

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 / 2015 Saint Paul Street		

TO

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

DATE: December 21, 2012

REQUEST

The Department of Planning has received James Flannery's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of the Vestry of the Church of Saint Michael and All Angels, to use the premises as two dwelling units. We understand that this appeal is scheduled for hearing on January 8, 2013.

SITE

2015 Saint Paul Street is located on the east side of the street, approximately 136' north of the intersection with 20th Street. This property measures approximately 23'5" by 120' and is currently improved with a three-story semi-detached building measuring approximately 20' by 75'. This site is zoned O-R-2 and is located within the Charles North Urban Renewal Plan area and the Old Goucher College National Register Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§5-201). In this case, the property was last authorized for use as offices, also a permitted use in this O-R Office-Residence District.

Lot Area: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit (§5-206.c). In this case, for two dwelling units, 1,100 square feet of lot area is required. The lot encloses approximately 2,800 square feet, and so does meet this requirement.

Urban Renewal Plan: This property is located in the Charles North Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Off-Street Parking: ... whenever the existing use of a structure is changed to a new use, off-street parking facilities must be provided, as required by this title, for that new use (§10-203.a). If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b). In this zoning district, multiple-family dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For two dwelling units, two parking spaces are required; two can be provided on a parking pad at the rear of the property, accessible from Hargrove Street.

Historic District: The property is located in a designated historic district, and so may be eligible for historic tax credits for restoration and renovation. The appellant is encouraged to contact the Baltimore Commission for Historical and Architectural Preservation before proceeding with any improvements which may be authorized as a result of this appeal.

Mr. David Lanner, BMZA
Executive Director
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RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: James Flannery, Appellant