


FROM	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 / 1609 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: February 20, 2015

### REQUEST

The Department of Planning has received Herbert Burgunder's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Sixteen Zero Nine Saint Paul Street LLC, as amended to use the premises as four dwelling units. The Zoning Administrator has determined that this is a conditional use conversion of a property in an O-R Zoning District. We understand that this appeal is scheduled for hearing on February 24, 2015.

### SITE

1609 Saint Paul Street is located on the east side of the street, approximately 167' south of the intersection with Lanvale Street. This property measures approximately 16' by 122' and is currently improved with a three-story attached residential building measuring approximately 16' by 62'. This site is zoned O-R-3 and is located within the Charles North Revitalization Area Urban Renewal Plan area and the Saint Paul Street 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.

Urban Renewal Plan: This property is located in the Charles North Revitalization Area 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 200 square feet of lot area per dwelling unit (§5-206.d.). In this case, for four dwelling units, 800 square feet of lot area is required. The lot encloses 1,952 square feet, and so does meet this requirement.

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; one is provided in the rear yard of the property with access via Hargrove Street.

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 50%, which is within the variable amount the Board may authorize.

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 O-R-1 District (Proposed Zoning Map Area 7-A) in which multi-family dwellings 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 has no objection to this appeal.

TJS/wya/mf

cc: Herbert Burgunder, Appellant