


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 / 3603 Seven Mile Lane		

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

DATE: November 3, 2010

REQUEST

The Department of Planning has received Nathaniel Greene's Board of Municipal and Zoning Appeals (BMZA) application to construct a two-story single-family attached dwelling with built-in garage at the rear. We understand that this appeal is scheduled for hearing on November 9, 2010.

SITE

3603 Seven Mile Lane is located on the south side of Seven Mile Lane, approximately 107'8" west of the intersection with Park Heights Avenue. This property measures approximately 28' by 96' and is currently unimproved. This site is zoned R-5 and is located within the Northwest Community Planning Forum Plan area.

ANALYSIS

Use: In this zoning district, single family attached dwellings – not exceeding six in a row or group, are listed as a permitted use, and so are allowed (§4-801). The subject property will be developed as one of a group of six townhouses. (§).

Required Access, To Street Or Alley: Each parking space must be designed with safe and efficient means of vehicular access to: (1) a street; or (2) an alley at least 15 feet wide (§10-306.a). According to the development plan approved by the Site Plan Review Committee on November 7, 2007, a common driveway 20' wide will be provided at the rear of this and the other attached single-family dwellings proposed for 3603 – 3609 Seven Mile Lane. Each dwelling will be provided with one parking space, the amount required by §10-405.1.iv. of the Zoning Code.

Required Yard: In this zoning district, a minimum interior side yard setback of 15' is required (§4-807.a). In this case, the proposed end-of-group townhouse will project to within 9' of the interior side lot line.

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).

Land Use and Urban Design: The applicant should resubmit the proposed development site plan to the Site Plan Review Committee for approval according to current design criteria and accessibility requirements, and confirm the ingress/egress easement on Block 4218, Lot 16C.

RECOMMENDATION

The Department of Planning recommends approval of the appeal subject to the applicant receiving a new Site Plan Review Committee approval for the development plans for this site.

TJS/wya/mf

cc: Nathaniel Greene, Appellant