


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 4105 Garrison Boulevard		

TO

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

DATE:

June 12, 2014

**REQUEST**

The Department of Planning has received Lisa Junker's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of the Housing Authority of Baltimore City, to construct a multiple-family detached dwelling containing two dwelling units. The Zoning Administrator has determined that this is a conditional use in a R-5 District, and that variances of Zoning Code setback and alley access to parking requirements are needed for approval of this application. We understand that this appeal is scheduled for hearing on June 17, 2014.

**SITE**

4105 Garrison Boulevard is located on the northeast side of the street, approximately 90' north of the intersection with Cold Spring Lane. This property measures approximately 50' by 150' and contains approximately 0.289 acre, and is currently unimproved. This site is zoned R-5 and is located within the Greater Northwest Community Coalition Strategic Neighborhood Action Plan area.

**ANALYSIS**

Conditional Use: In this zoning district, multiple-family detached dwellings are a conditional use, requiring approval by the Board (§4-803). The applicant is proposing to construct two semi-detached style rental dwelling units, i.e. a multiple-family dwelling, on this property.

Required Yard: In this zoning district, a minimum interior side yard setback of 15' is required (§4-807.c.). In this case, the proposed new dwelling structure will project to within 10' of the interior side 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). The Department of Planning supports the requested variance as being compatible with existing conditions of many of the dwellings already constructed on this section of Garrison Boulevard.

Required Access, To Street Or Alley: Each parking space must be designed with safe and efficient means of vehicular access to: (1) a street; or (2) an alley at least 15 feet wide (§10-306.a). The alley behind this property is only 12' wide, but is the only feasible access to the parking spaces (parking pads) that would be provided for each dwelling unit. The Department of Planning supports the requested variance as the minimum required to allow handicapped-accessible parking spaces at the rear of each dwelling unit.

Land Use and Urban Design: Planning staff reviewed the initial architectural drawings for the proposed structure and noted that its design and placement on the property would be compatible with the architecture and placement of existing residences in this part of the Dolfield neighborhood.

TransForm Baltimore: This property would remain part of the R-5 District (Proposed Zoning Map Area 1-D) in which multi-family dwellings would be permitted uses (Table 9-301). The R-5 Districts would have yard setback requirements identical to those now in the Zoning Code (Table 9-401).

**RECOMMENDATION**

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Lisa Junker, Appellant