


MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Karen Randle, Executive Secretary

FROM: M. J. Brodie, President 

DATE: July 30, 2009

SUBJECT: City Council Bill No. 09-0366
Zoning – Noncomplying Rowhouses - Expansions

City Council Bill 09-0366 has been referred to the Baltimore Development Corporation (BDC), for review and comment. This Bill would authorize certain expansions of noncomplying attached or semi-detached dwellings; establish standards and procedures for review, approval and disapproval of expansion applications and the imposition of conditions and required compliance with such conditions.

The Bill, as written, would allow for relatively modest increase in lot coverage of noncomplying residential structures, with restrictions placed on the decrease of any rear yard setback requirements. The measures as proposed can be critical to the feasibility of rehabilitating our older housing stock, to bring structures to desirable standards for contemporary use and marketability.

Bill No. 09-0366 further creates the procedure, whereby applications for expansion of noncomplying residential buildings are filed with the Zoning Administrator, who would promptly refer the application to the Director of Planning, for design review and subsequent approval or imposition of required plan or design changes, screening, fencing and/or lighting requirements.

BDC considers this Bill to be in concert with the ongoing effort to promote preservation and rehabilitation of Baltimore's neighborhoods and, therefore, expresses support of Bill 09-0366.

cc: Andrew Frank
Angela Gibson
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