

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #08- 0044/ZONING VARIANCES – INFORMATION REQUIRED

CITY of
BALTIMORE
MEMO



TO The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: November 4, 2011

The Department of Planning is in receipt of City Council Bill #08-0044, which is for the purpose of requiring certain additional information to accompany an application for a zoning variance; and generally relating to the procedures for obtaining a variance.

The Department of Planning understands the general intent of this bill, and is generally supportive. However, we believe that there may be an unintended consequence in the change proposed on page 1, in lines 19-22 that call for signed and sealed plans. By requiring sealed drawings, the cost of the application will be significantly increased. Further, by requiring the elevations of the existing structures in an entire blockface to be provided will also greatly increase the cost of a submission and the time required to produce it. All of these expenses will be incurred before approvals are granted, and are still at risk of disapproval.

The Department of Planning recommends amendment and approval, with one amendment: that on page 1, delete (1) line 19 to 22.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

cc: Ms. Kaliopé Parthemos, Deputy Mayor
Mr. Peter O'Malley, Chief of Staff
Ms. Angela Gibson, Mayor's Office
The Honorable Bill Henry, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Nikol Nabors-Jackson, DHCD
Mr. Nicholas Blendy, DHCD
Ms. Barbara Zektick, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Karen Randle, Council Services