

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 / 6 North Broadway		

TO

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

DATE: February 20, 2015

REQUEST

The Department of Planning has received Eric Dashner's Board of Municipal and Zoning Appeals (BMZA) application to use the premises three dwelling units and offices. The Zoning Administrator has determined that this is a conditional use conversion of a 2-family dwelling in a B-2 Zoning District. We understand that this appeal is scheduled for hearing on February 24, 2015.

SITE

6 North Broadway is located on the west side of the street, approximately 145' north of the intersection with Baltimore Street. This property measures approximately 25' by 220'11" and is currently improved with a three-story semi-detached residential mixed-use building measuring approximately 25' by 72'. This site is zoned B-2-3 and is located within the Washington Hill Historic District.

ANALYSIS

Use: In this zoning district, dwellings and offices are permitted uses, and so are allowed (§6-306). In this case, the property was last authorized for use as offices and two dwelling units. The applicant is proposing to add an additional dwelling unit to the premises.

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 three dwelling units, 1,650 square feet of lot area is required. The lot encloses 5,520 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 district, multiple-family dwellings require one off-street parking space per 2 dwelling units (§10-405.1.iv). For three dwelling units, two parking spaces are required and can be provided. The continuing office use does not require off-street parking as it is less than the threshold level of 2,000 square feet of floor area.

Historic District: The subject property is located within the Washington Hill 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). 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 O-R-1 District (Proposed Zoning Map Area 7-D) in which multi-family dwellings and offices would be permitted uses (Table 12-301). The O-R Districts would have off-street parking requirements of 1 space per dwelling unit (Table 16-406A).

RECOMMENDATION

The Department of Planning recommends that approval of this appeal, if granted, be subject to the condition that the applicant obtains a Notice To Proceed from the Commission for Historical and Architectural Preservation for all exterior changes to the property that may be required for the proposed conversion and use of the premises.

TJS/wya/mf

cc: Eric Dashner, Appellant