


<b>FROM</b>	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 / 6300 Erdman Avenue		

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

DATE: July 23, 2015

### REQUEST

The Department of Planning has received Ryan Potter's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of BTR Capital Group, to subdivide the property into two parcels and continue to use the premises as warehousing with accessory offices. The Zoning Administrator has determined that variances of rear yard setback requirements are needed for approval. We understand that this appeal is scheduled for hearing on July 28, 2015.

### SITE

6300 Erdman Avenue is located on the north side of the street, approximately 450' east of the intersection with Debelius Avenue, and extends northward to the south side of Pulaski Highway. This property measures approximately 400' by 532' and contains approximately 4.836 acres, and is currently improved with a one-story detached commercial building. This site is zoned M-2-1.

### ANALYSIS

Use: In this zoning district, warehousing and accessory offices are a permitted use, and so are allowed (§7-306). In this case, the property was last authorized for this use.

Land Use and Urban Design: Subdivision of this property has been approved by the Planning Commission.

Required Yard and Variance: In this zoning district, a minimum front or rear yard setback of 30' is required (§7-312). In this case, each part of the proposed divided building will project to within 0' of its rear lot line. 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).

TransForm Baltimore: This property would become part of the I-2 District (Proposed Zoning Map Area 8-D) in which warehouses and their accessory offices would be permitted uses (Table 11-301).

### RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Ryan Potter, Appellant