

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 / 2000 North Calvert Street		

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 Joseph Gonzalez's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Equity Trust Company, to use the premises as four dwelling units. 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 February 24, 2015.

SITE

2000 North Calvert Street is located on the northwest corner of the intersection with 20th Street. This property measures approximately 80'1" by 16' and is currently improved with a three-story end-of-row residential mixed-use building measuring approximately 58' by 16'. This site is zoned O-R-2 and is located within the Barclay Urban Renewal Plan area and the Old Goucher College 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 offices: business, governmental, and professional, which is a permitted use in this O-R Office-Residence District. However, the application indicates that the property is currently vacant, which has rendered its zoning status equivalent to that of a single-family dwelling.

Urban Renewal Plan: This property is located in the Barclay Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

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 four dwelling units, 2,200 square feet of lot area is required. The lot only encloses 1,280 square feet, and so does not meet this requirement. However, the lot area computation specified in §5-105.c. yields 0.58, allowing the additional dwelling unit to be approved.

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 dwellings require one off-street parking space per 2 dwelling units (§10-405.1.iv). For four dwelling units, two parking spaces are required; none meeting Zoning Code requirements can be provided in the rear yard of the property.

Off-Street Parking Variance: ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b). In this case the reduction proposed is 100%, which is greater than the variable amount the Board ordinarily may authorize. However, the historic development pattern of the Old Goucher College neighborhood does not offer the applicant much opportunity to locate off-street parking facilities near to this property that would also satisfy the access standard.

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 R-8 District (Proposed Zoning Map Area 7-A) in which multi-family dwellings would be permitted uses (Table 9-301). The R-8 Districts would have off-street parking requirements of 1 space per dwelling unit (Table 16-406A).

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Joseph Gonzalez, Appellant