


TJS

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 / 100 SOUTH ELLWOOD AVENUE		

TO

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

DATE: May 21, 2009

REQUEST

The Department of Planning has received Joe Schultz's Board of Municipal and Zoning Appeals (BMZA) application to consolidate lots 28 and 29 (block 1885) and subdivide into 3 new 3 story single family attached homes (with 1 new Dillion Street address) Lot 29 (vacant church) will be converted to a single family detached dwelling. We understand that this appeal is scheduled for hearing on June 9, 2009.

SITE

1000 South Ellwood Avenue is located on the southwest corner of the intersection with Dillion Street. This property measures approximately 50' by 80' and is currently improved with a three-story vacant church. This site is zoned R-8.

ANALYSIS

Lot Coverage: A structure may not cover more than 60% of the lot area (§4-1106). In this case, the proposed single family dwellings would result in the structures covering approximately 63% 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).

Required Yard: In this zoning district, a minimum interior side yard setback of 10' is required. In this case, the proposed dwellings will have an interior side yard setback of 0' (§4-1107).

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).

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 45', which exceeds the permitted height of 35' by 28%.

Subdivision: The subdivision for 1000 South Ellwood Avenue is scheduled for the Planning Commission agenda on June 11, 2009.

RECOMMENDATION

The Department of Planning recommends approval of the appeal subject to SPRC conditions and Planning Commission approval.

TJS/ewt/jev

cc: Joe Schultz, Appellant

Southeast