

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	BMZA / 1433-1435 Reynolds Street

CITY of
BALTIMORE
MEMO



TO

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

DATE: November 27, 2015

REQUEST

The Department of Planning has received Janet Huber's Board of Municipal and Zoning Appeals (BMZA) application to subdivide the lot into two lots, each with a single-family dwelling unit, and construct additions to each newly-created dwelling structure. The Zoning Administrator has determined that variances of lot size and lot coverage requirements are needed for approval. We understand that this appeal is scheduled for hearing on December 1, 2015.

SITE

1433-1435 Reynolds Street is located on the east side of the street, approximately 256' north of the intersection with Fort Avenue. This property measures approximately 24' by 105' and contains approximately 0.047 acre, and is currently improved with a two-story attached building measuring approximately 24' by 46'. This site is zoned R-8 and is located within the Locust Point National Register Historic District.

ANALYSIS

Use: In this zoning district, single-family attached dwellings are a permitted use, and so are allowed (§4-1101). In this case, the property is currently vacant.

Minimum Dwelling Width: (1) Except as otherwise specified in this section, a person may not erect any new residential structure that is less than 16 feet wide. (2) This subsection does not prevent or restrict an otherwise lawful expansion of a lawful preexisting residential structure that already is less than 16 feet wide (§3-303.a). The application requests approval for two structures less than 16 feet wide, to be re-created by returning to the original widths of 12 feet each as built approximately 100 years ago.

Conversion of Dwellings: In all districts except the R-2, R-4, R-5, and R-6 Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than one family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located (§3-305.b.1).

Lot Area: In this zoning district, single-family attached dwellings require 750 square feet of lot area per dwelling unit (§4-1106.a.). The lot encloses 2,520 square feet, and so does meet this requirement. Upon subdivision, each new lot would enclose 1,260 square feet, well above the minimum requirement.

Lot Coverage: The existing structure covers approximately 44% of the property. A single-family attached dwelling structure may not cover more than 60% of the lot area (§4-1106.a.). In this case, the proposed additions would result in the newly-separated structures each covering approximately 76% of each new lot, which would exceed this standard.

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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).

Land Use and Urban Design: Subdivision of this property requires approval by the Planning Commission. The applicant should work with Planning staff to complete the minor subdivision process.

Historic District: The property is located in a designated historic district, and so may be eligible for historic tax credits for restoration and renovation. The appellant is encouraged to contact the Baltimore Commission for Historical and Architectural Preservation before proceeding with any improvements which may be authorized as a result of this appeal.

TransForm Baltimore: This property would remain part of the R-8 District (Proposed Zoning Map Area 11-B) in which rowhouse dwellings would be permitted uses (Table 9-301).

RECOMMENDATION

The Department of Planning has no objection to this appeal; if approval is granted by the Board, it should be subject to the condition that subdivision of the property receives approval from the Planning Commission.

TJS/wya/mf

cc: Janet Huber, Appellant