


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 / 248 South Conkling Street		

TO

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

DATE: June 19, 2012

REQUEST

The Department of Planning has received Felicia Zannino-Baker's Board of Municipal and Zoning Appeals (BMZA) application to use the upper floors of the premises as two dwelling units, and continue to use the first floor as a commercial space. We understand that this appeal is scheduled for hearing on June 26, 2012.

SITE

248 South Conkling Street is located on the northwest corner of the intersection with Gough Street. This property measures approximately 21' by 80'6" and is currently improved with a three-story end-of-row residential mixed-use building covering the entire lot. This site is zoned B-2-2 and is located within the Patterson Park – Highlandtown National Register Historic District.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-306). In this case, the property was last authorized for use as a multiple-family dwelling (rooming house), but is currently vacant.

Insufficient Lot Area: In this zoning district dwellings require 1,100 square feet of lot area per dwelling unit (§6-311.c.). In this case, for two dwelling units, 2,200 square feet of lot area is required. The lot only encloses 1,690 square feet, and so does not meet this requirement.

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements by no more than: (1) 25% of the applicable regulation (§15-202). In this case, the proposed amount of variance would be 23%. The variance requested is within the discretionary range of the Board and so may be allowed.

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.

TJS/wya/mf

cc: Felicia Zannino-Baker, Appellant