


TJA

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 / 3716 Springdale Avenue		

TO

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

DATE: May 13, 2013

REQUEST

The Department of Planning has received Katherine Robinson's Board of Municipal and Zoning Appeals (BMZA) conditional use application to continue to use the premises as a multiple-family detached dwelling with 4 dwelling units. The Zoning Administrator has determined that this is a conditional use in a R-5 District. We understand that this appeal is scheduled for hearing on May 14, 2013.

SITE

3716 Springdale Avenue is located on the northeast corner of the intersection with Ayrdale Avenue. This property measures approximately 65' by 150' and is currently improved with a two-story-plus attic detached residential building measuring approximately 31' by 47'. This site is zoned R-5 and is located within the Greater Northwest Community Coalition Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, multiple-family detached dwellings are a conditional use, requiring approval by the Board (§4-803). In this case, the property was last authorized for use as a multiple-family detached dwelling, but is currently vacant and has been the subject of a Vacant House Notice issued in 2007. If the current status of the property is vacant and has been so for over 12 consecutive months, the property has reverted to single-family dwelling status under the Zoning Code.

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). As this property is located in a R-5 District, the Board is not authorized to approve its conversion from a single-family dwelling to a multiple-family dwelling.

TransForm Baltimore: This property would remain part of a R-5 District (Proposed Zoning Map Area 1-D) in which multi-family dwellings would be a permitted use (Table 9-301).

RECOMMENDATION

The Department of Planning would have no objection to this application if the Board determines that the continuing use of the property is as a conditional use multiple-family dwelling.

TJS/wya/mf

cc: Katherine Robinson, Appellant
Outer West