


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 / 1023 North Calvert Street		

TO

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

DATE: January 19, 2016

REQUEST

The Department of Planning has received Shah Paracha's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as two dwelling units. The Zoning Administrator has determined that this is a conditional use conversion of an office building in an O-R zoning district. We understand that this appeal is scheduled for hearing on January 26, 2016.

SITE

1023 North Calvert Street is located on the east side of the street, approximately 192'6" south of the intersection with Chase Street. This property measures approximately 18' by 153'10" and is currently improved with a four-story attached building measuring approximately 18' by 55'. This site is zoned O-R-4 and is located within the Mount Vernon Urban Renewal Plan area and the Mount Vernon 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, which is also a permitted use in this O-R Office-Residence District.

Conversion of Dwellings: In all districts except the R-2, R-4, R-5, and R-6 Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than one family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located (§3-305.b.1).

Lot Area: In this zoning district, multiple-family dwellings require 200 square feet of lot area per dwelling unit (§5-206.d.). In this case, for two dwelling units, 400 square feet of lot area is required. The lot encloses 2,770 square feet, and so does meet this requirement.

Urban Renewal Plan: This property is located in the Mount Vernon Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district. However, the Plan does require off-street parking be provided (see below).

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 attached dwellings require one off-street parking space per 4 dwelling units (§10-405.1.iv). For two dwelling units, one parking space is required; two are provided with access via Hunter Street behind the premises.

The Mount Vernon Urban Renewal Plan requires one parking space per 2 dwelling units, a higher standard which this property can also meet. The applicant should provide confirmation that there are two off-street parking spaces reserved or designated for use only by residents of the proposed dwelling units before completing the permit approval process.

Historic District: The subject property is located within the Mount Vernon 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). Because the property is located in a designated historic district, it may also be eligible for historic tax credits for restoration and renovation. It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

TransForm Baltimore: This property would become part of the OR-2 District (Proposed Zoning Map Area 7-C) in which multi-family dwellings would be permitted uses (Table 12-301).

RECOMMENDATION

The Department of Planning recommends approval of this appeal subject to the condition that the applicant obtain an Authorization To Proceed from the Commission for Historical and Architectural Preservation for any exterior alterations (including additions or demolition) required in connection with conversion of the structure on this property to residential use; and provided that at least one parking space in the rear of this property be designated or reserved for use by residents of the premises.

TJS/wya/mf

cc: Shah Paracha, Appellant