

<b>FROM</b>	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 / 516 South Hanover Street		

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

DATE: December 14, 2010

### REQUEST

The Department of Planning has received Michael Dzaman's Board of Municipal and Zoning Appeals (BMZA) application to construct a detached two-story two-car garage. We understand that this appeal is scheduled for hearing on December 21, 2010.

### SITE

516 South Hanover Street is located on the southwest corner of the intersection with Welcome Alley. This property measures approximately 21'10" by 88'1" and is currently improved with a three-story end-of-row residential building measuring approximately 21'10" by 60'. This site is zoned R-8 and is located within the Inner Harbor West Urban Renewal Plan area and the Otterbein Historic District.

### ANALYSIS

Use: In this zoning district, garages are listed as a permitted accessory use, and so are allowed (§4-1102).

Lot Coverage: The existing structure covers approximately 68% of the property. A semi-detached dwelling structure may not cover more than 40% of the lot area (§4-1106). In this case, the proposed new garage would result in the combination of principal structure and accessory structure covering approximately 93% of the property, which would exceed this standard.

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). The Board previously approved a lot coverage variance for a detached garage of two stories height and two cars capacity in appeal no. 704-09X, approved by consent on January 19, 2010. The applicant is requesting the same variance in this current appeal.

Height Variance: The Board may grant a variance to authorize a height that is more or less than that otherwise allowed by the applicable regulation (§15-204.a). In this case, the proposed height "now exceeds twenty feet", i.e. is unspecified, thus exceeding the permitted height of 20' by an unknown quantity. The plans attached to the application for this variance show a garage building designated as "proposed 2-story building – garage/workshop – max. height = 20'0" " which does not support the application.

Historic District: The subject property is located within the Otterbein District, a locally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations are subject to review and approval by the Commission for

Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to this project once he has obtained the necessary approvals from the Board for construction of a detached garage.

**RECOMMENDATION**

The Department of Planning recommends deferral of the hearing of this appeal to allow the applicant time to prepare building plans consistent with his application for a height variance. Any eventual approval by the Board of this application should be conditioned upon the applicant's obtaining a Notice To Proceed from CHAP.

TJS/wya/mf

cc: Michael Dzaman, Appellant