

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 / 2301 North Charles Street		

TO

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

DATE:

March 29, 2010

REQUEST

The Department of Planning has received Tom Schneider's Board of Municipal and Zoning Appeals (BMZA) application to house one dwelling unit and six efficiency units on the premises. We understand that this appeal is scheduled for hearing on March 30, 2010.

SITE

2301 North Charles Street is located on the northeast corner of the intersection with East 23rd Street. This property measures approximately 22' by 133' and is currently improved with a three-story building measuring approximately 22' by 80'. This site is zoned B-2-3 and is located within the Charles/ 25th Urban Renewal Plan area.

ANALYSIS

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, and 375 square feet of lot area per efficiency unit (§6-312.d). In this case, for one dwelling unit and 6 efficiency units, 2,613 square feet of lot area is required. The lot encloses 2,926 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). Accessory off-street parking facilities that existed on April 20, 1971, and still serve a structure or use may not be reduced below – or if already below, may not be further reduced below – the minimum requirements of this title for a similar new structure or use (§10-204). In this zoning district, multiple-family attached dwellings require one off-street parking space per two dwelling units, and one off-street parking space per 4 efficiency units (§10-405.1.iv). For one dwelling unit and six efficiency units, 3 parking spaces are required; 5 are provided.

RECOMMENDATION

The Department of Planning has no objection to the appeal.

TJS/ewt/mf

cc: Tom Schneider, Appellant