


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 / 1518 Baldwin Street		

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

DATE: June 15, 2010

REQUEST

The Department of Planning has received Clint Huhra's Board of Municipal and Zoning Appeals (BMZA) application to construct a new town-home. We understand that this appeal is scheduled for hearing on June 22, 2010.

SITE

1518 Baldwin Street is located on the north side of the street, approximately 20' west of the intersection with Everhart Street. This property measures approximately 19'6" by 63' and is currently unimproved. This site is zoned R-7 and is located within the Hampden National Register Historic District.

ANALYSIS

Use: In this zoning district, single-family attached houses are a permitted use (§4-1001).

Lot Area: In this zoning district, single-family attached dwellings require 1,100 square feet of lot area per dwelling unit (§4-1006.a). In this case, the lot encloses 1,228.5 square feet, and so does meet this requirement.

Lot Coverage: The proposed structure would cover approximately 60% of the property. A structure may not cover more than 50% of the lot area (§4-1006.a).

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 25' rear yard setback is required (§4-1007.a). In this case, the proposed town-home will project to within 5' of the rear 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).

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 100%, which is greater than the variable amount the Board may authorize. Complicating this is the fact that Baldwin Street is a narrow street which does not readily lend itself to providing on-street parking.

Comprehensive Planning: This site is part of a steep hillside, as evidenced by the proposed building design with walk-out entrances at both the lower level front and second level rear of the future town-home. Stormwater drainage from the proposed building must be properly managed on site. The narrowness of Baldwin Street presents difficulty in accommodating any visitors' parking.

Land Use and Urban Design: The applicant should consider repositioning the proposed building on the lot in order to create an on-site parking space accessible from Everhart Street. As there is also an alley behind the property, the owner should consult with Baltimore City about whether that alley should be paved in conjunction with creation of an on-site parking space. As this applicant is also requesting Board approval for a similar attached town-home on the adjoining lot known as 1516 Baldwin Street, a more comprehensive site plan for the combined sites should be prepared, in part to demonstrate that this application, if approved, would be buildable in a manner which would not harm the interests of neighboring property owners.

RECOMMENDATION

The Department of Planning recommends disapproval of the appeal as presented, because neither the lot nor its immediate environs, including Baldwin Street, can provide adequate parking for owners' or visitors' vehicles. If approval is granted despite this, it should be conditional upon the applicant obtaining Site Plan Review Committee approval for a plan to provide off-street parking for the future residents of the town-home, and for a plan to manage stormwater run-off from the impervious surfaces to be created.

TJS/wya/mf

cc: Clint Huhra, Appellant