


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 / 14 EAST PRESTON STREET		

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

DATE: April 9, 2009

REQUEST

The Department of Planning has received Henrietta Smith's Board of Municipal and Zoning Appeals (BMZA) application to use premises for three dwelling units; one dwelling unit in the basement, one dwelling unit on the first floor, and one dwelling unit on the second floor. We understand this appeal is scheduled for hearing on April 14, 2009.

SITE

14 East Preston Street is located on the right side of the street, approximately 36' west of the intersection with North Lovegrove Street. This property measures approximately 18' by 100' and is currently improved with a three-story residential. This site is zoned B-4-2 and is located within the Mount Vernon Urban Renewal Plan area and the Mount Vernon Historic District.

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).

Comprehensive Planning: The Department of Planning typically will only support one dwelling unit per floor, and normally does not support units in basements. The Baltimore City Comprehensive Master Plan: LIVE, EARN, PLAY, and LEARN calls for better land use and urban design standards in order to improve the neighborhoods in our City. To further encourage the excessive conversion of residences, or by maintaining properties in a nonconforming status, confounds this process.

Historic District: The subject property is located within the Mount Vernon Historic District, a 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). It is recommended that the applicant contact CHAP to determine their review process applicable to their project.

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal.

TJS/ewt/jev

cc: Henrietta Smith, Appellant
Kathleen Kotarba, CHAP