


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Shile / for T. S.S.</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 4134 Audrey Avenue		

TO

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

DATE: April 12, 2012

REQUEST

The Department of Planning has received Chenhong Lu's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for two dwelling units. We understand that this appeal is scheduled for hearing on April 17, 2012.

SITE

4134 Audrey Avenue is located on the northwest side of the street, approximately 110' northeast of the intersection with 5th Street. This property measures approximately 17'10" by 105' and is currently improved with a two-story attached residential building measuring approximately 17'10" by 39'. This site is zoned R-6 and is located within the Brooklyn – Curtis Bay Strategic Neighborhood Action Plan area.

ANALYSIS

Use: In this zoning district, multiple-family attached dwellings are not listed as a permitted or conditional use, and so are not allowed (§4-901 to §4-904). In this case, the property was last authorized for use as a single-family attached dwelling, which is a permitted use in this R-6 General Residence District.

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). Because this property is located in a R-6 District, the Board is not authorized to approve the proposed conversion of the premises to multiple-family attached dwellings.

RECOMMENDATION

The Department of Planning recommends disapproval of this appeal, because the Zoning Code does not authorize the Board to approve conversion of a single-family attached dwelling to a multiple-family attached dwelling in a R-6 District, where this property is located.

TJS/wya/mf

cc: Chenhong Lu, Appellant