


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 3411 Greenmount Avenue		

**TO**

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

DATE: January 19, 2016

**REQUEST**

The Department of Planning has received Margaret Ekaneklmem'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 in a B-2 zoning district. We understand that this appeal is scheduled for hearing on January 26, 2016.

**SITE**

3411 Greenmount Avenue is located on the east side of the street, opposite its intersection with Calvin Street and approximately 116' north of the intersection with 34<sup>th</sup> Street. This property measures approximately 25' by 111' and is currently improved with a two-story attached residential mixed-use building measuring approximately 25' by 75' and a separate two-car garage in the rear yard. This site is zoned B-2-3 and is located within the Waverly Business Area Urban Renewal Plan area and the Waverly National Register Historic District.

**ANALYSIS**

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-306). In this case, the property was last authorized for use as a grocery store and tobacco shop, and a single-family attached dwelling, which are permitted uses in this B-2 Community Business District.

Urban Renewal Plan: This property is located in the Waverly Business Area Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this 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 550 square feet of lot area per dwelling unit (§6-311.d.). In this case, for two dwelling units, 1,100 square feet of lot area is required. The lot encloses 2,775 square feet, and so does meet this requirement.

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

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district, multiple-family attached dwellings require one off-street parking space per 2 dwelling units (§10-405.1.iv). For two dwelling units, one parking space is required; one or two have been provided at the rear of the property, although the rear alley is only 12' wide and thus does not meet the Zoning Code standard for minimum width.

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.

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 3-C) in which multi-family dwellings would be conditional uses (Table 10-301).

#### **RECOMMENDATION**

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Margaret Ekaneklmem, Appellant