

<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 / 300 South Central Avenue		

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

DATE: August 10, 2010

### REQUEST

The Department of Planning has received Jack Gude's Board of Municipal and Zoning Appeals (BMZA) application to increase the number of dwelling units on the premises from 6 currently to 7. We understand that this appeal is scheduled for hearing on August 17, 2010.

### SITE

300 South Central Avenue is located on the southwest corner of the intersection with Gough Street and the northwest corner of the intersection with Fawn Street. This nearly triangular property measures approximately 10'4" along Central Avenue by 123' along Gough Street and contains approximately 0.088 acre, and is currently improved with a three-story building covering the entire lot. This site is zoned B-3-2 and is located within the South Central Avenue National Register Historic District.

### ANALYSIS

Insufficient Lot Area: In this zoning district, multiple-family dwellings require 1,100 square feet of lot area per dwelling unit (§6-411.c). In this case, for 7 dwelling units, 7,150 square feet of lot area is required. The lot only encloses approximately 3,833 square feet, and so does not meet this requirement.

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance would be approximately 46%. The variance requested exceeds the discretionary range of the Board and so should not be allowed.

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.a). The existing parking garage contained within the ground floor portion of the premises contains 7 parking spaces, enough to satisfy this requirement.

### RECOMMENDATION

The Department of Planning recommends disapproval of the appeal, as the amount of lot area variance which would be required for approval of this application exceeds the Board's discretionary authority under the Zoning Code.

TJS/wya/mf

cc: Jack Gude, Appellant