


TJS

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| 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 / 3420 Gunther Way * (Block 6472, Lot 40/41) | | |

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

DATE: October 28, 2010

REQUEST

The Department of Planning received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application to construct a four-level, four dwelling unit multiple-family building with four parking spaces on this property, *also designated as the north side of the first 20' alley behind the rear of 3411-3421 Dillon Street. We understand that this appeal is now scheduled for hearing on November 9, 2010, having been postponed from September 28, 2010.

SITE

Please refer to my previous memorandum dated September 23, 2010.

ANALYSIS

Please refer to my previous memorandum of September 23, 2010 for analysis of the required rear yard setback and yard variance.

Floor Area Ratio Variance: The drawing originally submitted appeared to show a floor area which would have exceeded the maximum floor: area ratio (FAR) variance which the Zoning Code authorizes the Board to approve. This Department has now been provided with drawings showing floor dimensions of approximately 17' by 45' for each dwelling unit, and a maximum of 12,852 square feet of floor area for the proposed building. This maximum amount is within the 75% variance of the applicable FAR which the Board is authorized to approve by §15-204.b. As this amended request is within the variable range that the Board may apply, this appeal may be approved.

RECOMMENDATION

The Department of Planning has no objection to approval of this appeal.

TJS/wya/mf

cc: Nathaniel Greene, Appellant
Charles Lamasa