


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 / 3031 East Baltimore Street		

TO

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

DATE: March 14, 2012

REQUEST

The Department of Planning has received Michael Scudder's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as three dwelling units. We understand that this appeal is scheduled for hearing on March 20, 2012.

SITE

3031 East Baltimore Street is located on the south side of the street, approximately 74' east of the intersection with Decker Avenue. This property measures approximately 14'9" by 70' and is currently improved with a two-story attached residential building measuring approximately 14'9" by 50'. This site is zoned R-8 and is located within the Patterson Park – Highlandtown National Register Historic District.

ANALYSIS

Use: In this zoning district, multiple-family dwellings are a permitted use, and so are allowed (§4-1101). In this case, the property was last authorized for use as a multiple-family dwelling. The applicant is proposing to increase the number of dwelling units from two to three, with one unit each in the basement, first floor, and second floor of the premises.

Conversion of Dwellings: In all districts except the R-2, R-4, R-5, R-6, and R-8 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). In the R-8 District, the conversion of a 1- or 2-family dwelling to additional dwelling units may be authorized, but only by a conditional-use ordinance.

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the Zoning Code does not authorize the Board to approve this application for additional dwelling units in a property located in a R-8 District.

TJS/wya/mf

cc: Michael Scudder, Appellant