


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: November 28, 2014

REQUEST

The Department of Planning has received Adrian Iusco's Board of Municipal and Zoning Appeals (BMZA) amended application to construct a one-story single-family dwelling using a modular home measuring 24' wide by 32' deep. The Zoning Administrator had previously determined that variances of Zoning Code yard setback requirements are needed for approval of this application. We understand that this appeal was scheduled for hearing on October 21, 2014, but has been postponed to December 2, 2014.

SITE

Please refer to my previous memorandum of October 17, 2014.

ANALYSIS

Use: In this zoning district, single-family detached dwellings are a permitted use, and so are allowed (§4-901). The applicant has provided new plans for emplacement of a modular home which show that it would have interior side yards meeting Zoning Code requirements, but still require variances of front and rear yard setback requirements due to the unusual shape of this lot.

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 newly-proposed single-family dwelling structure would cover approximately 25% of the property, which would comply with this standard.

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 10' of the front lot line, and to within 11' of the rear 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 revised site plan shows a new driveway in the front and one side yard of the property, which would require approval of a new curb cut on Willow Avenue. The applicant should contact the Site Plan Review Committee through the Department of Planning to arrange for a review of this concept.

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 has no objection to this amended application, but notes that the required off-street parking to be provided for this proposed dwelling must be made possible on-site by approval of a new curb cut on Willow Avenue. A permit for the curb cut, if recommended by the Site Plan Review Committee, would need to be obtained from the Department of General Services.

TJS/wya/mf

cc: Adrian Iusco, Appellant