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FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 210 South Central Avenue		

TO

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

DATE: November 28, 2014

### REQUEST

The Department of Planning has received Mark Slusher's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Baltimore International College, Inc., to subdivide the lot between two existing buildings, retaining one building on each new lot within 9' of the new lot line (subdivision line). The Zoning Administrator has determined that a variance of Zoning Code side yard setback requirements is needed for approval of this application. We understand that this appeal is scheduled for hearing on December 2, 2014.

### SITE

210 South Central Avenue is located on the southwest corner of the intersection with Pratt Street, and extends southward down Central Avenue to its intersection with Gough Street. This property, bounded by Central, Pratt, Lloyd, and Gough Streets, measures approximately 415'4" along Central Avenue and approximately 325'7" along Pratt Street and contains approximately 2.011 acres, and is currently improved with a pair of conjoined three-story buildings. This site is zoned B-3-2 and is located within the South Central Avenue National Register Historic District.

### ANALYSIS

Use: In this zoning district, trade schools are a permitted use, and so are allowed (§6-406).

Required Yard: In this zoning district, a minimum side yard setback of 10' is required if a side yard is provided (§6-412.c.). In this case, the proposed line of subdivision will cause each building to project to within 9' of the proposed 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: As referenced above, the buildings to be placed on separate lots to be created by the proposed subdivision are joined by a two-story enclosed passageway, which the site plan does not propose to have removed. Approval for retention of this feature must be obtained by the applicant before the proposed subdivision can be presented to the Planning Commission for consideration.

TransForm Baltimore: This property would become part of the C-2 District (Proposed Zoning Map Area 7-C) in which Educational facilities: Commercial/vocational, would be conditional uses (Table 10-301).

### RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the condition that the proposed subdivision is approved by the Planning Commission.

TJS/wya/mf

cc: Mark Slusher, Appellant

Southeast