


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 / 3607 Fleet Street		

TO

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

DATE: September 8, 2014

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) application to construct ten single-family attached dwellings as previously approved by the Board for appeal no. 2014-185 (heard June 3, 2014), but increasing the fourth floor level for each dwelling to a 19' by 10'5" room. The Zoning Administrator has determined that a variance of Zoning Code floor area ratio requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on September 9, 2014.

SITE

Please refer to my previous memorandum of May 30, 2014. Since then, the Site Plan Review Committee has reviewed and given approval with comments to the proposed subdivision of this property.

ANALYSIS

Please refer also to my previous memorandum of May 30, 2014. Appeal no. 2014-185 proposed a floor area ratio of 2.6 for the dwellings that would front on Fleet Street, which represented a FAR variance of 4%. This variance was granted by the Board.

The proposed structures are each approximately 19' by 42'. The proposed fourth floor room would occupy approximately one-quarter of that structural depth, resulting in a typical new FAR of approximately 2.85. The Board may grant a variance to increase a basic floor area ratio factor by no more than 75% of the applicable regulation (§15-204.b.). As this request is within the variable range the Board may apply, the appeal may be approved.

RECOMMENDATION

The Department of Planning has no objection to this appeal, while noting that approval of the subdivision was given by the Planning Commission on August 7, 2014.

TJS/wya/mf

cc: Nate Pretl, Appellant