


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 / 160 South Kossuth Street		

TO

Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th 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 subdivide the lot and on each new lot 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 a variance of Zoning Code setback requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on June 17, 2014.

SITE

160 South Kossuth Street is located on the west side of the street, approximately 268'5" north of the intersection with Old Frederick Road. This property measures approximately 120' by 105' and contains approximately 0.289 acre, and is currently unimproved. This site is zoned R-5 and is located within the Edmondson Village Area Master 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 structures, each having two semi-detached rental dwelling units, on each of the lots to be created by subdivision of this property.

Required Yard: In this zoning district, a minimum front yard setback of 25' is required, and a minimum interior side yard setback of 15' is required (§4-807.c.). In this case, the proposed new dwelling structures will project to within 8' of the front lot line and 6' of their common interior side lot line (to be established by subdivision) and 10' of their interior side lot lines now in existence.

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 variances as the minimum required to allow handicapped-accessible parking spaces at the rear of each dwelling unit, and as being compatible with existing conditions of many of the dwellings already constructed on Kossuth Street.

TransForm Baltimore: This property would remain part of the R-5 District (Proposed Zoning Map Area 5-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).

Land Use and Urban Design: Subdivision of this property requires approval from the Planning Commission. Planning staff reviewed the initial architectural drawings for these proposed structures and noted that their design and their placement on the property were compatible with the architecture and placement of existing residences in this part of the Saint Joseph's neighborhood.

RECOMMENDATION

The Department of Planning recommends approval of this appeal, conditional upon approval of the proposed subdivision of the property by the Planning Commission.

TJS/wya/mf

cc: Lisa Junker, Appellant