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|------|-----------------------|--|-------------------------------------|---|
| FROM | NAME & TITLE          | THOMAS J. STOSUR, DIRECTOR   | CITY of<br>BALTIMORE<br><b>MEMO</b> |  |
|      | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING<br>417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR |                                     |   |
|      | SUBJECT               | BMZA / 1931 Eastern Avenue   |                                     |   |

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

DATE: December 9, 2013

### REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Fells Apartments LLC, to demolish an existing rear addition and construct a three-story rear addition and a fourth story addition, and use the property as a single-family dwelling. The Zoning Administrator has determined that a variance of Zoning Code rear yard setback requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on December 10, 2013.

### SITE

1931 Eastern Avenue is located on the south side of the street, approximately 17'4" west of the intersection with Washington Street. This property measures approximately 21'6" by 60' and is currently improved with a three-story attached residential mixed-use building covering the entire lot. This site is zoned B-2-2 and is located within the Fells Point Historic District.

### ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-306). In this case, the property was last authorized for use as a second-hand store and single-family dwelling, which are permitted uses in this B-2 Community Business District.

Historic District: The subject property is located within the Fells Point District, a locally and nationally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant remain in contact with CHAP to complete the review process applicable to their project.

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 7-D) in which rowhouse dwellings would be permitted uses (Table 10-301).

### RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be conditional upon the applicant receiving approval from the Commission for Historical and Architectural Preservation for design and massing of all exterior additions and alterations proposed in the application.

TJS/wya/mf

cc: Nate Pretl, Appellant