: In this zoning district, multiple-family detached dwellings are a permitted use, and so are allowed (§4-1001). In this case, the property was last authorized for use as a pair of multiple-family semi-detached dwellings (now removed), which were also a permitted use in this R-7 General Residence District. The applicant is proposing to return the property (now a single lot formed from two consolidated lots) to similar intensity residential use.

Lot Area: In this zoning district, multiple-family dwellings require 1,100 square feet of lot area per dwelling unit (§4-1006.a.). In this case, for two dwelling units, 2,200 square feet of lot area is required. The lot encloses 5,200 square feet, and so does meet this requirement.

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). The site plan proposes four parking spaces in the rear of the property with direct access to Everhart Street, which forms the rear lot line of this property.

TransForm Baltimore: This property would become part of the R-6 District (Proposed Zoning Map Area 2-D) in which multi-family dwellings would be permitted uses (Table 9-301). The R-6 Districts would have off-street parking requirements of 1 space per dwelling unit (Table 16-406A).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Ian Sokoloski, Appellant

North