


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 / 2217 Saint Paul Street		

TO

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

DATE: May 4, 2012

REQUEST

The Department of Planning has received Larisa Rudyak's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Malen LLC, to use the property as four dwelling units. We understand that this appeal is scheduled for hearing on May 15, 2012.

SITE

2217 Saint Paul Street is located on the east side of the street, approximately 147' north of the intersection with 22nd Street. This property measures approximately 18' by 123' and is currently improved with a three-story attached residential building measuring approximately 18' by 73'. This site is zoned O-R-2 and is located within the Charles/ 25th Urban Renewal Plan area and the Old Goucher College National Register Historic District.

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 multiple family attached dwelling, which is a permitted use in this O-R-2 Office-Residence District. The applicant has indicated that the property was last used as one dwelling and offices, also a permitted use. Because only one dwelling unit was stated by the applicant, the applicant is seeking approval to convert a single-family dwelling to a multiple-family dwelling.

Urban Renewal Plan: This property is located in the Charles/ 25th Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Lot Area: In this zoning district, multiple-family dwellings require 550 square feet of lot area per dwelling unit (§5-206.c.). In this case, for four dwelling units, 1,925 square feet of lot area is required. The lot encloses 2,214 square feet, and so does meet this requirement.

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 two dwelling units (§10-405.1.iv). For four dwelling units, two parking spaces are required; two are provided.

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.

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RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: Larisa Rudyak, Appellant