


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 / 1719 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 4, 2012

### REQUEST

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

### SITE

1719 Saint Paul Street is located on the east side of the street, approximately 155' north of the intersection with Lanvale Street. This property measures approximately 15' by 122' and is currently improved with a three-story attached residential building measuring approximately 15' 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 multiple family attached dwelling, which is a permitted use in this O-R-3 Office-Residence District. The applicant has indicated that the property was last used as two dwelling units, also a permitted use. The applicant is seeking approval to convert add an additional dwelling unit to a multiple-family dwelling.

Urban Renewal Plan: This property is located in the Charles North Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district. However, note the off-street parking requirements, below.

Lot Area: In this zoning district, multiple-family dwellings require 200 square feet of lot area per dwelling unit (§5-206.c.). In this case, for three dwelling units, 500 square feet of lot area is required. The lot encloses 1,830 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 three dwelling units, two parking spaces are required; one is or can be provided. However, the Urban Renewal Plan requires one off-street parking space per two dwelling units or four rooming units, a requirement which the Board is not authorized to provide a variance to in order to accommodate this application.

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**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 has no objection to this appeal, provided that the applicant can provide and continues to maintain two off-street parking spaces meeting Zoning Code requirements.

TJS/wya/mf

cc: Larisa Rudyak, Appellant