


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 / 4103 3 rd Street		

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

DATE: June 14, 2010

REQUEST

The Department of Planning has received Utz Enterprises' Board of Municipal and Zoning Appeals (BMZA) application to construct a new 2-story single-family detached house. We understand that this appeal is scheduled for hearing on June 22, 2010.

SITE

4103 3rd Street is located on the southeast corner of the intersection with Frankle Street. This property measures approximately 125' along Frankle Street by 71' along 3rd Street and is currently unimproved. This site is zoned R-4. The southern Baltimore City line bisects this property diagonally, with the result that only the first 3' of the 3rd Street frontage nearest the corner is actually in Baltimore City, but the entire street corner side yard is within the City limits.

ANALYSIS

Required Yard: In this zoning district, a minimum street corner side yard setback of 20' is required (§4-707.a). In this case, the proposed new single-family detached house will project to within 10' of the street corner 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).

RECOMMENDATION

The Department of Planning recommends approval of the appeal.

TJS/wya/mf

cc: Utz Enterprises, Appellant