


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 / 2016 East 31 st Street		

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

DATE: December 27, 2011

REQUEST

The Department of Planning has received Keith Kaiser's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as two dwelling units. We understand that this appeal is scheduled for hearing on January 10, 2012.

SITE

2016 East 31st Street is located on the north side of the street, approximately 184' east of the intersection with Jenifer Street. This property measures approximately 24' by 135' and is currently improved with a two-story attached residential building measuring approximately 24' by 40' and a detached garage in the rear yard of the property. This site is zoned R-7 and located within the Coldstream – Homestead – Montebello (CHM) Urban Renewal Plan area and the Coldstream – Homestead – Montebello Area Master Plan area.

ANALYSIS

Use: In this zoning district, multiple-family dwellings are a permitted use, and so are allowed (§4-1001). In this case, the property was last authorized for use as a single-family attached dwelling, which is a permitted use in this R-7 General Residence District.

Conversion of Dwellings: In the R-7 and R-8 Districts, the Board may approve the conversion of a single-family dwelling to a two-family dwelling only if the property meets the minimum lot size requirements (§3-305.b.3.i).

Lot Area: In this zoning district, multiple-family dwellings require 1,100 square feet of lot area per dwelling unit (§4-1006.a.). The lot encloses 3,240 square feet, and so does meet this requirement.

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

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.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 attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For two dwelling units, two parking spaces are required; one is provided in the garage, sufficient to meet the requirement stated above.

Comprehensive Planning: The Coldstream – Homestead – Montebello Area Master Plan, adopted in 2006, includes guiding themes relating to housing in the CHM area. These call for action to:

- Increase opportunities for home ownership
- Encourage rehabilitation of vacant homes and new construction throughout the area
- Encourage rehabilitation and preservation of the existing [housing] stock in areas of strength

The overarching goal of the CHM Master Plan is to maintain a strong base of homeowner-occupants. The property subject to this application is a blighting influence on its block, and this block and surrounding blocks have been identified by the Baltimore Housing Market Typology as “transitional”, meaning having a higher than average occupancy level but experiencing pressures on home owner-occupancy. Permitting division of a single-family row-house into two dwelling units, at least one of which would be a rental unit, would be contradictory to this area’s plans and efforts to increase its proportion of homeowner-occupancy.

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the proposed conversion of the property to multiple-family use is inconsistent with the goals of the Master Plan for the area.

TJS/wya/mf

cc: Keith Kaiser, Appellant