


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 / 6201 Seaforth Street		

TO

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

DATE:

August 21, 2014

REQUEST

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Leemark Realty LLC, to construct a one-story addition to an existing warehouse. The Zoning Administrator has determined that a variance of Zoning Code interior side yard requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on September 9, 2014.

SITE

6201 Seaforth Street is located on the south side of the end of the street, and extends westward to the east side of Broening Highway. This property measures approximately 468'1" along Broening Highway by 508'10" along the right-of-way of the B & O Railroad and contains approximately 8.151 acres, and is currently improved with a one-story detached commercial building measuring approximately 250' by 180'. This site is zoned M-3 and is located within the Southeast Neighborhoods Development (SEND) Strategic Neighborhood Action Plan area.

ANALYSIS

Use: In this zoning district, warehousing is a permitted use, and so is allowed (§7-406).

Required Yard: In this zoning district, a minimum interior side yard setback of 10' is required if a side yard is provided (§7-412.c.). In this case, the proposed building addition will project to within 2' of the interior side lot line, which is contiguous with the railroad right-of-way. The applicant met with Planning staff to review this proposal, which is intended to create a warehouse loading dock area for railroad freight cars that would serve the warehouse.

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).

TransForm Baltimore: This property would become part of the I-2 District (Proposed Zoning Map Area 12-B) in which warehouses would remain permitted uses (Table 11-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Nathaniel Greene, Appellant