

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 / 4615-4617 Park Heights Avenue		

TO

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

DATE: May 18, 2012

REQUEST

The Department of Planning has received Stanley Fine's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Sherick Project Management, to construct a covered walkway linking two buildings, one at 4613 Park Heights Avenue and the other at 4615-4617 Park Heights Avenue, which requires a side yard variance of 15' projection in lieu of 3' projection on this property. We understand that this appeal is scheduled for hearing on May 29, 2012.

SITE

4615-4617 Park Heights Avenue is located on the east side of the street, approximately 206' north of the intersection with Sumter Avenue. This L-shaped property measures approximately 111' along Park Heights Avenue and contains approximately 1.18 acre, and is currently improved with a two-story detached residential building. This site is zoned R-6 and is located within the Park Heights Urban Renewal Plan area.

ANALYSIS

Required Yard: In this zoning district, a minimum side yard setback of 15' is required (§4-907.a.). In this case, the proposed covered walkway will project to within 0' of the side lot line. This property is under common ownership with the property known as 4613 Park Heights Avenue, on which establishment, maintenance, and operation of a convalescent, nursing, and rest home (substance abuse treatment center) has been recently authorized by Ordinance 12-10 dated May 15, 2012. The covered walkway would actually extend from one building to the other, crossing the property line shared by the two lots. This plan has been approved by the Site Plan Review Committee, and the portion of the covered walkway that would be on the adjoining property has been authorized by the Ordinance. The purpose of this application is to receive the Board's approval of the portion of the covered walkway that would be on this property.

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).

RECOMMENDATION

The Department of Planning recommends approval of the appeal for a side yard variance for a 10' wide covered walkway, as shown on plans approved by the Site Plan Review Committee.

TJS/wya/mf

cc: Stanley Fine, Appellant
Park Heights