


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 / 7 South Broadway		

TO

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

DATE: March 18, 2013

REQUEST

The Department of Planning has received Nate Pretl's Board of Municipal and Zoning Appeals (BMZA) conditional use application, on behalf of Poverni Ventures, to use the premises as three dwelling units and two efficiency units, with two off-street parking spaces. We understand that this appeal was scheduled for hearing on February 5, 2013, and was rescheduled for March 19, 2013.

SITE

7 South Broadway is located on the east side of the street, approximately 147'6" south of the intersection with Baltimore Street. This property measures approximately 21' by 105' and is currently improved with a three-story attached multiple-family residential building with rear additions collectively covering the entire lot. This site is zoned O-R 2 and is located within the Washington Hill 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 a multiple-family attached dwelling and offices, which are permitted uses in this O-R Office-Residence District. The applicant is proposing to convert the structure to all-residential use.

Lot Area: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit and 375 square feet per efficiency unit (§5-206.c). In this case, for three dwelling units, 1,375 square feet of lot area is required, and for two efficiency units, an additional 750 square feet is required. The lot encloses 2,205 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 and one space per 4 efficiency units (§10-405.1.iv). For 3 dwelling units, 1.5 parking spaces are required; for 2 efficiency units, 0.5 space is required; for a total requirement of 2 parking spaces, 2 are to be provided in the attached rear garage on Yogurt Lane.

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Historic District: The subject property is located within the Washington Hill District, a locally and nationally 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). Because the property is located in a designated historic district, it may be eligible for historic tax credits for restoration and renovation. It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

RECOMMENDATION

The Department of Planning recommends approval of this appeal, conditional upon the applicant obtaining approval from the Commission for Historical and Architectural Preservation for any exterior additions, alterations, or demolition on the property.

TJS/wya/mf

cc: Nate Pretl, Appellant