


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Stole for T.S.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 1928 McCULLOH STREET		

TO

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

DATE: April 7, 2009

REQUEST

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

SITE

1928 McCulloh Street is located on the southwest side of the street, approximately 71' southeast of the intersection with Presstman Street. This property measures approximately 18' by 120' and is currently improved with a three-story attached dwelling. This site is zoned R-8 and is located within the Druid Heights 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).

Insufficient Lot Area: In this zoning district, multiple-family dwellings require 750 square feet of lot area per dwelling unit (§4-1106). In this case, for four dwelling units, 2,625 square feet of lot area is required. The lot only encloses 2,160 square feet, and so does not meet this requirement.

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance would be ±18%. The variance requested lies within the discretionary range of the Board.

Off-Street Parking: In this zoning district, multiple-family attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For four dwelling units, four parking spaces are required. The plans submitted by the appellant show four vehicles parked in the rear yard, in a two-by-two arrangement. However, two of the parking spaces are not independently functioning, and so cannot be counted toward the parking count. Two independent spaces are available, accessed from the rear alley.

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%.

Mr. David Tanner, BMZA
Executive Director
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Re: 199-09X 1928 McCulloh Street

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/ewt

cc: Ms. Lisa Junker, Appellant