


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 / 1207-1215 South Highland Avenue		

TO

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

DATE: April 29, 2015

REQUEST

The Department of Planning has received Lisa Junker's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Brewers Green LLC, to subdivide the property in to twelve fee-simple lots and construct twelve 4-story single-family attached dwellings. The Zoning Administrator has determined that variances of lot area, lot coverage, floor area ratio, and yard setback requirements are needed for approval. We understand that this appeal is scheduled for hearing on May 5, 2015.

SITE

1207-1215 South Highland Avenue is located on the east side of the street, approximately 115' north of the intersection with Toone Street, and extends eastward to Baylis Street. This property measures approximately 70' by 204'9" and is currently improved with a combination one- and two-story detached commercial building measuring approximately 70' by 142'. This site is zoned R-8 and is located within the Canton National Register Historic District.

ANALYSIS

Use: In this zoning district, single-family attached dwellings are a permitted use, and so are allowed (§4-1101). In this case, the property was last authorized for use as warehousing, which is a nonconforming use in this R-8 General Residence District. The proposed use would extinguish nonconforming use of this property.

Lot Area: In this zoning district, single-family dwellings require 750 square feet of lot area per dwelling unit (§4-1106.a.). In this case, for 12 dwelling units, 8,625 square feet of lot area is required. The lot encloses 14,332 square feet, and so does meet this requirement.

Lot Coverage: The existing structure covers approximately 70% of the property. A single-family attached dwelling structure may not cover more than 60% of the lot area (§4-1106.a.). In this case, the proposed single-family dwellings structure would result in the structure covering approximately 90% of the property, which would exceed this standard.

Lot Coverage Variance: The Board may grant a variance to authorize a lot coverage that is more than that otherwise allowed by the applicable regulation (§15-202.b).

Height Variance: The Board may grant a variance to authorize a height that is more or less than that otherwise allowed by the applicable regulation (§15-204.a). In this case, the proposed height is 43' which exceeds the permitted height of 35' by 23%.

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Required Yard: In this zoning district, a minimum rear yard setback of 25' is required (§4-1107.a.). In this case, the proposed single-family dwellings structure will project to within 0' 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).

TransForm Baltimore: This property would remain part of the R-8 District (Proposed Zoning Map Area 8-C) in which rowhouse dwellings would be permitted uses (Table 9-301).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to the condition that the proposed subdivision is approved by the Planning Commission.

TJS/wya/mf

cc: Lisa Junker, Appellant