

<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 / 2412 Puget Street		

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

DATE: August 6, 2010

### REQUEST

The Department of Planning has received Elsie Coleman's Board of Municipal and Zoning Appeals (BMZA) application to construct a two-story multiple-family detached structure on the property and use it for two dwelling units. We understand that this appeal is scheduled for hearing on August 17, 2010.

### SITE

2412 Puget Street is located on the west side of the street, approximately 265' southwest of the intersection with Hollins Ferry Road. This property measures approximately 48' by 100' and is currently unimproved. This site is zoned R-7 and is located within the Mount Winans Urban Renewal Plan area.

### ANALYSIS

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

Lot Area: In this zoning district, multiple-family dwellings require 1,100 square feet of lot area per dwelling unit (§4-1006.a). In this case, for two dwelling units, 2,200 square feet of lot area is required. The lot encloses 4,800 square feet, and so does meet this requirement.

Required Yard: In this zoning district, a minimum interior side yard setback of 10' is required for an end-of-group building (§4-1007.a). In this case, the northern one of the proposed two townhouses will project to within 7' of the 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).

Required Access, To Street Or Alley: Each parking space must be designed with safe and efficient means of vehicular access to: (1) a street; or (2) an alley at least 15 feet wide (§10-306.a). In this case, the existing paved alley at the rear of the property is 14 feet wide.

### RECOMMENDATION

The Department of Planning recommends approval of the appeal.

TJS/wya/mf

cc: Elsie Coleman, Appellant