


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 / 619 Willow Avenue		

TO

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

DATE: October 17, 2014

REQUEST

The Department of Planning has received Gabriel Robinson's Board of Municipal and Zoning Appeals (BMZA) application to construct a one-story single-family dwelling using a mobile home measuring 24' wide by 48' long. The Zoning Administrator has determined that variances of Zoning Code yard setback requirements are needed for approval of this application. We understand that this appeal is scheduled for hearing on October 21, 2014.

SITE

619 Willow Avenue is located on the south side of the street, approximately 137' southeast of the intersection with Alhambra Avenue. This property measures approximately 50' along Willow Avenue and has an average depth of 61'8" and is currently unimproved. This site is zoned R-6.

ANALYSIS

Use: In this zoning district, mobile homes are not listed as a permitted or conditional use, and so are not allowed (§4-901 to §4-904). To qualify as a structure and thus be permitted, the mobile home must satisfy the requirements of §1-193 of the Zoning Code. The applicant must provide plans for emplacement of the mobile home that meet these requirements.

Lot Coverage: A single-family detached dwelling structure may not cover more than 35% of the lot area (§4-906.a.). In this case, the proposed mobile home would cover approximately 37% of the property, which would exceed this standard.

Lot Coverage Variance: The Board may grant a variance to authorize a lot coverage that is more than that otherwise allowed by the applicable regulation (§15-202.b).

Required Yard: In this zoning district, a minimum front yard setback of 25' is required; a minimum interior side yard setback of 10' is required; and a minimum rear yard setback of 25' is required (§4-907.a.). In this case, the proposed single-family detached dwelling may project to within 15' of the front lot line, to within 2' of one or both of the interior side lot lines, and to within 10' of the rear lot line. The sketched site plan provided with the application does not correctly represent anticipated conditions for the property.

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). The precise amounts of variances needed for approval of this application could not be determined from the site plan.

TransForm Baltimore: This property would become part of the R-5 District (Proposed Zoning Map Area 3-C) in which detached dwellings would be permitted uses (Table 9-301). The definition of "structure" would continue as is (§1-313 (T)).

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RECOMMENDATION

The Department of Planning recommends that the applicant be required to provide an engineered site plan in order for the Board to be able to determine if this appeal is approvable. If either or both of the side walls of the mobile home would include windows the applicant should ascertain that those would be no less than 3' away from the side lot line.

TJS/wya/mf

cc: Gabriel Robinson, Appellant