


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 / 626 North Carrollton Avenue		

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

DATE: April 23, 2010

REQUEST

The Department of Planning has received Mary Wright's Board of Municipal and Zoning Appeals (BMZA) application to use the entire premises as three dwelling units, one per floor. We understand that this appeal is scheduled for hearing on April 27, 2010.

SITE

Please refer to this Department's previous memorandum of December 7, 2009 concerning this property (ref. BMZA appeal no. 659-09).

ANALYSIS

Insufficient Lot Area: In this zoning district, multiple-family dwellings require 750 square feet of lot area per dwelling unit (§4-1106.a). In this case, for three dwelling units, 1,875 square feet of lot area is required. The lot only encloses 1,675 square feet, and so does not meet this requirement.

Lot Area Variance: 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 11%. The variance requested is within the discretionary range of the Board and so may be allowed.

Comprehensive Planning: Please refer to this Department's previous memorandum cited above.

RECOMMENDATION

The Department of Planning has no objection to the appeal.

TJS/ewt/mf

cc: Mary Wright, Appellant