


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 1807 Saint Paul Street		

TO

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

DATE:

May 9, 2013

**REQUEST**

The Department of Planning has received Darrien Demps' Board of Municipal and Zoning Appeals (BMZA) application to use the premises as two dwelling units. The Zoning Administrator has determined that a variance of off-street parking requirements of the Zoning Code would be required for approval of this application. We understand that this appeal is scheduled for hearing on May 14, 2013.

**SITE**

1807 Saint Paul Street is located on the east side of the street, approximately 52' north of the intersection with Lafayette Avenue. This property measures approximately 16' by 122' and is currently improved with a three-story attached residential building measuring approximately 16' by 73'. This site is zoned O-R-3 and is located within the Charles North Urban Renewal Plan area and the Saint Paul Street and North Central National Register Historic Districts.

**ANALYSIS**

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§5-201). In this case, the property was last authorized for use as a single-family dwelling, and the application indicates that it is currently vacant. The applicant is seeking approval to create a basement dwelling unit within the existing structure, which would require creation of a front basement entrance.

Urban Renewal Plan: This property is located in the Charles North Revitalization Area Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district. Because this property is also identified as a contributing structure in the Plan's Exhibit 5, the applicant should refer to the Property Rehabilitation Standards of the Urban Renewal Plan (Plan, E.1, E.8, and E.9) and Appendix A of the Plan.

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). If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b). In this zoning district, multiple-family dwellings require one off-street parking space per 2 dwelling units (§10-405.1.iv). The Urban Renewal Plan contains the same off-street parking requirement. For two dwelling units, one parking space is required; one is provided, accessible from Hargrove Street.

TransForm Baltimore: This property would be designated part of a O-R-1 District (Proposed Zoning Map Area 7-C) in which multi-family dwelling would be a permitted use (Table 12-301); however, the off-street parking requirement would be one space per dwelling unit (Table 16-406A).

Historic District: The property is located in a designated historic district, and so may be eligible for historic tax credits for restoration and renovation. The appellant is encouraged to contact the Baltimore Commission for Historical and Architectural Preservation before proceeding with any improvements which may be authorized as a result of this appeal.

### **RECOMMENDATION**

The Department of Planning recommends approval of this appeal, conditional upon the applicant providing no less than one off-street parking space, and conditional upon the applicant complying with all requirements of the Charles North Revitalization Area Urban Renewal Plan.

TJS/wya/mf

cc: Darrien Demps, Appellant