


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 / 7220-7238 Park Heights Avenue		

TO

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

DATE: January 17, 2014

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Wilshire Apartments LLC, to use the property as 38 dwelling units, adding two units in the basement. The Zoning Administrator has determined that this is a conditional use in a R-5 District. We understand that this appeal is scheduled for hearing on January 28, 2014.

SITE

7220-7238 Park Heights Avenue is located on the west side of the street, approximately 130' south of the intersection with Shelburne Road. This property measures approximately 200' by 513' and is currently improved with a U-shaped two-story garden apartment building. This site is zoned R-5 and is located within the Northwest Community Planning Forum Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, multiple-family detached dwellings are a conditional use, requiring approval by the Board (§4-803).

Change in Conditional Use: Any change to that use, including any expansion, relocation, or structural alteration, is subject to the procedures and requirements imposed by this article on conditional uses (§3-306.b.2). The applicant is requesting a minor modification to an existing conditional use, an addition of two dwelling units to a 36-unit structure by conversion of space within the structure.

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 dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For two additional dwelling units, two parking spaces are required; these are provided in the parking lot at the rear of the property.

TransForm Baltimore: This property would remain part of the R-5 District (Proposed Zoning Map Area 1-A) in which multi-family dwellings would be permitted uses (Table 9-301).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Nate Pretl, Appellant

Northwest