


<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 / 2515 Saint Paul Street		

**TO**

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

DATE: January 22, 2015

**REQUEST**

The Department of Planning has received Benedict Frederick's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as two dwelling units and an office. The Zoning Administrator has determined that this is a conditional use conversion in an O-R Zoning District. We understand that this appeal is scheduled for hearing on January 27, 2015.

**SITE**

2515 Saint Paul Street is located on the east side of the street, approximately 133'6" north of the intersection with 25<sup>th</sup> Street. This property measures approximately 16'6" by 72' and is currently improved with a three-story attached residential mixed-use building measuring approximately 16'6" by 57'. This site is zoned O-R-2 and is located within the Charles/ 25<sup>th</sup> Urban Renewal Plan area and the Charles Village/ Abell 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 business offices, which are 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 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 1,188 square feet, and so does meet this requirement.

Urban Renewal Plan: This property is located in the Charles/ 25<sup>th</sup> 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). ... 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 2 dwelling units (§10-405.1.iv). For two dwelling units, one parking space is required; one is provided.

Mr. David Tanner, BMZA  
Executive Director  
Page 2  
Re: 2515 Saint Paul 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.

**TransForm Baltimore:** This property would continue to be part of a O-R-2 District (Proposed Zoning Map Area 7-A) in which offices and multi-family dwellings would be permitted uses (Table 12-301).

**RECOMMENDATION**

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Benedict Frederick, Appellant