


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 / 2243 Madison Avenue		

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

DATE: June 4, 2010

REQUEST

The Department of Planning has received Atlas Werks, Inc.'s Board of Municipal and Zoning Appeals (BMZA) application to use the premises for 4 dwellings, 3 dwelling units at one per floor plus an efficiency unit in the basement. We understand that this appeal is scheduled for hearing on June 8, 2010.

SITE

2243 Madison Avenue is located on the east side of the street, approximately 342' north of the intersection with North Avenue. This property measures approximately 15' by 146'6" and is currently improved with a three-story row-house building measuring approximately 15' by 81'. This site is zoned R-8 and is located within the Reservoir Hill Urban Renewal Plan area and the Eutaw-Madison Historic District.

ANALYSIS

Insufficient Lot Area: In this zoning district, multiple-family dwellings require 750 square feet of lot area per dwelling unit and 500 square feet per efficiency unit (§4-1106.a). In this case, for 3 dwelling units and an efficiency unit, 2,375 square feet of lot area is required. The lot encloses 2,197.5 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 7.5%. The variance requested is within the discretionary range of the Board and so may be allowed.

Off-Street Parking: In this zoning district, multiple-family attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For 4 dwelling units, 4 parking spaces are required; one can be provided. As the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b).

Off-Street Parking Variance: ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b). In this case the reduction proposed is 67%, which is within the variable amount the Board may authorize.

Historic District: The subject property is located within the Eutaw Place-Madison Avenue District, a locally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

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Approval of this application concerning this property would not confer any approval of the designs represented by the preliminary floor plans attached to the application, nor approval of any extension of the upper floors of the building.

RECOMMENDATION

The Department of Planning recommends approval of the appeal, if granted, be conditioned upon approval by the Commission for Historical and Architectural Preservation of all final plans for additions, demolitions, and/or alterations which the applicant may propose.

TJS/wya/mf

cc: Atlas Werks, Inc., Appellant